

# 2025-2030 Consolidated Plan

## 2025-2026 Action Plan



**Public Review Draft**

**April 14, 2025 – May 14, 2025**

## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The Consolidated Plan is a requirement set forth by the U.S. Department of Housing and Urban Development (HUD) for local jurisdictions to receive federal housing and community development funds through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and other HUD entitlement programs. This five-year plan serves as a comprehensive strategy for the City of Elk Grove (City) to address the needs of low- and moderate- income residents by utilizing CDBG and HOME funds, along with other available resources. The primary objectives of the CDBG and HOME programs are to strengthen urban communities by ensuring access to decent housing, providing a suitable living environment, and expanding economic opportunities.

The Consolidated Plan serves several key purposes:

1. It acts as a planning document for the City, developed through an inclusive, participatory process.
2. It serves as the application for federal funding through HUD's CDBG and HOME formula grants programs.
3. It outlines a strategy for implementing HUD programs.
4. It provides an allocation of funds for specific projects during the first fiscal year of the plan's implementation.

#### ***Consolidated Plan Format***

In 2012, HUD released a new tool for grantees to prepare the Consolidated Plan and Action Plan within the Integrated Disbursement and Information System (IDIS), the system used to track projects and funding. The purpose of this tool was to standardize the preparation of the Consolidated Plan and ensure that all jurisdictions met the statutory requirements for these documents.

The Consolidated Plan tool provides data from HUD-selected sources, primarily the American Community Survey (ACS) 2016-2020 data set. Additionally, the tool features a question-and-answer format, offering limited customization options. In certain cases, the questions are specifically tailored for grantees receiving other HUD funds such as those for Emergency Solutions Grant (ESG) and Housing Opportunities for People with AIDS (HOPWA) programs.

### ***Consolidated Plan Timeframe***

The City's 2025-2030 Consolidated Plan (Plan) covers the timeframe from July 1, 2025, to June 30, 2030, a period of five fiscal years. During this timeframe, the City anticipates receiving CDBG and HOME funding from HUD.

### ***Income Definitions***

The CDBG and HOME programs primarily aim to support low- and moderate-income households. Throughout this document, various income levels are referenced as follows:

- **Extremely low-income households:** Those earning at or below 30 percent of the area median income.
- **Very low-income households:** Those earning between 31 and 50 percent of the area median income.
- **Low-income households:** Those earning 51 and 80 percent of the area median income.
- **Middle-income households:** Those earning between 81 and 100 percent of the area median income. While middle-income households are noted in some tables and calculations, they are not the primary focus of the CDBG and HOME programs.

HUD defines the maximum income for each category annually, adjusting it based on household size. The income limits for different household sizes are listed below.

#### Income Limits, 2024

- **Extremely low-income**
  - One Person: \$24,750
  - Four Person: \$35,350
  - Six Person: \$41,050
- **Very low-income**
  - One Person: \$41,300
  - Four Person: \$58,950
  - Six Person: \$68,400
- **Low-income**
  - One Person: \$66,050
  - Four Person: \$94,300
  - Six Person: \$109,400

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The Needs Assessment identified several target populations:

- Lower income households
- Persons experiencing homelessness (individuals, families, and youth)
- Elderly persons, including frail elderly
- Youth and foster youth
- Persons with disabilities
- Survivors of domestic violence/abuse
- Persons with mental illness

The Needs Assessment also identified several types of projects that are needed in the community, including the following:

- Increase supply of affordable housing, especially with units targeted to extremely low-income and very low-income households.
- Accessible units, primarily in affordable, but also in market-rate housing.
- Affordable housing with on-site social services.
- Transitional and emergency housing options for individuals and for families with children.
- Permanent, local emergency shelter for unhoused residents.
- Public facilities (either new or upgrades/expansions), including youth facilities, and one-stop service centers.
- Public improvements, especially those focused on increasing accessibility, such as ADA curb ramps and sidewalk infill and improving public transportation services.
- Public services for a wide range of populations, including but not limited to low-income households, elderly persons, persons with mental illness, foster youth, survivors of domestic violence/abuse, persons with disabilities, and persons experiencing homelessness (individuals, families, and youth).
- Financial support for nonprofit organizations to support daily operations as well as building rental/upkeep, repairs, and expansions.

Over the next five years, the City anticipates funding projects related to all of these needs, although available funding resources, nonprofit partnerships, and market conditions (e.g. price of land) may ultimately limit the City's ability to fund some project types. Given the City's relatively small CDBG allocation, funds for new affordable housing construction are expected to come from HOME funds and local impact fees generated by new market-rate development.

For specific information on objectives and outcomes, consult Table SP-7 (located in the Strategic Plan).

### **3. Evaluation of past performance**

The City documents successful activities and projects annually in the Consolidated Annual Performance Evaluation Report (CAPER) and has evaluated past performance as part of the goal-setting process for this Plan. Through the use of CDBG and other funding sources, the City has supported various projects, including public services, affordable housing development, and ADA improvements. By funding local and regional nonprofits, the City has provided critical services to thousands of very low- and low-income residents, including homeless prevention, emergency and transitional shelter, affordable housing, and enhanced compliance with Fair Housing laws.

The City has had a great deal of success creating new affordable housing. Since 2002, the City has invested nearly \$79 million in the creation of over 2,700 new rental units affordable to low-income and very low-income households. In addition, a project that will add 236 new affordable rental units (Pardes Phase I & II) is currently under construction. The goals in this Plan include activities that continue to expand affordable housing resources, including consideration of new affordable rental units and acquisition of land to support affordable housing.

Over the past thirteen years, the City has completed the acquisition and rehabilitation of three transitional housing facilities, including two that are focused on families. In program year 2025-2026, the City will release a Request for Proposals seeking a new provider to manage and operate these properties. Residents of the transitional housing facilities will receive case management and mentoring helping them sign up for social service programs for which they are eligible and to move toward secure and permanent housing.

To address the need for emergency shelter in the community, the City has supported the opening of a year-round shelter for individuals experiencing homelessness. Operated by a nonprofit partner, the shelter offers 30 beds for adult guests receiving consistent services and up to five additional beds each night for individuals brought in by Elk Grove Police Department in emergency situations. Priority for shelter space is given to Elk Grove residents or individuals with a connection to Elk Grove, and the City's Homeless Services Navigators are responsible for vetting and referring clients to the shelter. Shelter staff provide essential services such as meals, case management, and assistance with accessing housing and other resources. The shelter is designed to offer a safe, stable environment where residents can work toward achieving long-term housing stability.

In the area of accessibility, the City continues to make significant strides, completing hundreds of ADA-compliant curb ramps and several sidewalk infill projects to improve mobility and ensure inclusivity for individuals with disabilities. Despite these efforts, the need for continued accessibility improvements remains high, particularly as ADA regulations are revised to reflect new standards and best practices. The City remains committed to addressing these needs and regularly reviews and updates its plans based on the latest accessibility guidelines, community feedback, and guidance from the City's Disability Advisory Committee.

The City has consistently allocated the full 15 percent of CDBG funding allowable for public services, ensuring essential support to thousands of households through programs such as senior meal services, youth programs, and services for those experiencing homelessness. As demand continues to grow, with both existing and new households relying on these services, the City remains committed to fully utilizing its public service funding. In addition to CDBG funds, the City plans to further enhance community support with over \$500,000 annually from the General Fund to expand these vital programs.

#### **4. Summary of citizen participation process and consultation process**

To ensure the Plan reflects community priorities, City staff conducted public outreach, offering several opportunities to gather input on the allocation of CDBG and HOME funding. Engagement efforts targeted a broad range of residents, including low-income households, elderly, individuals experiencing homelessness, as well as nonprofits providing services to key demographic groups.

- **Public Events:** Staff engaged over 270 community members at the Multi-Cultural Festival (September 2024) and Dickens Street Faire (November 2024). At these events, attendees shared their priorities for community development, housing infrastructure, public services, and economic opportunities.
- **Public Meetings:** In February 2025, Staff hosted a public meeting to present the Plan process and facilitate discussions on critical community needs. Participants provided feedback on affordable housing, support for those experiencing homelessness, economic development, infrastructure, and public service priorities, helping to share the City's funding strategy for the next five years. Staff also participated in public meetings held by the Disability Advisory Committee and Youth Commission.
- **Targeted Outreach:** To reach underrepresented populations, staff conducted outreach at three affordable housing complexes, two elderly housing complexes, a weekend meal program, a local food bank distribution, and at the year-round homeless shelter.

- **Interdepartmental Coordination:** City staff held meetings with City departments/divisions, including the Community Development Department, Police Department, Public Works Department, Economic Development Department, Strategic Planning & Innovation Division, and Housing and Public Services Division, to assess community needs and discuss potential projects for CDBG and HOME funding. These meetings helped identify opportunities for collaboration, address service gaps, and align funding with the City’s long-term development goals.
- **Stakeholder Consultations:** City staff also met with local organizations, and advisory groups, including the Elk Grove Homeless Resource Team (Elk Grove HART) Solutions Committee, Elk Grove Disability Advisory Committee, and Elk Grove Youth Commission. These discussions provided valuable insights into the unique challenges faced by residents experiencing homelessness, persons with disabilities, and young residents, informing strategies to address their needs in the Plan.
- **Public Hearings:** The community was given an opportunity to provide input during a public hearing on March 26, 2025, at the Elk Grove City Council meeting, where priority needs and 2025-2026 funding allocations were discussed. A second public hearing on the Plan will be held before the City Council on May 14, 2025. Notice of this hearing will be published on the City’s website and in the Elk Grove Citizen on May 2, 2025.
- **Public Document Review:** The draft Plan will be available for public review from April 14, 2025, to May 14, 2025. It can be accessed online at [www.elkgrovecity.org/cdbg](http://www.elkgrovecity.org/cdbg) and in person at Elk Grove City Hall, the Senior Center of Elk Grove, Franklin Public Library, and Elk Grove Public Library. Copies are available upon request at no charge by contacting the Housing and Public Services Division.

## 5. Summary of public comments

Feedback received through outreach efforts, such as meetings with committees, nonprofits, or client interviews, is incorporated in the Process and Needs Assessment sections of this Plan, and to a lesser degree, the Housing Market Analysis.

Comments received during the City Council public hearing on March 26, 2025, have been included in the draft Plan. Any comments received during the public comment period from April 14, 2025, to May 14, 2025, or those received during the City Council public hearing on May 14, 2025, will also be included in the Plan, including any reasoning for not accepting certain comments, if applicable.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

The City has accepted all public comments received to date, and the feedback gathered during the Plan outreach efforts has been incorporated into this document.

Any comments received during the public comment period from April 14, 2025, to May 14, 2025, or those received during the City Council public hearing on May 14, 2025, will be included in the Plan prior to final adoption, including any reasoning for not accepting certain comments, if applicable.

## **7. Summary**

Based on the Needs Assessment, Housing Market Analysis, and public outreach, the City selected two key priorities for the Plan:

- Build healthy and inclusive communities; and
- Preserve and expand housing opportunities.

These priorities align closely with the City Council’s mission to “Provide exceptional services that enhance quality of life for our residents and promote a thriving economy in an efficient and cost-effective manner.”

Within those priorities, the City identified five main goals:

- Construct or upgrade public facilities;
- Expand homeless housing and services;
- Foster affordable housing;
- Improve accessibility; and
- Provide social services.

To address these goals, the City will fund a variety of activities benefiting extremely low-, low-, and moderate-income residents using funding from sources such as CDBG, HOME, the General Fund, Affordable Housing Fund, and other grants. Activities will include the construction of new affordable and transitional housing, emergency and transitional shelter, fair housing and landlord/tenant services, accessibility improvement projects, and support for nonprofits providing a wide range of social services. The City will partner with local and regional nonprofits and affordable housing developers to implement many of these activities while some public improvement projects will be carried out by City staff and contractors. Additional project types may be perused as community needs evolve over the course of the Plan timeframe.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Plan and those responsible for administration of each grant program and funding source.

**Table 1 – Responsible Agencies**

Agency Role	Name	Department/Agency
Lead Agency	ELK GROVE, CA	
CDBG Administrator	ELK GROVE, CA	Community Development Department – Housing and Public Services
HOME Administrator	ELK GROVE, CA	Community Development Department – Housing and Public Services

### Narrative

The Housing and Public Services Division within the Community Development Department of the City of Elk Grove manages the administration of CDBG and HOME funding, including the preparation of the Plan and Annual Action Plan (AAP). The division is led by the Housing and Public Services Manager and a Management Analyst II who oversee the day-to-day operations of these programs. The division team includes three Management Analysts, two Homeless Services Navigators, and a shared Administrative Assistant supporting both the division and Community Development management.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

As part of the Plan development process, the City engaged in consultation with a wide range of stakeholders, including nonprofit organizations, public agencies, housing providers, social service agencies, and community members. This consultation ensures that the Plan reflects local needs, leverages available resources, and coordinates services across sectors. Through surveys, meetings, public workshops, and targeted outreach, the City gathered valuable input to inform priorities and strategies aimed at addressing housing, homelessness, and community development needs over the next five years.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The Sacramento Housing and Redevelopment Agency (SHRA) serves as the City’s public housing agency. SHRA noted that it consulted with a variety of nonprofits, social service providers, neighborhoods and citizens, and other government agencies to determine the level of coordination needed. For details, please refer to the SHRA Consolidated Plan <https://www.shra.org/wp-content/uploads/2024/08/Sacramento-County-Consolidated-Plan-2025-2029.pdf>

At the local level, all of the City’s affordable housing complexes provide on-site social services, which include referral to a range of community resources. Generally, on-site services at the complexes are available 8 to 10 hours per week, although some complexes have more robust offerings. Elk Grove Food Bank Services also plays a key role by offering case management services and connecting clients to private and governmental health, mental health, and social service agencies.

While not limited to persons living in public housing or affordable housing, the City has an ongoing partnership with the County to offer a Mobile Crisis Support Team (MCST). The team consists of one police officer and one licensed mental health clinician and responds to emergency mental health-related calls throughout the City. The MCST can make emergency referrals to health organizations as necessary.

City staff, primarily in the Police Department, also refers persons in need of urgent mental health care to the County-run Urgent Mental Health Care Clinic.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City is an active participant in the Continuum of Care, which is currently administered by Sacramento Steps Forward. Currently the City's Homelessness Administrative Analyst serves on the Continuum of Care Board. The Housing and Public Services Manager also chair the Project Review Committee for the Continuum of Care.

The City has also worked with the City of Sacramento and Sacramento County on efforts to address homeless needs outside of the Continuum of Care, including coordinating on resources and strategies for persons experiencing unsheltered homelessness.

The City's efforts to address the needs of homeless persons includes the following:

- Formation of the Homeless Solutions Committee, a group of social service providers and faith-based organizations that meet monthly to discuss homeless issues and meaningful ways to address them. In 2017, the Homeless Solutions Committee merged with Elk Grove HART's regular public meeting to improve coordination in provision of services to the homeless.
- Acquisition and rehabilitation of three temporary or transitional housing properties in the last thirteen years.
- Acquisition and rehabilitation of an eight-bedroom property to be used as permanent shared housing for those exiting homelessness and/or transitional housing. With a second property, seven-bedrooms, under rehabilitation during program year 2025-2026 that will become permanent shared housing specifically for the elderly.
- Funding Elk Grove HART, which provides mentoring and other services to the homeless.
- Funding two nonprofits with the mission of preventing homelessness and providing stabilizing resources to the lowest income individuals and families.
- Opening a year-round shelter for the unhoused in Elk Grove with 30 beds and on-site case managers to assist shelter guests in transitioning out of homelessness.
- Employing two, full-time Homeless Service Navigators to conduct outreach and connect unhoused individuals to services, such as health, food, and case management.

The City is committed to increasing the supply of permanent affordable housing available to the homeless and those exiting transitional housing. To support this goal, the City has worked with the developers of the most recently constructed affordable housing complexes to set aside units for households exiting transitional housing and to move homeless households (as verified by the City) to the top of its waitlist.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Sacramento Steps Forward, the lead agency for the Sacramento County Continuum of Care, receives funding through SHRA. Elk Grove does not have sufficient population to receive Emergency Solutions Grant (ESG) funds directly. Sacramento Steps Forward is the Homeless Information Management System (HMIS) administrator. The City's Housing and Public Services Manager currently serves on the Sacramento Steps Forward Advisory Board and Project Review Committee, which sets performance and outcome standards for funding received directly from HUD. Through Sacramento Steps Forward, the City has been involved in reviewing the challenges of rapid re-housing regionally, including length of stay considerations, lack of market supply, and appropriate households to target for rapid re-housing assistance.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Elk Grove Disability Advisory Committee
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Other: Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended a meeting of the Disability Advisory Committee to gather input on housing and public facility improvement needs for persons with disabilities. The committee identified several key priorities for enhancing accessibility and support in the community, including: continued sidewalk and curb ramp improvements, affordable housing especially those with supportive services and for seniors, the need for centralized services in Elk Grove, accessible transportation services, ADA parking spaces, homeless shelter, youth sports programs, and a robust directory of services available to the disabled community in Elk Grove. In addition, the Disability Advisory Committee provides input on capital projects and plans by meeting annually with the Public Works Department to advise on the location of accessibility improvements, such as ADA curb ramps.
2	<b>Agency/Group/Organization</b>	City of Elk Grove Youth Commission
	<b>Agency/Group/Organization Type</b>	Services-Children Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Other: Public Services

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Staff attended a meeting of the Youth Commission to collect feedback on community needs. Members noted the need for increased services in the areas of mental health, bullying prevention (younger youth), public transportation, transitional housing with case management for households with youth, more school counselors, and increased services provided to homeless and low-income families. They also discussed the need for additional after school activities and/or places for youth to go such as drop-in centers.</p> <p>Additionally, the Youth Commission provided survey results from their recently completed Needs Assessment (November 2024). Survey results indicated that respondents, on average, reported feeling stressed, underrepresented, and uninvested in civics. They identified stress-relieving skills and services as being most important for their population as well as greater information sharing for opportunities that are currently available to them. Respondents expressed the need for programs/services around drug prevention, caring for the environment, increasing diversity &amp; inclusion, increasing community involvement, volunteer opportunities, and bullying.</p>
3	<p><b>Agency/Group/Organization</b></p>	<p>Community Development Department - City of Elk Grove</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - Local Grantee Department</p>

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – unaccompanied youth Homeless Strategy Non-Homeless Special Needs Market Analysis Lead-based Paint Strategy Anti-poverty Strategy Other: Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with Department representatives. Noted continued need for affordable housing, especially permanent housing, accessibility improvements, services for the homeless, and public utility assistance. Also noted the need for financial assistance programs for low-income residents needing public services.
4	<b>Agency/Group/Organization</b>	Economic Development Department - City of Elk Grove
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with Department representatives. Noted that other funding sources are often a better fit for achieving Economic Development objectives related to job creation and business development. Representatives identified several community needs, including the need for expanded homeless services to address both the real and perceived impacts of homelessness and loitering on businesses in the Old Town area. Additional needs included increasing access to affordable, reliable, and high-speed broadband; reducing barriers for working families by improving access to affordable childcare and providing transportation subsidies; and supporting workforce development through expanded training and certification programs.
5	<b>Agency/Group/Organization</b>	Public Works Department - City of Elk Grove
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with Department representatives. Noted continued need for accessibility improvements to sidewalks and curb ramps.
6	<b>Agency/Group/Organization</b>	Police Department – City of Elk Grove
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – unaccompanied youth Homeless Strategy Non-Homeless Special Needs Other: Public Services

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with Department representatives. Representatives emphasized that funding should prioritize the most vulnerable populations, including low-income households, youth, survivors of domestic violence, and seniors. Several key needs were identified, such as: the need for affordable and accessible childcare, particularly for low-income families and survivors of domestic violence; expanded youth sports programs; support services for seniors transitioning back home after hospital discharge; increased availability of medium- and long-term housing options specifically for survivors of domestic violence, noting that short-term emergency needs are generally being met but longer-term solutions remain limited.
7	<b>Agency/Group/Organization</b>	Strategic Planning and Innovation Division – City of Elk Grove
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Other: Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with Department representatives. Representatives noted the importance of developing housing near transit, shopping centers, and essential services to support households without private vehicles and reduce overall vehicle miles traveled. Representatives also emphasized the need to retrofit aging homes occupied by low-income households with energy-efficient upgrades, expand utility assistance programs, and improve energy efficiency in affordable housing developments. Additional priorities included supporting alternative transportation options, such as electric bike programs for low-income residents, addressing heat island effects in parking lots and multi-unit housing developments, promoting the use of cool roofs and surface treatments, and increasing broadband affordability and accessibility for all households.

<b>8</b>	<b>Agency/Group/Organization</b>	Community Link Capital Region – Sacramento 211, Renters Helpline
	<b>Agency/Group/Organization Type</b>	Services – Fair Housing Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Strategy Non-Homeless Special Needs Other: Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Sacramento 211 provided a report summarizing services to Elk Grove residents over the past year through its telephone and internet-based referral system. The report categorized 3,754 total calls, tracking where residents were referred for assistance. Most calls related to housing, utility assistance, and legal, consumer, and public safety services. The top referral agencies included the Salvation Army (Del Oro Division), Next Move Homeless Services, Elk Grove Food Bank Services, the Sacramento Housing and Redevelopment Agency, and the Coordinated Access System (Community Link). The volume and nature of calls highlight the ongoing significance of the housing and homelessness crisis.</p> <p>Additionally, the City participates in a regional fair housing collaborative with other funders and meets quarterly with service providers. Through these regular meetings, Renters Helpline staff report an increase in calls from seniors, with many cases reflecting high vulnerability and a lack of support services. Seniors without strong social safety nets are particularly at risk, especially when facing issues like eviction or needing assistance with relocation. These trends point to a growing need for expanded support services targeted toward the senior population.</p>

9	<b>Agency/Group/Organization</b>	Elk Grove Food Bank Services
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Other: Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Staff provided input through several meetings and phone calls, highlighting an increase in the diversity of the population served, including more multi-generational households. Underserved groups across the community include seniors, youth, working-class families, homeless individuals, school-age children, young adults, and persons with disabilities.</p> <p>Concerns were raised about the stability of USDA and other funding sources, the strain of frequent local fundraisers, and a decline in grocery store donations, requiring more food purchases. Challenges with owning their building were also noted, including ongoing maintenance, traffic control, and parking issues. Additional staffing, succession planning, and long-term organizational sustainability were identified as critical needs.</p> <p>Community funding priorities include homeless shelter services, arts programs, and community investments such as the zoo. For seniors, priorities should focus on affordable housing, daycare and respite centers, services for non-mobile residents, and developing more intergenerational programs.</p>

10	<b>Agency/Group/Organization</b>	Senior Center of Elk Grove
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Other: Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff serves on the Senior Center of Elk Grove Board of Directors and regularly attends Board meetings. Noted an increase in senior population in Elk Grove and the continued need for fitness, educational, and health programming.
11	<b>Agency/Group/Organization</b>	Elk Grove Homeless Assistance Resource Team (HART)/Homeless Solutions Committee
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Other: Public Services

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>City staff regularly attend all meetings of the HART/Homeless Solutions Committee. During one public HART Solutions meeting, 13 representatives from six nonprofit organizations shared feedback on community needs. Underserved populations in Elk Grove include families with minors in need of crisis shelters, transition-age youth without foster care connections, teenage parents, and individuals experiencing domestic violence and homelessness. Barriers to services such as Medi-Cal, CalFresh, and banking were noted, along with limited transit options for children in rural areas.</p> <p>New challenges identified in recent years include increased fentanyl use, rising domestic violence, a growing number of unhoused families, a shortage of affordable housing, and insufficient access to vision care for low-income youth. Stakeholders recommended that the City prioritize funding for family shelters, targeted support for transitioned aged youth, housing application assistance, and improved public transit including bus vouchers for families with children.</p>
12	<b>Agency/Group/Organization</b>	Elk Grove United Methodist Church, Weekend Meal Program
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Non-Homeless Special Needs Other: Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with volunteers during the Weekend Meal Program and have spoken with program organizers. Noted continued need to provide public services (such as meal service and shower ministry) to low-income and homeless individuals/families within Elk Grove.
13	<b>Agency/Group/Organization</b>	Meals on Wheels by ACC
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Other: Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Director of Programs completed a service provider community needs survey highlighting a growing demand for senior services, including home-delivered and café-style meals. Stagnant funding was identified as a major challenge, along with the need for greater access to affordable housing for low-income earners. The response also emphasized the importance of prioritizing funding for senior nutrition programs, housing, and transportation services.
14	<b>Agency/Group/Organization</b>	The Gathering Inn - Year-Round Shelter
	<b>Agency/Group/Organization Type</b>	Services – homeless Nonprofit public services agencies
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homeless Needs – Unaccompanied youth Homelessness Strategy Other: Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City holds weekly meetings with the service provider operating the year-round shelter. During these meetings, The Gathering Inn staff share ongoing challenges, including the need for increased substance use support, citing a need for additional funding to hire more staff. Other issues include difficulties in securing affordable housing for shelter guests, the lack of private spaces for mental health consultations and confidential meetings, and limited transportation options.  In addition, staff conducted outreach to shelter guests through an interview style survey. Guests who chose to participate Staff attained valuable feedback from shelter guests who chose to participate. Comments summarized in PR-15 Citizen Participation section.

15	<b>Agency/Group/Organization</b>	Affordable Housing Developers
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted several affordable housing developers who have built projects in Elk Grove or who have projects in pre-development. Most developers noted the funding challenges of new projects, including the need for multiple funding sources and City gap financing, and a highly competitive funding landscape for State resources and tax credit financing.
16	<b>Agency/Group/Organization</b>	Alta California Regional Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-homeless Special Needs Other: Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff conducted a phone interview with the service provider. They noted the importance of affordable housing as well as increasing visibility and accessibility as it pertains to informing the public of services that exist to help them. They also emphasized the importance of multiple language options to help inform the public.
17	<b>Agency/Group/Organization</b>	CORE Wellness/Family Behavioral (Turning Point USA)
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs – Unaccompanied youth Other: Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff conducted a phone interview with the service provider. They noted that most clients they assist are chronically homeless and emphasized the importance in providing more shelter for the unhoused. They also emphasized the importance of transportation services to help their clients get to where they need to go.

18	<b>Agency/Group/Organization</b>	Elk Grove Adult Community Training
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-homeless Special Needs Market Analysis Other: Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff conducted a phone interview with the service provider. The provider noted the difficulties in offering competitive wages to hire more staff. They also noted the benefit of increased transportation services as well as the importance in prioritizing housing above all else.
19	<b>Agency/Group/Organization</b>	Sacramento Employment and Training Agency
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization responded to a service provider community needs survey. The service provider highlighted insufficient resources as a key barrier in providing quality service. They also noted a lack of affordable housing and lack of awareness and inability to access support services as major hurdles for the public.
20	<b>Agency/Group/Organization</b>	Alchemist Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Services-Health Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Other: Public Services

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Program Manager of CalFresh at Farmer’s Market Program responded to a service provider community needs survey highlighting the challenge of balancing program growth with the operational capacity of staff.</p> <p>Identified several community needs, including financial assistance programs, employment training, youth programs, shelter, and homebuyer assistance. They emphasized the importance of ensuring food security for the community and providing caregiving opportunities for the children of working parents. They suggested the City should support more local "mom and pop" businesses rather than large chain stores.</p> <p>Underserved groups identified include seniors, individuals without reliable transportation, families with school-age children, and full-time working parents. Additional needs highlighted were the expansion of public facilities to provide safe spaces for children while parents are at work, more senior centers and programs, better bike paths, and free public transportation. Additionally, rising costs of food, childcare, and housing were noted as significant concerns impacting residents.</p>
21	<p><b>Agency/Group/Organization</b></p>	<p>My Sister’s House</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Victims of Domestic Violence</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs – Families with Children  Non-Homeless Special Needs  Other: Public Services</p>

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Chief Operating Officer responded to a service provider community needs survey, citing limited space as a major organizational challenge. They identified personal safety, housing, and a lack of employment opportunities as significant issues facing the City. Key priorities identified include financial assistance programs, rental assistance, sidewalk and streetlight improvements, permanent long-term housing for the homeless, and affordable housing for low-income families.</p> <p>Underserved groups were noted as homeless individuals and those with mental health challenges. Emerging concerns include a rise in petty crime and limited local employment opportunities.</p> <p>They recommended that the City focus funding on nonprofits addressing the top three to five priority needs, warning that spreading funds too thin reduces impact. The respondent stressed the need for the City to prioritize funding for affordable housing and job training programs.</p>
22	<p><b>Agency/Group/Organization</b></p>	Project Sentinel
	<p><b>Agency/Group/Organization Type</b></p>	Services-Fair Housing Regional Organization
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	Housing Need Assessment Public Housing Need Non-Homeless Special Needs Market Analysis Other: Public Services

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>The City participates in a regional fair housing collaborative with other funders and meets quarterly with service providers. Through these regular check-ins,</p> <p>Additionally, PS Fair Housing Director responded to the Service Provider Community Needs Survey. They identified recent funding contract cancellations as a challenge they are currently facing and fighting against. They identified low-income residents and persons with disabilities as underserved and in need of extra support in finding affordable housing. They believe the City should ensure that staff is trained well on diversity and inclusion as well as fair housing. They also stated the City should fund accessible, safe, and fair housing.</p>
23	<b>Agency/Group/Organization</b>	Legal Services of Northern California
	<b>Agency/Group/Organization Type</b>	Services-Fair Housing Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Need Non-Homeless Special Needs Market Analysis Other: Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>The City participates in a regional fair housing collaborative with other funders and meets quarterly with service providers. Through these regular check-ins, LSNC reports several ongoing challenges: rent increases, even with caps in place, are impacting low-income households; source-of-income discrimination continues to make it difficult for households to secure leases; there has been an increase in tenants with children who have disabilities at risk of losing housing due to conduct-related issues; and there is an increase in fair housing cases involving seniors, reflecting the region’s aging population. Additionally, as much of the housing stock in the region is aging, there is limited funding available to support necessary rehabilitation efforts.</p>

24	<b>Agency/Group/Organization</b>	Other Nonprofit Agencies
	<b>Agency/Group/Organization Type</b>	Services-Children Nonprofit public services agencies
	<b>What section of the Plan was addressed by Consultation?</b>	Non-homeless Special Needs Other: Public Services Services – Children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	An additional 10 nonprofit organizations, serving Elk Grove residents, responded to a service provider community needs survey. Needs identified include revitalization efforts toward community development and infrastructure, financial support, training opportunities, transportation vouchers, sustainability support, case management, housing stability support, homebuyer assistance, rental assistance, and more mental health services. Respondents felt the most underserved populations in Elk Grove include foster youth, low-income individuals and families, people with disabilities, seniors, and the unhoused. They identified increasing the availability and accessibility of affordable housing units as the most important housing needs. For the unhoused population, they felt that mental health service, more facilities and more public restrooms were their highest needs. Specific challenges these organizations face primarily include funding, hiring/retaining employees, and availability/affordability of facilities to operate within.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The city consulted a variety of agencies serving Elk Grove residents and the region. No specific agency types were intentionally excluded from the consultation process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

**Table 3 – Other local / regional / federal planning efforts**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Sacramento Steps Forward	The plan includes steps and activities to address homelessness within Elk Grove.
Citizen Participation Plan	City of Elk Grove	Sets forth policies and procedures for engaging the public in the development, implementation, and evaluation of the City’s CDBG, HOME, and related HUD programs, including efforts to affirmatively further fair housing. Adopted September 2024
Sacramento Valley Fair Housing Collaborative AI	Sacramento Housing and Redevelopment Agency (SHRA)	The plan helped to inform the needs and goals around housing and provided resident perspectives through community engagement. Adopted June 2020
2024 Point-in-Time Count	Sacramento Steps Forward	Both include the goal of addressing homelessness.
Sacramento Local Homeless Action Plan	Sacramento County	Both include the goal of addressing homelessness. July 2022 – June 2025
City of Elk Grove Housing Element 2021-2029	City of Elk Grove	Both include the goal of fostering affordable housing. Adopted May 2021
Elk Grove Safety and Quality of Life Measure E public engagement and outreach activities	City of Elk Grove	Community identified needs and priorities include addressing homelessness by providing resources to address mental health, substance abuse, and job training needs; and enhancing programs to combat youth crime and gang involvement including supporting after school recreational and enrichment programs to keep youth actively engaged and supported for a bright future. 2022
City of Elk Grove Emergency Operations Plan	City of Elk Grove	Both include the goal of preparing for and responding to emergency community needs. September 2018
City of Elk Grove Safety Element	City of Elk Grove	Both include the goal of preparing for and responding to emergency community needs. 2021
Digital Access Report	City of Elk Grove	The report helps inform current broadband access in the City and outlines a roadmap for the City. July 2023
American with Disabilities Act Self Evaluation and Transition Plan	City of Elk Grove	Both plans aim to ensure that public facilities, services, and programs are accessible to all community members, including individuals with disabilities. Adopted 2019

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
National Community Survey™ Report	City of Elk Grove	The NCS captured residents’ opinions considering ten central facets of a community: economy, mobility, community design, utilities, safety, natural environment, parks and recreation, health and wellness, education, arts, and culture. Community identified needs and priorities included availability of quality food and health services, improved transportation systems, and relief for homelessness. 2024
Zencity Survey™ Report	City of Elk Grove	The Zencity community survey focused on identifying community needs and opinions on homelessness. Community identified needs and priorities included affordable housing initiatives, relief for homelessness, mental health assistance, maintaining current investments toward combatting homelessness, more permanent supportive housing, and additional outreach and social services. June 2024

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City participates in regional planning efforts, including the Sacramento Area Council of Governments. The City coordinated with SHRA, Sacramento County, City of Citrus Heights, City of Rancho Cordova, and several local agencies on a regional Analysis of Impediments to Fair Housing Choice. In addition, the City also works with Citrus Heights, Rancho Cordova, SHRA, and Sacramento County on matters of mutual interest related to CDBG and housing, including homelessness response, fair housing efforts, and conducting joint monitoring of shared subrecipients.

**Narrative (optional):**

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting**

The City offered several opportunities for participation and comment throughout the Plan process, as indicated below. In addition to these opportunities, several committees (including the Disability Advisory Committee and the Youth Commission) provided feedback on needs and priorities at their regularly scheduled and publicly noticed meetings.

The comments received through the citizen participation process were essential to outlining priorities over the Plan timeframe and incorporated into the analysis on projects to fund in the 2025-2026 year. The majority of the needs identified throughout the Plan process are incorporated in the Needs Assessment and covered in the Strategic Plan priorities and goals.

Throughout the Plan period, the City will continue to follow its detailed Citizen Participation Plan which sets forth policies and procedures for engaging the public in the development, implementation, and evaluation of the City's CDBG, HOME, and related HUD programs, including efforts to affirmatively further fair housing.

The draft Plan will be available for public review during a 30-day public comment period from April 14, 2025, to May 14, 2025. A public notice announcing its availability was published in the Elk Grove Citizen, a local newspaper of general circulation, on March 14, 2025. A public hearing on Plan priorities was held in front of the Elk Grove City Council on March 26, 2025. A second public hearing held in front of the Elk Grove City Council will be held on May 14, 2025, at which time the City Council will consider approval of the 2025-2030 Plan.

## Citizen Participation Outreach

**Table 4 – Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Event	Non-targeted/broad community	Staff engaged over 270 community members at the Multi-Cultural Festival (September 2024) and Dickens Street Faire (November 2024). At these events, attendees shared their priorities for community development, housing infrastructure, public services, and economic opportunities through a visual voting exercise by placing beans into labeled cups corresponding to the different funding priorities.	Affordable Housing received the highest level of support with the most beans placed in its category closely followed by Public Facilities & Infrastructure and Community Development & Public Services. In contrast, Economic Development and Housing & Support received the least support from participants. Participants provided a range of suggestions, including expanding affordable housing, improving traffic management (such as speed bumps and traffic lights), creating more recreational options for children, and building a performing arts center. Other ideas included making the City bike-friendly, hosting more community events, and increasing support for the unhoused.	All comments were accepted.	
2	Public Meeting	Persons with disabilities	The City of Elk Grove Disability Advisory Committee provided feedback on community needs and potential activities during its meeting on December 18, 2024. The meeting was publicly noticed and open to all. Five committee members and one	Comments summarized in PR-10 Consultations section.	All comments were accepted.	<a href="https://elkgrove.gov/commissions-and-committees/disability-advisory-committee">https://elkgrove.gov/commissions-and-committees/disability-advisory-committee</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			member of the public attended, though no public comments were received.			
3	Newspaper Ad	Non-targeted/broad community	The City published a public notice in the <i>Elk Grove Citizen</i> on January 10, 2025, to announce the start of the five-year Consolidated Planning process and inform the public about a meeting scheduled for February 4, 2025. The meeting was held to gather community input on needs and priorities for the 2025–2030 Consolidated Plan and the 2025–2026 Action Plan.	N/A	N/A	
4	Internet Outreach	Non-targeted/broad community	The City published a public notice in the City’s website on January 10, 2025, to announce the start of the five-year Consolidated Planning process and inform the public about a meeting scheduled for February 4, 2025. The meeting was held to gather community input on needs and priorities for the 2025–2030 Consolidated Plan and the 2025–2026 Action Plan.	N/A	N/A	<a href="https://elkgrove.gov/grants/community-development-block-grant-cdbg-program">https://elkgrove.gov/grants/community-development-block-grant-cdbg-program</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>The planning process and meeting were also promoted through the City’s social media accounts and featured in the <i>Week at a Glance</i> email newsletter sent on January 27, 2025, to 1,750 subscribers. The email achieved an open rate of 75.2%.</p>			
5	Public Meeting	Non-targeted/broad community	<p>The City hosted a public workshop on February 4, 2025, to gather community input for the development of the 2025–2030 Consolidated Plan. The event, held at The Center at District56, was attended by seven residents. Although turnout was small—possibly due to inclement weather—participants engaged in in-depth discussions about housing and community development needs.</p>	<p>Members of the public provided extensive input on priority areas for City investment, emphasizing the needs of underserved populations, including individuals experiencing homelessness, persons with disabilities, pedestrians, bicyclists, youth, immigrant populations, and low-income households. Under affordable housing, participants expressed strong support for increasing the housing stock, providing financial assistance to low-income households, maintaining the quality of existing housing, and offering grants for electrification assistance programs. Additionally, participants advocated for expanded homeless services, including access to mental health care, case management, and life skills training.</p>	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				Participants also prioritized park improvements, with a particular focus on adding shade structures, installing electric charging stations, and replacing aging infrastructure. Code enforcement, community beautification, and neighborhood cleanup projects were also identified as important.		
6	Public Meeting	Youth	The City of Elk Grove Youth Commission provided feedback on community needs and potential activities during its meeting on February 11, 2025. The meeting was publicly noticed and open to all. Ten committee members attended, but no members of the public were present, and no public comments were received.	Comments summarized in PR-10 Consultations section.	All comments were accepted.	<a href="https://elkgrove.gov/commissions-and-committees/youth-commission">https://elkgrove.gov/commissions-and-committees/youth-commission</a>
7	Survey	Low- to moderate-income residents	City staff attended a free breakfast distribution event on February 22, 2025, at Elk Grove United Methodist Church. (The weekend meal program has no religious component.) The program is open to all community members and is regularly attended by low-income individuals/families,	Meal participants highlighted the need for community health care centers, increased availability of affordable low-income housing (especially for seniors), support for seniors to live independently and to engage more in the community, and transportation options. They also highlighted a demand for more shelter space for the unhoused,	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			unhoused residents, veterans, and seniors. During the event, staff engaged with attendees, and 14 individuals completed a community needs survey.	affordable childcare, expanded public library hours, domestic violence support, laundry and meal services, and more public restrooms. Challenges identified include the lack of affordable groceries, high rent costs, and traffic issues.		
8	Survey	Low- to moderate-income residents	City staff conducted outreach at Elk Grove Food Bank Services during one of their regularly scheduled food distribution events. Approximately 30 clients visited the distribution site while staff were present. Staff engaged directly with attendees to share information about available resources and to gather input on community needs. Through these efforts, seven clients agreed to complete a community needs survey.	A simple majority of respondents claimed difficulties in paying for their rent/mortgage. Respondents noted the housing-related challenges they face including: a lack of affordable housing, prices, and health conditions. While respondent views varied some noted the need for affordable/public housing, affordable single-family homes for the elderly, apartments, schools/parks, and condos. Respondents noted additional challenges they face such as: affording groceries and gas, traffic, transportation, and medical costs. When asked what kinds of support services were needed in Elk Grove, respondents favored: transportation services, wellness checks, housing support, food services (meals on wheels), and medical services.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				Respondents also argued that, to improve their lives, the City should: Make housing affordable/accessible, promote kindness, provide utility support, and look at how other towns are managed for inspiration.		
9	Survey	Low- to moderate-income residents	Staff conducted outreach at three affordable housing complexes. Although the turnout varied at each location, the feedback received was consistent. Residents completed surveys, offering detailed input on how the City could improve its efforts around affordable housing and highlighting other challenges they face in their communities.	Respondent showed a desire for free senior services in Elk Grove. They also noted that foodbanks are not close enough to the housing complexes and expressed the difficulty they face in paying rent.	All comments were accepted.	
10	Survey	Seniors	Staff conducted outreach during a mobile food bank distribution event at the Vintage at Laguna I & II Senior Apartments. The program serves 129 seniors, with 92 seniors participating on the day of the event. Staff engaged directly with attendees to share information about available resources and to gather input on community needs. A total of 33 residents	While respondents were split regarding if their rent was affordable or not they did commonly cite the lack of options for affordable housing and the process for finding/getting into affordable housing as major challenges. Respondents suggested that the City focuses on building a variety of housing, including: single family homes, affordable	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			completed community needs surveys.	apartments and senior apartments. Respondents identified transportation for seniors, rent support, in home support, mental health assistance, wellness checks, and meal services as the types of services most needed in Elk Grove. Internet access was split down the middle between respondents, with most not using it simply because they did not want to.		
11	Survey	Homeless	City staff visited the year-round shelter on March 14 and March 19, 2025. During the two visits, nine shelter guests were present, and five participants agreed to share information about their needs through conversations and by completing a survey.	Respondents identified major challenges to finding affordable housing, including limited availability, complicated processes, health issues, employment barriers, and high costs. They recommended the City expand income and housing support, transitional housing, housing vouchers, and add amenities like charging stations. Suggestions for more affordable apartments and smaller housing options were also common. Beyond housing, respondents highlighted needs related to jobs, healthcare, and the cost of essentials. They prioritized expanded access to bathrooms, food services, senior	All Comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				services, and medical and dental care. Transportation was cited as a barrier, with services like the food bank located far from shelters. Some respondents suggested designated camping areas near services, similar to Stockton's model, if permanent housing isn't immediately available. Subsidies for essentials were also mentioned. While many respondents expressed frustration, some acknowledged the City was doing "alright" or "the best they can." All respondents reported accessing the internet solely through Wi-Fi on their phones.		
12	Survey	Nonprofits	Staff contacted over 100 nonprofit organizations to request input via an online service provider survey. These organizations were selected based on the services they provide to Elk Grove residents and/or their interest in applying for City grants. The survey received 16 responses.	Comments summarized in PR-10 Consultations section.	All comments were accepted.	
13	Newspaper Ad	Non-targeted/broad community	The City published a public notice in the <i>Elk Grove Citizen</i> on March 14, 2025, announcing a public hearing to	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
			<p>be held before the Elk Grove City Council on March 26, 2025. The notice also included an announcement of a 30-day public review period for the draft document to begin April 14, 2025. The public hearing provided an opportunity for residents and stakeholders to comment on the following action items related to the CDBG and HOME programs: receive information and provide direction on priorities for the 2025–2030 Consolidated Plan; and consider CDBG and CSG funding recommendations for the 2025–2026 fiscal year.</p>			
14	Internet Outreach	Non-targeted/broad community	<p>The City published a public notice in the City’s website on March 14, 2025, announcing a public hearing to be held before the Elk Grove City Council on March 26, 2025. The notice also included an announcement of a 30-day public review period for the</p>	N/A	N/A	<p><a href="https://elkgrove.gov/grants/community-development-block-grant-cdbg-program">https://elkgrove.gov/grants/community-development-block-grant-cdbg-program</a></p> <p><a href="https://elkgrove.gov/city-">https://elkgrove.gov/city-</a></p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>draft document to being April 14, 2025. The public hearing provided an opportunity for residents and stakeholders to comment on the following action items related to the CDBG and HOME programs: receive information and provide direction on priorities for the 2025–2030 Consolidated Plan; and consider CDBG and CSG funding recommendations for the 2025–2026 fiscal year.</p> <p>The Council Agenda was also posted on the City’s website and announced through an email newsletter sent on March 12, 2025, to over 525 subscribers. The email achieved an open rate of 66.5%.</p>			council/council -meetings
	Public Hearing	Non-targeted/broad community	The City held a public hearing before the Elk Grove City Council on March 26, 2025, providing residents and stakeholders with an opportunity to comment on action items related to the CDBG and HOME programs.	Most of the comments requested funding support for various organizations, although only some of these organizations were eligible for CDBG funding. Topics included appreciation and gratitude for funding provided to services for	All relevant comments were accepted.	<a href="https://elkgrove.gov/city-council/council-meetings">https://elkgrove.gov/city-council/council-meetings</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			These included reviewing and providing direction on priorities for the 2025-2030 Consolidated Plan and considering funding recommendations for the CDBG and CSG programs for the 2025-2026 fiscal year. 17 individuals offered public comments, with many speaking specifically about CSG funding rather than the CDBG program. Over 100 people attended the meeting, with many present for other agenda items.	those experiencing homelessness, fair housing services, seniors, youth including foster youth, low-income households, persons with disabilities, arts, and cultural education/diversity programs.		
15	Public Meeting	Services Providers-Homeless	Elk Grove HART/Homeless Solutions Committee Staff attends every meeting of the HART/Homeless Solutions Committee. Specifically, on April 10, 2025 staff gathered feedback on priorities and needs of those serving the Elk Grove homeless population. 13 participants were in attendance representing 6 different service providers.	Comments summarized in PR-10 Consultations section.	All comments were accepted.	
16	Newspaper Ad		The City will publish a public notice in the <i>Elk Grove Citizen</i> on May 2, 2025, announcing a public hearing to be held	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>before the Elk Grove City Council on May 14, 2025. The public hearing will provide an opportunity for residents and stakeholders to comment on the following action items related to the CDBG and HOME programs: Adoption of 2025–2030 Consolidated Plan and 2025-2026 Action Plan.</p>			
17	Internet Outreach		<p>The City will publish a public notice on the City’s website on May 2, 2025, announcing a public hearing to be held before the Elk Grove City Council on May 14, 2025. The public hearing will provide an opportunity for residents and stakeholders to comment on the following action items related to the CDBG and HOME programs: Adoption of 2025–2030 Consolidated Plan and 2025-2026 Action Plan.</p> <p>The Council Agenda will also be posted on the City’s website</p>	N/A	N/A	<p><a href="https://elkgrove.gov/grants/community-development-block-grant-cdbg-program">https://elkgrove.gov/grants/community-development-block-grant-cdbg-program</a></p> <p><a href="https://elkgrove.gov/city-council/council-meetings">https://elkgrove.gov/city-council/council-meetings</a></p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			and announced through an email newsletter sent on May 9, 2025, to over 525 subscribers.			
18	Public Hearing		The City will hold a public hearing before the Elk Grove City Council on May 14, 2025, providing residents and stakeholders with an opportunity to comment on action items related to the CDBG and HOME programs. These include Adoption of 2025–2030 Consolidated Plan and 2025-2026 Action Plan.	TBD	TBD	<a href="https://elkgrove.gov/city-council/council-meetings">https://elkgrove.gov/city-council/council-meetings</a>

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The City of Elk Grove has 177,221 residents and 54,707 households, according to 2023 5-year estimates from the American Community Survey (ACS) data provided by HUD. While more recent population estimates from the California Department of Finance indicate that in January 2024 the City had 178,679 residents, ACS data is the primary source for the Plan because of the greater level of detail. The City's median household income is about \$122,229.

About 30 percent of the City's households qualify as low-income. Statistically, households with one or more members aged 75 or older (44%) are more likely to be low-income and households with one or more children 6 years old or younger (33%) are slightly more likely than average to be low-income. Small family households (25%) are less likely to be low-income.

Housing affordability is the most significant issue facing low-income households in Elk Grove. Nearly two-thirds of low-income households experience housing cost burdens, with 38 percent facing severe burdens, spending over half of their income on housing. Demand for affordable housing, particularly for extremely low- and very low-income households, far exceeds supply, with long waitlists and vacancy rates under 2 percent. Limited funding and high subsidy costs further complicate the City's ability to meet these needs.

Through outreach and consultation, the City identified key housing needs, including new affordable housing development, accessible units, transitional and emergency housing, and permanent housing for those exiting homelessness. Beyond housing, the City seeks to invest in youth facilities, shelters, ADA improvements, and critical public services like food and emergency financial assistance, job training, and services for seniors and youth.

Note: Because of the detailed data sets required to be created to analyze many of the factors included in this Needs Assessment, the data runs behind, sometimes significantly, and may not be an accurate reflection of current community status. For example, much of the data in this section is from 2020 and does not reflect the economic changes following the COVID-19 global pandemic. In some cases, this means the priorities described by community outreach conducted in late 2024 and early 2025 do not align with the data. Where possible, notes on current circumstances have been included. Unless otherwise specified, the data in the tables throughout this Plan is sourced from HUD.

## **NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

### **Summary of Housing Needs**

#### ***Housing Problems***

The most common housing problem faced by low-income households in Elk Grove, by far, is cost burden. Demographic data and outreach efforts to nonprofits and individuals indicate that many residents struggle to find affordable housing, in some cases deciding between paying their rent/mortgage, purchasing food, gas, or medicines. Affordable housing, especially for the elderly and lower-income households, was commonly mentioned as a high-priority need through consultations.

Just under 66 percent of low-income households face a cost burden, with 28 percent spending more than 30 percent of their income on housing. An additional 38 percent of low-income households face a severe cost burden, spending more than 50 percent of their income on housing. For cost burden in general, the percentage of households affected is the same for extremely low-income and very low-income categories, with the low-income category being relatively lower. However, severe cost burden is most likely to affect extremely low-income households (65%) and less likely to affect very low-income (46%) and low-income households (14%). Small, related households are more likely than large, related or elderly households to suffer from cost burden issues.

There is relatively little difference between racial and ethnic groups in terms of their incidence of housing problems and housing cost burden. Only Pacific Islanders, for which the sample size is small, consistently displayed a disproportionately greater incidence of housing problems, severe housing problems, and housing cost burden. While data indicated that some other racial groups (Black/African Americans, Asians, and Hispanics) may experience more need, the findings were generally limited to one income level and one variable. At the extremely low-income level, all racial and ethnic groups suffered housing problems at a roughly equal rate.

From 2016-2020, 33 percent of Elk Grove households experienced high housing cost burdens. Approximately 50 percent of all renters in Elk Grove are rent-burdened (paying 30 percent or more of their income towards rent). About 30 percent of all homeowners with a mortgage are cost burdened (paying 30 percent or more of their income towards their mortgage).

#### ***Housing Needs***

The City's primary housing issue continues to be providing housing that is affordable to the lowest-income segments of the population. Demand for affordable housing, especially for extremely low-income and very low-income units, continues to outpace production. With a strong housing/rental market, vacancy rates at affordable housing complexes are less than 2

percent and the current wait time for affordable units is often several years, leaving those in need of housing few to no options. Limited funding resources, the high cost of subsidy, and restrictions on funding sources provide challenges in addressing existing and projected affordable housing needs.

Through outreach and consultation, the following general housing needs were identified:

- New construction of extremely low- and very low-income units.
- Increased supply of accessible units.
- Transitional housing options for individuals and families with children.
- Emergency housing options, whether a permanent or temporary shelter, or motel vouchers.
- Affordable permanent housing options for individuals and families exiting homelessness and/or transitional housing.
- Social services to be provided on-site at affordable housing.
- Support services and programs for low-income individuals and families at risk of becoming homeless.

**Table 5 - Housing Needs Assessment Demographics**

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	161,085	176,124	9%
Households	49,315	53,629	9%
Median Income	\$79,487.00	\$101,776.00	28%

Data Source: 2009 Census (Base Year), 2016-2020 ACS (Most Recent Year)

**Number of Households Table**

**Table 6 - Total Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,890	4,170	7,170	4,875	32,520
Small Family Households	1,650	1,870	3,525	2,125	18,535
Large Family Households	730	530	1,205	960	5,335
Household contains at least one person 62-74 years of age	1,100	1,045	1,645	1,395	7,380
Household contains at least one person age 75 or older	779	780	715	635	2,245
Households with one or more children 6 years old or younger	880	600	1,749	928	5,715

Data Source: 2016-2020 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

**Table 7 – Housing Problems Table**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	50	30	10	150	29	10	25	15	79
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	165	0	0	20	185	15	10	35	20	80
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	145	65	75	70	355	75	40	60	54	229
Housing cost burden greater than 50% of income (and none of the above problems)	1,725	1,025	220	0	2,970	1,465	905	765	285	3,420

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	130	510	1,675	525	2,840	300	640	1,305	1,325	3,570
Zero/negative Income (and none of the above problems)	120	0	0	0	120	230	0	0	0	230

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

**Table 8 – Housing Problems 2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,100	1,140	320	100	3,660	1,590	965	890	370	3,815
Having none of four housing problems	510	775	2,615	1,340	5,240	690	1,290	3,345	3,065	8,390
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

**Table 9 – Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	900	905	1,275	3,080	640	605	985	2,230
Large Related	300	215	304	819	195	260	324	779
Elderly	570	249	220	1,039	855	575	525	1,955
Other	420	275	175	870	200	155	290	645
Total need by income	2,190	1,644	1,974	5,808	1,890	1,595	2,124	5,609

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

**Table 10 – Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50-80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	600	600	475	395	0	870
Large Related	0	0	175	175	145	180	19	344
Elderly	540	155	65	760	705	220	235	1,160
Other	0	420	170	590	200	0	0	200
Total need by income	540	575	1,010	2,125	1,525	795	254	2,574

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

**Table 11 – Crowding Information – 1/2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	335	40	45	90	510	74	40	65	35	214
Multiple, unrelated family households	0	25	30	0	55	15	10	30	39	94
Other, non-family households	0	4	0	0	4	0	0	0	0	0
Total need by income	335	69	75	90	569	89	50	95	74	308

Data Source: 2016-2020 CHAS

**Table 12 – Crowding Information – 2/2**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Data Source:

**Describe the number and type of single person households in need of housing assistance.**

According to the 2020 ACS, 9,010 households were single-person households in Elk Grove. About 30 percent were renters, while the rest were homeowners. About 3 percent were 65 years or older. Only about 3 percent were living below the poverty level. The median household income of people living alone was \$56,636 (2020 ACS five-year estimates).

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

***Households with disabilities***

About 10 percent of Elk Grove households have one or more disabilities. Of the elderly aged 65 years or older, 32 percent have some type of disability.

Residents with disabilities and stakeholders that participated in focus groups detailed the difficulty in finding accessible and affordable housing as well as problems with overall affordability. They also noted the importance of making services more accessible and increasing visibility of services for disabled residents and their caregivers.

***Victims of domestic violence***

National incidence rates indicate that 25 percent of women and 14 percent of men aged 18 or older have experienced sexual violence by an intimate partner in their lifetime. Each year, approximately 1 in 4 women and 1 in 9 men experience severe physical violence by an intimate partner.

Applying these rates to the Elk Grove population of women and men over 18 indicates that 26,036 residents are likely to have experienced some type of domestic violence, dating violence, sexual assault and/or stalking by an intimate partner in the previous year. National statistics indicate that 30 percent of people experiencing domestic violence need housing services. In Elk Grove, these statistics suggest that 7,810 victims of domestic violence (DV) may require housing services each year. Although the supportive and housing services needed by DV victims vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder related to the event. Victims may also require assistance with substance abuse and mental health services, both of which are common among DV victims. Affordable housing is also critical: The National Alliance to End Homelessness argues that a “strong investment in housing is crucial [to victims of domestic violence] ...so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse.” The Alliance also reports that studies on homelessness have shown a correlation between domestic violence and homelessness. When someone leaves a relationship due to domestic violence, they often face a major drop in household income. Without financial support, affording safe and stable housing becomes a serious challenge.

**What are the most common housing problems?**

The most common housing problem faced by households in Elk Grove is cost burden. Just under 66 percent of low-income households pay more than they can afford when it comes to housing.

The problem is relatively equal among owners and renters. A significant portion, 38 percent of low-income households, face a severe housing cost burden, where they pay more than 50 percent of their gross income toward housing costs. In addition to the quantitative data on this problem, social service providers also reported a high percentage of people seeking assistance had housing issues. In some cases, even at some of the City's affordable housing complexes, the fact that most of the households' income was going to housing costs was a determining factor in their decision to seek assistance. The housing cost crisis is further demonstrated by the fact that nearly 34 percent of calls made by Elk Grove residents to 211 Sacramento in 2024 were related to housing.

Housing problems other than cost burden, such as overcrowding or substandard kitchen/bath facilities, are relatively uncommon in Elk Grove. The City's newer housing stock and code enforcement efforts ensure that there are few instances of substandard housing. While overcrowding remains rare, it most often affects single-family renter households, particularly those with extremely low incomes.

Overall, 31 percent of renters who participated in the Sacramento Valley Regional AI Survey struggle to pay the rent, and half worry that their rent will increase to an amount they cannot afford to pay. Community engagement also revealed that a simple majority of households consider their housing expenses to be unaffordable. The lack of affordable housing is a common housing problem for special needs populations, including elderly and single-person households. For residents with disabilities a lack of affordable housing is compounded by a lack of affordable, accessible housing.

### **Are any populations/household types more affected than others by these problems?**

Severe cost burden is most common among extremely low-income households. The problem exists in 57 percent of rentals and 21 percent of owned homes. Higher incomes reflect lower rates of housing problems reported in Table 8. The City's affordable housing complexes have units affordable to households earning less than 80 percent of the area median income, but waitlists typically exceed a year. Those waitlists are even longer for those who desire units at lower affordability levels.

As income rose, the incidence of housing problems decreased. However, low-income households still report facing housing cost burden in significant numbers. About 59 percent of renters in the extremely low-income household category reported one or more housing problems with extremely low-income owners reporting at 46 percent. At the City's affordable apartment complexes, units affordable to households earning less than 60 percent of the area median

income have waiting lists of a year or more; the wait time for a unit at lower affordability levels is longer.

Small, related family households are more likely to report cost-burden (paying more than 30 percent of income for housing) than large related and elderly households. However, throughout the consultation process, the City heard many concerns from residents and service providers regarding elderly housing needs. As the fastest growing age group in California, the number of households containing at least one person 62 years of age or older has increased 9 percent since the last planning period. By 2040, it is anticipated that 22 percent of Californians will be 65 or older. Many feel that the City's and region's elderly housing does not meet the growing need and fear the elderly living on their own will quickly be forced out of their homes due to increasing costs to meet basic needs. At the lowest levels, Social Security or Supplemental Security Income pay, on average, \$1,100 a month, and housing in Elk Grove affordable to these elderly residents remains severely limited.

Overall, extremely low-income households, including the elderly and persons with disabilities, face the biggest hurdles in securing affordable housing. Although the City has assisted in the development of nearly 2,200 affordable housing units since it incorporated in 2000, relatively few of the units are targeted to extremely low-income households.

Housing subsidy resources for extremely low-income households, such as the Housing Choice Voucher Program administered by the Sacramento Housing and Redevelopment Agency, are very competitive and frequently have long waitlists. Currently, the waitlist is closed due to various factors, including high demand, uncertain and limited funding, and low turnover. Although State law prevents discrimination against voucher holders, recipients continue to face significant barriers in securing housing that meets program quality standards and rent limits. Additionally, many landlords remain reluctant to accept Housing Choice Vouchers, further limited available options.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

There are nearly 6,000 extremely low-income households in Elk Grove, of which approximately 780 have children under 6 years of age. The high incidence of cost burden among extremely low-income households puts these households at special risk for homelessness. The City's social

service providers reported that often one unfortunate circumstance, such as job loss or an unexpected car repair, will cause these households to miss rent or mortgage payments, increasing the likelihood of homelessness.

To achieve financial stability, including stable permanent housing, these households need a range of resources. Some households simply need temporary emergency assistance paying household costs, while other households need transitional housing, job training, assistance securing government benefits, and other social service resources.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Elk Grove does not have specific estimates of the at-risk population beyond those available through Census, American Community Survey, and other publicly available data sets.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

For Elk Grove residents, the primary housing characteristic that is linked to instability and an increased risk of homelessness is severe cost burden (paying more than 50 percent of gross income toward housing costs). Paying a large percentage of income toward housing, especially for lower-income households, leaves insufficient resources to meet other basic needs, such as food and clothing, and provides little ability to amass savings. Unemployment, underemployment, or an unexpected medical bill or car repair force these households to make difficult choices. Local service providers, such as Elk Grove Food Bank Services, and St. Vincent de Paul, offer emergency funding to help households avoid eviction; however, available resources are insufficient to meet the full demand.

Additionally, low-income persons living with family members out of necessity may become homeless because of disagreements with the relative who is the property owner or leaseholder or may exit a roommate situation due to prolonged disagreements or untenable relationships. Many people slip into homelessness after a period of housing instability marked by short stays with friends or family (couch surfing) or in motels.

## **Discussion**

The City's primary housing issue continues to be providing housing that is affordable to the lowest-income segments of the population, including those with special needs. While the City has made significant strides in increasing its affordable housing overall, including adding nearly 2,600 affordable units since 2000, the demand for affordable housing continues to outpace production. Of the approximately 4,265 lower-income units projected to be needed during the 2021-2029 Housing Element period, fewer than 1,600 will be built. A shortage of resources at the federal and state levels, rising land and construction costs, and community opposition have created challenges for the City in producing housing affordable to extremely low-income households, and, to a slightly lesser extent, low-income households. Absent significant structural changes in the housing market or overall economy, it is unlikely that affordable housing construction will ever meet or outpace need.

The populations with the highest needs over the next five years are extremely low-income households, very low-income households, elderly households, and households where one or more members has a disability. The level of need between renters and owners is similar, although the needs of owners are often harder to address from a structural perspective.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that particular category of need.

### Introduction

A household is considered to have a housing problem when their home lacks complete kitchen or plumbing facilities, when there is more than one person per room, or when a cost burden (30 percent or more of income toward housing) exists.

For the purposes of this Plan, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category.

For example, 68 percent of the low-income households in Elk Grove experience one or more housing problems. Therefore, if more than 78 percent of a particular racial or ethnic group experienced a housing problem, a disproportionately greater need would be presumed to exist.

### 0%-30% of Area Median Income

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,915	275	425
White	1,565	54	89
Black / African American	735	40	125
Asian	885	95	145
American Indian, Alaska Native	0	50	0
Pacific Islander	24	0	0
Hispanic	620	40	20

Data 2016-2020 CHAS

Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,475	700	0
White	1,275	299	0
Black / African American	380	35	0
Asian	930	275	0
American Indian, Alaska Native	0	4	0
Pacific Islander	90	0	0
Hispanic	495	65	0

Data 2016-2020 CHAS

Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,570	1,695	0
White	1,665	770	0
Black / African American	610	130	0
Asian	1,060	485	0
American Indian, Alaska Native	10	0	0
Pacific Islander	29	15	0
Hispanic	885	220	0

Data 2016-2020 CHAS

Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,160	2,660	0
White	925	1,075	0
Black / African American	215	265	0
Asian	590	625	0
American Indian, Alaska Native	4	4	0
Pacific Islander	25	35	0
Hispanic	290	570	0

Data 2016-2020 CHAS

Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

Overall, nearly 68 percent of all low-income households in Elk Grove experience at least one housing problem. At the extremely low-income level, nearly all groups exhibited high needs with 85 percent of the total households in this category having one or more of the four housing problems, with the exception of American Indian, Alaska Native households. Among this group, which had a sample size of 50, none were identified as having any of the four housing problems. Pacific Islanders (100%) were the only group to show a disproportionate need at this income level; however, their sample size was relatively small (24). Similarly at the very low-income level, 83 percent of households experienced at least one housing problem, with Pacific Islanders again showing disproportionate need, nearly 17 percent higher than the overall group. At the low-income level, 73 percent of households reported housing problems, with Black/African American households experiencing rates 9 percent higher and American Indian and Alaska Native households 27 percent higher than the overall group.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need.

### Introduction

A household is considered to have a severe housing problem when their home lacks complete kitchen or plumbing facilities, when there is more than 1.5 persons per room, or when a severe cost burden (50 percent or more of income toward housing) exists.

As in the previous section, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category. For example, 31 percent of the low-income households in Elk Grove experience severe housing problems. Therefore, if more than 41 percent of a particular racial or ethnic group experienced a housing problem, a disproportionately greater need would be presumed to exist.

### 0%-30% of Area Median Income

**Table 17 – Severe Housing Problems 0 - 30% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,495	700	425
White	1,385	229	89
Black / African American	670	105	125
Asian	725	245	145
American Indian, Alaska Native	0	50	0
Pacific Islander	24	0	0
Hispanic	595	65	20

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

**Table 18 – Severe Housing Problems 30 - 50% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,355	1,810	0
White	755	830	0
Black / African American	285	130	0
Asian	635	580	0
American Indian, Alaska Native	0	4	0
Pacific Islander	90	0	0
Hispanic	380	180	0

Data 2016-2020 CHAS

Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

**Table 19 – Severe Housing Problems 50 - 80% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,870	4,390	0
White	645	1,795	0
Black / African American	270	470	0
Asian	530	1,015	0
American Indian, Alaska Native	10	0	0
Pacific Islander	4	40	0
Hispanic	330	775	0

Data 2016-2020 CHAS

Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

**Table 20 – Severe Housing Problems 80 - 100% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	445	4,375	0
White	150	1,850	0
Black / African American	35	445	0
Asian	180	1,030	0
American Indian, Alaska Native	0	8	0
Pacific Islander	10	50	0
Hispanic	75	800	0

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

Overall, nearly 31 percent of all low-income households in Elk Grove experience at least one severe housing problem. At the extremely low-income level, 76 percent of those sampled were affected. Two groups exhibited a disproportionately greater need: Pacific Islander, with 100 percent of sample experiencing severe housing problems, and Hispanic, with nearly 88 percent affected. At the very low-income level, 57 percent of households experienced severe housing problems overall. Disproportionately high rates were observed among Black/African American households (68.67 percent), Pacific Islanders (100 percent), and Hispanics (68 percent). At the low-income level, American Indian and Alaska Native households showed a disproportionately higher need, with 100 percent of respondents reporting a severe housing problem. The sample size for this group was 10.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need.

### Introduction:

A person is considered to have a housing cost burden when their household spends more than 30 percent of its gross income on housing expenses. Unlike the previous sections on disproportionate need, this table measures individuals as opposed to households.

As in the previous sections, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category. In this case 29 percent of individuals are housing cost burdened, so any groups at 39 percent or higher would display a disproportionately greater need.

For purposes of comparison, the City’s racial/ethnic breakdown per 2020 ACS 5-Year Estimates was:

- White – 34 percent
- Black/African American – 10 percent
- Asian – 29 percent
- American Indian/Alaska Native – 0.3 percent
- Hawaiian/Pacific Islander – 2 percent
- Other or multiracial – 10 percent
- Hispanic – 19 percent

### Housing Cost Burden

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	33,580	9,490	7,840	435
White	15,360	3,910	2,845	89
Black / African American	3,270	1,245	1,315	135
Asian	8,475	2,305	2,005	145

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No / negative income (not computed)</b>
American Indian, Alaska Native	195	69	0	0
Pacific Islander	375	75	89	0
Hispanic	4,750	1,440	1,175	20

Data 2016-2020 CHAS  
Source:

**Discussion:**

Overall, 29 percent of Elk Grove residents live in a household that experiences a housing cost burden. The only racial/ethnic group that experiences a disproportionate need is American Indian, Alaska Native, of which nearly 54 percent have a housing cost burden problem. Pacific Islander (17%) experience the lowest incidence of housing cost burden.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

A few groups experience disproportionate need, but it varies by income level and type of measurement. The only group that consistently displayed a disproportionately greater need was Pacific Islanders, who had a higher incidence of housing problems, severe housing problems, and housing cost burden.

Pacific Islanders in the very low- and extremely low-income categories and American Indian/Alaska Natives in the low-income level had a disproportionately greater need when housing problems were measured.

When severe housing problems were measured Pacific Islander and Hispanics displayed disproportionately greater need at the extremely low-income level. Black/African Americans, Pacific Islander, and Hispanics demonstrated disproportionately greater need at the very low-income level. Only American Indian, Alaska Natives demonstrated a disproportionately greater need at the low-income level.

### **If they have needs not identified above, what are those needs?**

During the consultation process and the public meeting, no agency or resident mentioned any needs specific to one ethnic or racial group. The City's policy has been to advertise programs widely and to encourage nonprofit partners to provide services in a variety of languages.

The special needs groups that were most frequently identified in the consultation process were people experiencing homelessness (individuals, families, and youth), the elderly, persons with disabilities, persons with mental illness, foster youth, youth, survivors of domestic violence/abuse, and low-income households.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Elk Grove is a racially and ethnically diverse community. Based on mapping queries in the Plan mapping tool, the populations experiencing disproportionate need do not consistently live in any areas of the City.

## NA-35 Public Housing – 91.205(b)

### Introduction

Public housing programs within Sacramento County are managed by the Sacramento Housing and Redevelopment Authority (SHRA), which is the County’s housing authority. SHRA operates independently of the City, and the City retains no control over their programs or housing units.

SHRA owns 46 public housing units within the City and offers the Housing Choice Voucher Program (formerly known as Section 8) to Elk Grove residents. Tenant-based Housing Choice Vouchers provide a monthly subsidy to low-income tenants renting market-rate units. Housing Choice Vouchers require an SHRA inspection of the unit prior to move-in to ensure health and safety standards are met.

The numbers included in the table below are the number of public housing units and housing vouchers in Sacramento County, which is the lowest level at which SHRA reports data to HUD. The tables below are pre-populated by HUD based on data submitted by public housing authorities in annual reports. The pre-populated data in the tables while included is outdated. Updated tables may be found in SHRA’s final Consolidated Plan.

### Totals in Use

**Table 22 - Public Housing by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	983	11,698	538	10,929	131	63	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

**Characteristics of Residents**

**Table 24 – Characteristics of Public Housing Residents by Program Type**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,330	14,058	12,251	14,162	10,523	11,411
Average length of stay	0	0	6	7	1	8	0	9
Average Household size	0	0	2	2	2	2	1	3
# Homeless at admission	0	0	1	2	0	0	2	0
# of Elderly Program Participants (>62)	0	0	138	2,542	119	2,400	16	3
# of Disabled Families	0	0	266	4,330	191	4,022	83	21
# of Families requesting accessibility features	0	0	983	11,698	538	10,929	131	63
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

## Race of Residents

**Table 25 – Race of Public Housing Residents by Program Type**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	357	4,391	182	4,090	67	32	0
Black/African American	0	0	531	5,312	187	5,034	60	24	0
Asian	0	0	66	1,689	148	1,527	2	2	0
American Indian/Alaska Native	0	0	17	244	12	226	1	5	0
Pacific Islander	0	0	12	62	9	52	1	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

**Table 26 – Ethnicity of Public Housing Residents by Program Type**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	131	1,285	73	1,188	8	11	0
Not Hispanic	0	0	852	10,413	465	9,741	123	52	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

According to the SHRA draft 2025-2029 Consolidated Plan, the Housing Authority fully complies with HUD Notice PIH 2002-01 (HA) [Accessibility Notice: Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990; the Architectural Barriers Act of 1968 and the Fair Housing Act of 1988] when requests are made for a reasonable accommodation due to a disability. An applicant or participant must qualify under the following American with Disabilities Act (ADA) definition of disability:

- A physical or mental impairment that limits an individual's ability to participate in major life activities;
- A record of such impairment; or
- Being regarded as having such impairment.

The needs of public housing tenants and applicants for accessible units vary greatly by the type of disability a person lives with. Some tenants and applicants with disabilities require physical accommodations to units, reasonable accommodation for the application process or for ongoing housing needs, or two-bedroom units to accommodate a live-in caretaker—all of which SHRA will accommodate. SHRA also provides a section of their website where landlords can list properties and identify if the unit is accessible.

SHRA cited that in March 2024, there were 70,000 applicants on the Housing Choice Voucher wait lists and 40,861 on the public housing wait lists for a total of 110,861. The Housing Authority owns and operates 1,868 units in the City of Sacramento and 1,047 units in the County of Sacramento. The large number of households on the wait lists shows the need for additional affordable housing in the Sacramento region.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

SHRA identified that for Housing Choice voucher holders, the greatest needs include securing a unit with a voucher. Finding a quality unit that is within the voucher amount is very challenging, particularly in a tight rental market where landlords can easily find residents without vouchers. An additional challenge is the “benefits cliff” in the program—voucher holders are worried that if they earn too much, they will lose their housing subsidies, which disincentivizes work. Stakeholders indicated that elderly public housing residents have anxiety related to housing security and stability. Survey responses and stakeholder interviews indicate that a significant amount of source of income discrimination exists in Sacramento with property owners outright refusing to rent due to income source, or finding other ways to refuse rental to voucher holders or terminate contracts once they are in process such as pressuring residents into making illegal side payments in exchange for accepting voucher, stalling of paperwork, or illegally telling

residents they aren't accepted due to credit history when voucher is completely covering the rent. Sacramento has the highest level of source of income complaints compared to any other area in California with the exception of exclusive communities in the Bay area. Fair housing stakeholders shared that they receive a significant number of complaints related to racial discrimination with voucher use and that "the issue is really pervasive". For example: "landlords tend to not make repairs or create a hostile/ uninviting environment to drive them away, or it is obvious that they are not making repairs only for the Black tenants." Lastly, the condition of some public housing units was referenced in the resident survey stakeholder observations that concentration of public housing in disinvested neighborhoods and/or lower income communities exists in Sacramento.

### **How do these needs compare to the housing needs of the population at large**

Availability of affordable housing is a prevalent issue in Elk Grove for all low-income residents, including those in public housing and Housing Choice Voucher holders. Similarly to other low-income residents, Housing Choice Voucher holders needs are further exacerbated due to lack of financial resources, loss of employment, illness, etc., to pay rents (i.e., priced at less than \$625/month to serve the region's lowest income renters) in a tight economy, of which the region and the nation is undergoing.

### **Discussion**

Overall, Elk Grove's lower-income households would greatly benefit from expanded affordable housing options and increased access to social service programs. Through consultations and the public meeting process, the following general housing and service needs were identified:

- More units targeted to extremely low-income and very low-income households.
- An overall increase in affordable housing options, with a particular focus on housing for elderly.
- Expansion of public housing opportunities to meet growing demand.
- Social service programs that offer emergency financial assistance and other supports aimed at helping households maintain stable housing, including assistance programs that help the elderly safely age in place.
- On-site social services within affordable housing communities to provide direct and immediate support to residents.
- Social services that provide emergency financial assistance to households and other support services helping households maintain housing.
- Social services to be provided on-site at affordable housing.

Unlike public housing and Housing Choice Voucher (HCV) applicants, Elk Grove’s low-income population includes many homeowners, whose needs differ from those of renters. While both renters and homeowners benefit from social services such as after-school programs, job training, and financial literacy education, low-income homeowners face unique challenges. Homeowners often have limited flexibility to move into housing better suited to their evolving needs and may instead require assistance to remain in their homes. Key resources for homeowners include mortgage and utility payment assistance, accessibility modifications for aging or disabled residents, and home repair or rehabilitation programs. Expanding these types of services would help low-income homeowners maintain safe, stable housing and prevent displacement.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

At the time of the last homeless Point-in-Time (PIT) count, in January 2024, 6,615 people were experiencing homelessness in Sacramento County, a 28.7 percent decrease in nightly homelessness since the previous PIT count in 2022, which recorded 9,278 people. 3,944 of those experiencing homelessness were unsheltered (i.e. slept outside or in a location not suitable for human habitation), which is a 40.8 percent drop from the previous PIT count. This is a positive trend for Sacramento County, although 50 percent of interviewed, unsheltered people said it was their first time experiencing homelessness. This PIT count took place following new statewide directives requiring agencies to take stronger action addressing homeless encampments. As a result, jurisdictions across the state have increased efforts to reduce the number of unsheltered individuals, likely contributing to a decline in the overall unsheltered homeless population.

While the PIT count estimated 83 unsheltered homeless individuals in Elk Grove, more recent estimates by the City's Police Department and nonprofit partner Elk Grove HART also put the total number of unsheltered homeless at about 70-100 individuals. In our jurisdiction, unsheltered homeless people may be sleeping outside, but also commonly sleep in vehicles.

Homelessness has been a significant issue for many years but, until recently, housing market conditions and local efforts to fight homelessness appear to have mitigated the most significant growth in the homeless population. Following the Covid-19 pandemic, homelessness grew exponentially, but the 2024 PIT Count has, more recently, indicated that homelessness in Sacramento County is trending downward, thanks to a new and intensified response. Even so, the crisis is still ongoing, as evidenced by the fact that the second largest number of 211 referrals for Elk Grove callers was to Next Move Homeless Services, Inc. The Sacramento region bases its priorities for ending homelessness on the recognition that homelessness results from more than just a lack of affordable housing.

During the Sacramento Valley Analysis of Impediments process, the need for shelter and services for people experiencing homelessness was a concern voiced by participants in focus and pop-up groups, including some who had experienced being homeless (currently and in the past). Participants identified challenges that included gaps in shelter or service offerings, long wait lists for housing, and the importance of advocates who could help those currently experiencing homelessness navigate the system.

The City of Elk Grove, along with cities, other local governmental agencies, health care providers, nonprofit organizations, business and faith community partners, and other stakeholders, is

committed to ending homelessness in Sacramento County. This group of partners has taken important steps in recent years to expand housing opportunities and improve the quality and coordination of services for people experiencing homelessness.

In the last nine years, the State has committed new resources for fighting homelessness, including the No Place Like Home (NPLH) program, which is dedicated to creating permanent supportive housing for individuals with serious mental illness experiencing homelessness and chronic homelessness, as well as people at-risk of chronic homelessness who are living with serious mental illness.

State funding is available to counties who commit to providing ongoing services to individuals and families living in NPLH housing and who have adopted a homeless plan. The State is also providing new one-time resources in the form of the California Emergency Solutions and Housing (CESH) Program and the Homeless Emergency Aid Program (HEAP), both of which can support a diverse array of programs and interventions for homeless and at-risk populations. CESH and HEAP are available to local Continuum of Care (CoC) organizations, which in turn spend funding on programs that may be accessed by Elk Grove residents.

**Homeless Needs Assessment.** While the City has limited data, through programs such as the Homeless Management Information System (HMIS), on the individuals experiencing homelessness within the City limits, some information on homelessness in the region is instructive. Homelessness is a regional problem. The following table is the most accurate and up-to-date estimate of people experiencing homelessness in the region, based on data from the HMIS provided by SSF.

**Table 27 – Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1,044	36	10,037	4,866	1,272	865
Persons in Households	12	13	91	54	21	500

with Only Children						
Persons in Households with Only Adults	1,615	3,895	15,154	6,788	1,736	500
Chronically Homeless Individuals	737	1,977	4,119	1,416	25	3,078
Chronically Homeless Families	72	7	335	102	3	2,048
Veterans	217	331	1,368	508	365	1,875
Unaccompanied Child	1,778	182	90	54	20	503
Persons with HIV	32	68	-	-	-	-

Data Source: Homelessness in Sacramento County, Results from the 2024 Point-in-Time Count

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

A common misconception of the Point-in-Time (PIT) Homeless Count is that it provides a total yearly estimate of all the individuals experiencing homelessness within the community--for example, approximating the total number of individuals who fall into homelessness or access shelters across the span of the year. However, as the name implies, the Point-in-Time count provides only a snapshot of one night of homelessness in a community. Key points to understand about interpreting the PIT Count include:

- Homelessness is dynamic. Over the course of a year, different individuals enter, exit, and sometimes return to homelessness. The homeless population is constantly in flux, with new individuals experiencing homelessness each week. For example, as shown in Table 27, an estimated 5,505 families with children exit homelessness each year in the region, while another 2,278 families are expected to become homeless.

- Annual estimates are derived from PIT data. Taking into consideration this dynamic of homelessness, researchers use PIT Count results to approximate the total number of individuals likely to experience homelessness or access shelters at least once during the year. Typically, annualized estimates are calculated as two to three times the one-night PIT estimate.
- Projected annual homelessness. Based on the 2024 Homeless Count, approximately 20,000 to 26,000 residents in Sacramento County are expected to experience homelessness over the next year.
- Sheltered vs. unsheltered trends. There has been a decrease in the share of unsheltered homeless individuals, accompanied by a slight increase in the number of individuals living in shelters.

**Chronic Homelessness:** A relatively high proportion (45%) of unsheltered individuals in Sacramento County have experienced long-term homelessness, remaining unsheltered for over a year. However, this marks an improvement compared to 2020, when 59% of unsheltered individuals were chronically homeless. This decline suggests that Sacramento County's intensified efforts to address homelessness are making an impact.

The reduction in chronic homelessness has occurred alongside an overall decrease in the number of unsheltered individuals. This trend may reflect more effective strategies for engaging individuals with disabilities experiencing chronic homelessness. Despite overall challenges, some groups appear to have benefited from expanded services and housing resources.

Between 2020 and 2024, Sacramento County significantly increased its capacity:

- Shelter and transitional housing beds grew by 1,611;
- Rapid Rehousing slots increased by 191;
- Permanent Supportive Housing units rose by 1,001.

These investments likely contributed to the progress seen in reducing both unsheltered and chronic homelessness.

**Families with Children:** On a single night in January, approximately 347 families with children were experiencing homelessness in Sacramento County.

- These 347 households consisted of 1,080 in total individuals, representing approximately 16 percent of all persons experiencing homelessness in the county.
- About half of family households with children experiencing homelessness (3% or 10 households) were unsheltered.

- There were 32 persons within 10 unsheltered families with children, which represent approximately .8 percent of the unsheltered homeless population in Sacramento County (32 individuals in families out of 3,944 total persons who were unsheltered).  
There were 1,047 persons within the 337 sheltered families, which represent 27 percent of the sheltered homeless population (1,047 out of the 3,944 total s

**Veterans:** On a single night in January, 548 veterans were experiencing either sheltered or unsheltered homelessness in Sacramento County.

- Veterans represent approximately 8 percent of all persons experiencing homelessness in the county.
- The majority (60%) of these veterans were unsheltered, a similar unsheltered proportion as in the overall homeless population in Sacramento County (60%).

**Youth:** During the night of the 2024 Count, approximately 397 transitional age youth were experiencing homelessness in Sacramento County. An additional 25 unaccompanied minors (13 unsheltered and 12 sheltered) were experiencing homelessness.

- Transitional age youth (TAY) represent approximately seven percent of the total homeless population.
- The majority of TAY were experiencing sheltered homelessness on the night of the count (60%).
- In contrast, 40 percent of youth were experiencing unsheltered homelessness.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>White</b>	<b>717</b>	<b>2,051</b>
<b>Black or African American</b>	<b>1,122</b>	<b>1,059</b>
<b>Asian</b>	<b>46</b>	<b>93</b>
<b>American Indian or Alaska Native</b>	<b>38</b>	<b>88</b>
<b>Native Hawaiian or Other Pacific Islander</b>	<b>45</b>	<b>20</b>
<b>Multiple Races</b>	<b>74</b>	<b>20</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Non-Hispanic/Non-Latino</b>	<b>2,043</b>	<b>3,349</b>
<b>Hispanic/Latino</b>	<b>628</b>	<b>595</b>

Data Source: Homelessness in Sacramento County, Results from the 2024 Point-in-Time Count

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

On a single night in January 2024, approximately 347 families with children were experiencing homelessness in Sacramento County.

- These 347 households consisted of 1,080 individuals, representing approximately 16 percent of all persons experiencing homelessness in the county.
- Only three percent of family households with children experiencing homelessness were unsheltered.
- There were 32 persons within 10 unsheltered families with children, which represent approximately .8 percent of the unsheltered homeless population in Sacramento County (32 individuals in families out of 3,944 total persons who were unsheltered).
- There were 1,047 persons within the 337 sheltered families, which represent 27 percent of the sheltered homeless population (1,047 out of the 3,944 total persons who were sheltered).

As referenced earlier, Sacramento County has greatly reduced the number of unsheltered homeless families. This is reflected in the fact Elk Grove has had numerous families using our motel voucher program. Although there may be gaps in addressing homelessness overall, the county has done an outstanding job addressing the needs of homeless families to get them off the streets and into shelter. Other programs, like Project TEACH also reflect effective county efforts to assist homeless families.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Since 2023, the Homeless Management Information System (HMIS) has recorded an abundance of information regarding the demographics of our unhoused population. Since the collection of this data began, we have had 181 clients enrolled in our program. This number falls short of the total number of unhoused in Elk Grove throughout this period, due to factors such as willingness to be entered into the system and the difficulty in finding individuals who may not want to be found. Due to the small sample size, county-level data is presented in this section instead, and the City's assessment is that it is reasonably in line with demographics in Elk Grove.

Approximately 15 percent of people experiencing homelessness identified their ethnicity as Hispanic, while the majority identified as non-Hispanic (85%). With respect to racial identity, most individuals identified as either White (42%) or Black/African American (33%). A small proportion of individuals also identified as American Indian or Alaska Native (2%), while five percent identified themselves with multiple races or considered themselves Multiracial. Relatively few individuals identified as either Hawaiian-Pacific Islander (2%) or Asian (2%).

When the racial composition of people experiencing homelessness is compared to the total racial composition of all residents of Sacramento County, it reveals:

- White individuals comprise the largest racial group of people experiencing homelessness in Sacramento County (42%), they are slightly overrepresented given that 41 percent of Sacramento County residents identify as White.
- In contrast, Black/African American individuals are disproportionately represented in the county's homeless population (33% vs 9% of Sacramento County).
- American Indian/Alaska Native individuals are also overrepresented in the homeless population in Sacramento County (2% vs .3% of Sacramento County), which mirrors national trends.
- In contrast, individuals who identify as Asian are substantially underrepresented in the homeless population (2% vs 17% of Sacramento County).

The overrepresentation of racial minorities in the homeless population is largely consistent with trends reported across California, as well as the United States more broadly.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

On a single night in January 2024 an estimated 6,615 individuals were experiencing homelessness in Sacramento County.

- This is a 29 percent decrease from the 2022 count.
- The estimate of 6,615 includes the 2,671 sheltered individuals who accessed emergency shelters or transitional housing the night of the count, and the 3,944 unsheltered individuals who slept outside or in a location not suitable for human habitation (e.g., on the street, in a vehicle, or in a tent).
- This suggests that 60 percent of individuals experiencing homelessness in the county are unsheltered as opposed to sheltered on any given night (i.e., not accessing shelters or transitional housing). The high number of people experiencing unsheltered homelessness in our region signals a troubling trend first noted in the 2017 Sacramento Homeless Count, that the vast majority of county residents facing homelessness today are unsheltered, even during presumably one of the coldest nights of the year.
- This number peaked at 6,664 unsheltered counted in 2022 but has fallen substantially since then.
- Despite the decline since 2022, the number remains higher than the 2019 count.
- The 2017 Homeless Count was the first year that Sacramento County reported more people experiencing unsheltered than sheltered homelessness (56% vs. 44%).
- According to HUD, California reports the highest proportion of unsheltered homelessness in the country, currently averaging 66 percent (HUD, 2024). Given Sacramento County's population of approximately 1.6 million residents, the estimate of 6,615 people experiencing homelessness each night suggests that approximately 41 in every 10,000 residents in the county experience homelessness each night.
- This per capita rate of nightly homelessness is slightly lower than the 2024 state average of 48 per 10,000 Californians experiencing homelessness each night.
- At the time of the previous Plan, the PIT correctly anticipated that the per capita homelessness rate for California will rise and Sacramento County approximating the state average (i.e., the PIT anticipated that the state average will reach or exceed 36 out of 10,000). That number has continued to grow.

### **Discussion:**

Elk Grove's per capita rate of homelessness is unquestionably lower than the County as a whole. However, homelessness has increased in Elk Grove in recent years, roughly in line with the increases seen in Sacramento County. The City estimates that at any given time there are 70-100

individuals experiencing homelessness in Elk Grove, and fewer than half would qualify as chronically homeless.

Public awareness of homelessness as a critical local issue continues to grow and numerous efforts have been made across the community to provide essential services such as food, clothing, and shelter for individuals experiencing homelessness. A variety of nonprofit organizations, faith-based groups, and even individual volunteers regularly offer food resources, including meal distributions and food pantries.

The City of Elk Grove also plays an active role in addressing homelessness. It operates a year-round shelter that provides 30 beds for adults experiencing homelessness, along with 5 additional emergency beds available for urgent needs. This facility is a vital part of the city's broader strategy to offer immediate shelter while working toward long-term solutions, including connecting individuals with supportive services like case management and housing navigation.

People experiencing homelessness have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the location of facilities that serve homeless clients.

Elk Grove has made important strides in expanding support for individuals and families experiencing homelessness by investing in transitional housing and permanent shared housing options. These resources provide critical pathways to stability, yet despite ongoing efforts, the demand for services continues to outpace available resources. This gap highlights the pressing need to further expand shelter capacity and enhance supportive services.

Key ongoing needs for people experiencing homelessness include greater access to emergency shelters, transitional housing, and permanent housing — often paired with supportive services to promote long-term stability. Essential social services such as case management, assistance with securing government benefits, substance use treatment programs, and job and life skills training are also crucial. These services help households not only exit homelessness but also stabilize and maintain permanent housing over time.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Due to their special circumstances, they are more likely to be low-income. These groups include the following:

- Elderly persons, including frail elderly;
- Persons with disabilities;
- Large households (five or more persons);
- Female-headed households (particularly those with children);
- Persons experiencing homelessness; and
- Victims/survivors of domestic violence.

While a few providers, such as the County Department of Human Assistance (DHA), have offices in Elk Grove, most are located in the City of Sacramento or in unincorporated areas of the County closer to the urban core of the County. A regional online and telephone referral service, called Sacramento 211, offers a comprehensive listing of services in the County.

### **Describe the characteristics of special needs populations in your community:**

#### *Elderly Households*

Elderly households often face housing challenges due to physical limitations, lower incomes, and healthcare costs. Additional needs include protective and in-home support services, estate management, and daily living assistance to maintain independence. According to the 2016–2020 American Community Survey (ACS), Elk Grove had 10,600 elderly-headed households, with about 26 percent earning less than 150 percent of the poverty level. Roughly 80 percent of the elderly are homeowners, and 20 percent are renters. While 35 percent of elderly homeowners are cost-burdened, 58 percent of renters face affordability issues.

#### *Persons with Disabilities*

Disabilities can limit mobility, earning capacity, and the ability to live independently. The ACS identifies six disability types: vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties. In Elk Grove, 16,691 people reported a disability. Employment among working-age persons with disabilities is about 20 percent, compared to 67 percent without disabilities. Housing needs range from fully independent living with accessibility modifications to group or institutional settings. Accessible features like ramps, grab bars, and sensory devices are critical, along with supportive services such as job training and daily living assistance.

### *Persons with Developmental Disabilities*

Developmental disabilities originate before age 18 and often require lifelong support. Some individuals can live independently, while others need supervised group homes or institutional care. Transitioning to adult living arrangements is a key issue. Alta California Regional Center serves about 500 Elk Grove residents annually, providing access to supportive services. Suitable housing types include subsidized rentals, licensed group homes, inclusionary housing, and specialized HUD-supported options, with proximity to services and transit being important factors.

### *Single-Parent and Female-Headed Households*

Single-parent households, particularly those headed by women, often face financial challenges and increased needs for affordable housing, childcare, and healthcare. In Elk Grove, female-headed families make up 18 percent of families with children, and male-headed single-parent households account for 6 percent. About 37 percent of female-headed households receive public assistance, compared to 21 percent of male-headed households.

### *Large Family Households*

Large households (five or more people) require bigger housing units, typically three or more bedrooms. According to the 2020 Census, 18 percent of Elk Grove households are large families. ACS data show 86 percent of homes have at least three bedrooms, with 50 percent having four or more, indicating adequate supply. However, affordability remains a concern for lower-income large families.

### *Victims of Domestic Violence*

National data show that 1 in 4 women experience severe intimate partner violence, and 38 percent of victims become homeless. Many unhoused women report histories of severe abuse. Survivors often need immediate and ongoing healthcare, counseling, mental health support, and substance abuse services. Affordable housing is critical to preventing homelessness among survivors. Studies confirm strong links between domestic violence, high housing costs, and homelessness risk.

## **What are the housing and supportive service needs of these populations and how are these needs determined?**

The following housing and supportive service needs were identified based on analysis of American Community Survey data and input from local and regional service providers.

Elderly households primarily need affordable, accessible housing. Supportive services like in-home care, financial management, and protective services help the elderly maintain independence.

Persons with disabilities require affordable, accessible housing modified for mobility and sensory needs, along with services like daily living support and employment assistance.

Persons with developmental disabilities need varied housing options such as group homes and supportive housing, with an emphasis on accessibility and proximity to services. Support focuses on transitioning to independent living.

Single-parent and female-headed households often struggle with affordable, safe housing due to higher living costs. Supportive services like childcare, healthcare, and public assistance (SSI, CalFresh) are crucial.

Large family households need affordable homes with three or more bedrooms. Although Elk Grove has sufficient larger units, affordability is a challenge.

Victims of domestic violence require immediate safe shelter and long-term housing, along with services like counseling, healthcare, and substance abuse treatment.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the California Department of Public Health Office of AIDS, there were 4,854 persons living with HIV in Sacramento County as of December 2022. The county level is the lowest level at which data was available. Since Elk Grove's population is approximately 11 percent of the County's total population, it is estimated that Elk Grove contains 534 persons with HIV. This is likely an underestimate, since not all persons with HIV/AIDS are aware that they carry the disease. America's HIV Epidemic Analysis Dashboard (AHEAD) estimates that only 83.7 percent of people in Sacramento County are aware of their HIV positive status.

In Sacramento County, as of 2022, 71 percent of those aged 13+ and diagnosed with HIV achieved viral suppression. In that same year, 82.1 percent of those diagnosed with HIV received care within one month of their positive diagnosis.

Statewide, persons with HIV/AIDS tend to be overwhelmingly cisgender men (85.3%). Whites (39.3%) and Hispanics (32.3%) have the highest incidence. About 26.9 percent are adults between the ages of 20 and 49 and 63.5 percent are between the ages of 50 and 74.

**Discussion:**

Special needs groups with high priority housing and supportive services needs include elderly persons, persons with disabilities, female-headed households, victims/survivors of domestic

violence, and those experiencing homelessness. These populations would generally benefit from permanent housing with supportive services on-site.

Elk Grove does have a number of providers that serve special needs populations, including the Senior Center of Elk Grove (elderly), Elk Grove HART (homeless), WEAVE (victims of domestic violence), Elk Grove Adult Community Training (adults with developmental disabilities), My Sister's House (victims of domestic violence), Waking the Village (homeless), Meals on Wheels by ACC (elderly), Elk Grove United Methodist Church (homeless), and Elk Grove Food Bank Services (all groups). The need for the services provided by these groups and many others is clearly high, and the City will need to continue to support their activities in order to best serve its special needs population.

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction’s need for Public Facilities:

Elk Grove is home to many nonprofit organizations, many of which face facility needs. Over the past six years, the City has invested significant funds into upgrading and improving public facilities, including constructing a new building leased to the Senior Center of Elk Grove for just \$1 per year. In 2022, Elk Grove Food Bank Services also secured a permanent facility to better serve the community.

Despite these accomplishments, there are continued needs in the community. More youth facilities are needed to provide safe, supportive spaces for young residents. There is also growing demand for transitional housing shelters to assist individuals and families experiencing homelessness. Additionally, more local public service centers are needed to improve access to critical resources. Many older nonprofit facilities require rehabilitation to remain functional and welcoming, and organizations continue to face challenges in securing permanent space and consistent funding for capital expenses and maintenance.

Needs identified over the next five years include:

- **Youth Facilities:** While Elk Grove has many youth services organizations, few have permanent facilities. Representatives have expressed the need for affordable spaces to rent or purchase, as well as funding to cover operational costs.
- **Transitional Housing:** The City currently has three transitional houses—one serving primarily single adults and two serving families with minor children. Additional transitional housing is needed to support residents experiencing homelessness.
- **Emergency Shelter:** The City rents space for a nonprofit-run, year-round shelter serving approximately 30 adults nightly and is pursuing a permanent shelter facility expected to open during this Plan period. Locally, additional emergency resources are needed for families with children, though alternatives to a permanent facility may be considered for this population.
- **Public Service Centers:** There is strong demand for more public service access. Nonprofits and residents report difficulties accessing County services due to limited office hours and travel barriers. Establishing satellite offices in Elk Grove would improve access to critical benefits like CalFresh and Medi-Cal.
- **Facility Rehabilitation and Support:** Aging nonprofit facilities need rehabilitation to address health and safety hazards, meet accessibility standards, and ensure long-term usability. Nonprofits also continue to struggle with securing permanent space and consistent funding to support capital improvements and ongoing maintenance—both essential to meeting Elk Grove’s evolving needs.

### **How were these needs determined?**

These needs were determined in consultation with the City's social service agencies, through nonprofit and resident surveys, and during public meetings.

### **Describe the jurisdiction's need for Public Improvements:**

The City has a continued need for accessibility-related public improvements, including the following:

- **ADA-accessible curb ramps.** Curb ramps allow disabled residents to have a safe path of travel on City sidewalks.
- **Sidewalk infill.** Sidewalk infill projects install sidewalk, curb, and gutter improvements in areas where there is currently no sidewalk. Generally, the sidewalk connects with existing sidewalk on both ends or connects residents with a facility or other public improvement (e.g., trail).
- **Other ADA improvements.** Occasionally, other types of ADA improvements will be identified by the Disability Advisory Committee and through the City's ADA Self Evaluation and Transition Plan.

Additional public improvement needs identified include:

- **Transportation Services.** Increased service, especially on weekends and improved signage for routes and schedules.
- **General improvements.** Other types of improvements may be identified by the City's Public Works Department, Development Services Department, and through resident input.

### **How were these needs determined?**

These needs were determined in coordination with the City's Disability Advisory Committee, City Manager's Office, Public Works Department, Community Development Department, and social service agencies serving primarily disabled residents.

### **Describe the jurisdiction's need for Public Services:**

Elk Grove has a significant and growing need for public services to support its diverse and expanding population. Many low-income residents, elderly, youth, people with disabilities, and those experiencing homelessness rely on nonprofit organizations for critical support. Elk Grove

is served by several local and regional nonprofits providing a range of services from food assistance, youth programs, elderly activities, landlord/tenant mediation, and resources for individuals and families experiencing homelessness. Needs identified over the next five years include the following:

- **Elderly services.** The elderly need continued access to meals, both delivered for homebound elders and at congregate meal sites, for more mobile elders. The elderly also need access to transit that provides service close to their homes, medical facilities, shopping, and other support services such as those that allow them to age in place.
- **Homeless services.** Individuals and families experiencing homelessness need access to permanent and transitional housing options as well as overnight shelters, day centers, and navigation support. Additional support services to aid in finding and maintaining housing include case management, mentoring, medical and mental health care, workforce development training, and transportation services.
- **Youth services.** Youth in general need access to after school and extracurricular programs that help them maintain education and provide safe spaces with structured activities. Sports, STEM (science, technology, engineering, and mathematics), environmentalism, visual and performing arts activities, mentorship programs, leadership, and workforce development were mentioned by several nonprofits. Elk Grove's sizable foster youth population needs assistance with transportation, job preparedness, life skills training, and general services aimed at ensuring they stay in school.
- **Housing assistance.** Many of Elk Grove's lower-income households face housing instability and need services aimed at helping them find or maintain affordable housing. Case management programs and emergency financial assistance with rental, utility, and other basic needs costs are programs identified as a public service needs for Elk Grove.
- **Food and emergency financial assistance.** Most low-income households face a cost burden (paying more than 30 percent of income for housing) and often struggle to afford other basic needs such as food, utilities, gas, childcare, and medical expenses.
- **Job training/education.** Many low-income individuals need specialized job training and mentoring to meet the needs of Elk Grove's employers.
- **General assistance.** Some households need comprehensive assistance to escape poverty. Services that provide case management, along with job training, educational classes, life skills training, and parenting classes, are most needed by these households.

### How were these needs determined?

These needs were determined in consultation with the City's social service agencies, through resident and nonprofit surveys, outreach to affordable housing complexes, and during public meetings.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

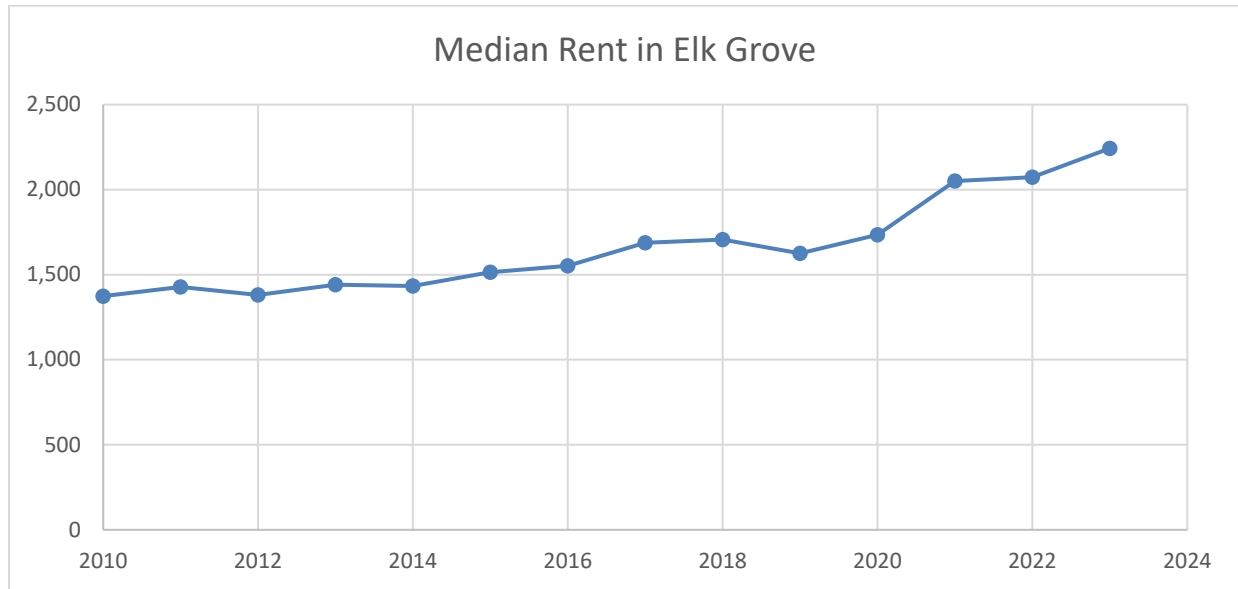
Elk Grove's housing stock is primarily single-family homes, with a high rate of homeownership (73.8%). Most single-family homes in the City have at least three bedrooms, and low overcrowding rates indicate sufficient housing supply. However, there is a significant affordability gap, particularly impacting lower-income households especially extremely low- and very low-income households. The median sale price of a home in 2024 in Elk Grove was \$640,250, which is five percent higher than it was in 2023. In September 2024, 108 homes were sold, which is a 16.1 percent increase from 2023. As of 2023 about 80 percent of all housing units were constructed between 1980 and 2009. Furthermore, over 90 percent of the housing units had been built since 1980 and fewer than two percent of housing units were constructed before 1960.

The City has nearly 3,000 affordable rental units over the past few decades, which are expected to remain affordable throughout the duration of this Plan. However, there is still a significant need for more affordable housing, especially for the lowest-income households. A regional housing needs analysis by the Sacramento Area Council of Governments estimated that Elk Grove needs to build over 4,000 units of housing for extremely low-, very low-, and low-income families between 2021 and 2029. The biggest challenge to providing more affordable housing is funding. The market is not building affordable housing without substantial subsidy—recently-built affordable housing projects have required tax credit and/or bond financing, and some projects have also required gap financing loans from the City in amounts exceeding \$25,000 per unit.

In addition to affordable housing, a key City goal is bringing high-quality jobs to Elk Grove. Currently, most of the City's residents commute outside Elk Grove to work, with somewhere between 10-20 percent commuting more than an hour each day. For Elk Grove commuters, the average commute time is 37 minutes, which is above the national average of 26.6 minutes. The City has numerous long-term economic development strategies, as best enumerated in the General Plan, and the region offers many educational and workforce development opportunities.

## Rental Market

**Table B – Median Rent in Elk Grove 2010-2023**



**Data Source:** 2010-2023 US Census Bureau

Between the years 2010 and 2014, median rent in Elk Grove was relatively stable. From 2014 to 2020, median rent in Elk Grove began to increase steadily over time. For various reasons, including the economic changes brought on by the COVID-19 pandemic, Elk Grove’s median rent rose sharply in the year 2020. From 2010-2023, rent increased by a staggering 63 percent.

More than half of all renters in Elk Grove are cost-burdened, meaning they spend 30 percent or more of their income on rent. Further exacerbating the cost mismatch between rents and income is the fact that wages have not kept up with the increase in rental costs, as evidenced by the fact that renters in Sacramento County need to earn \$32.92 an hour (2.1 times more than the CA minimum wage) to afford an average rent of \$1,712. In 2024, California’s minimum wage was \$16.00/hour and the median rent cost in Sacramento was \$1,750.

## For Sale Market

Elk Grove’s homeownership rate has remained largely stable throughout the years, even as the cost of rent has risen to levels unaffordable for many. In 2013, homeownership was at a rate of 73.1 percent and in 2022 the homeownership rate had risen slightly to 73.8 percent. Between 2010 and 2023, median home values in Elk Grove increased from \$219,000 to \$698,000. This is a striking 219 percent increase in value over a 13-year period. Despite housing affordability levels decreasing, homeowners have better withstood these market changes than renters have

been able to, as evidenced by the fact that only 26 percent (10,463 out of 39,635) of owned households are cost burdened compared to 50 percent (7,040 out of 13,992) rental households that are cost burdened.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Most of Elk Grove’s housing units are single-family homes, and they tend to be homes that are suitable for families, including large families. An overwhelming majority of ownership units feature three or more bedrooms, and about two-thirds of rental homes also have three or more bedrooms. About 26 percent of the occupied housing stock is rented, a slight decrease from the previous Plan, when 29 percent of housing stock was rented. Rental homes are available in a range of sizes, from one bedroom to three or more bedrooms. The City’s apartment complexes tend to be made up of one-, two-, and three-bedroom units. The supply of apartments for larger families is somewhat limited; a very small number of four-bedroom apartments are available.

### All residential properties by number of units

**Table 31 – Residential Properties by Unit Number**

Property Type	Number	%
1-unit detached structure	47,915	87%
1-unit, attached structure	1,545	3%
2-4 units	935	2%
5-19 units	2,250	4%
20 or more units	1,915	3%
Mobile Home, boat, RV, van, etc.	365	1%
<b>Total</b>	<b>54,925</b>	<b>100%</b>

Data Source: 2016-2020 ACS

### Unit Size by Tenure

**Table 32 – Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	155	0%	275	2%
1 bedroom	65	0%	1,305	9%
2 bedrooms	2,065	5%	3,500	25%
3 or more bedrooms	37,350	94%	8,920	64%
<b>Total</b>	<b>39,635</b>	<b>99%</b>	<b>14,000</b>	<b>100%</b>

Data Source: 2016-2020 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The City has 2,071 affordable units that have been assisted with federal, state, and local funds. There are 20 affordable apartment complexes, with a total of 3,069 affordable units, within the City. All the properties were funded using low-income housing tax credits. Most properties also received funding from the City, which offered loans from its Affordable Housing Fund as "gap" financing. The City became eligible as a HOME participating jurisdiction in program year 2024-2025 and anticipates using HOME funds to assist with development of future affordable housing units. One additional affordable apartment complex, with a total of 96 units, is currently under construction and is expected to be completed in June 2025. Five additional affordable housing projects are in various stages of pre-development and construction.

Rents at the properties are set at rates affordable to households earning 80 percent or less of the area median income. In the case of very low-income units, rents are set at rates affordable for households earning 50 percent or less of the area median income. Since 2013, all the projects funded by the City have contained some extremely low-income units, but the total number of these units remains small and the level of demand for them is very high.

Of the 20 affordable complexes in Elk Grove, four are reserved for the elderly only and these properties contain a total of 595 affordable units. The elderly can also live in any of the family complexes. One additional elderly complex is currently in the pre-development phase and, if successful in its funding applications, would be completed during timeframe of this Plan.

Although the City's primary investment in affordable housing has been in the construction of new rental housing, there are several other smaller affordable housing resources:

- There are 46 public housing units within the City, in three complexes. All these units are made available to extremely low-income households.
- The City provided 15 resale units through its Neighborhood Stabilization Program Acquisition/Rehab/Resale Program. These units have deed restrictions of varying length, but if sold while a deed restriction is active, must be resold to an income-qualified buyer.
- The City has 25 deed-restricted ownership units available to low- and moderate-income households. These units were originally sold from 2005 through 2007, but subsequent resales require units be resold to households of similar income.
- The City currently offers a homebuyer assistance program that provides low-interest, deferred-payment loans up to \$59,650 to low-income first-time homebuyers.

- A Request for Proposals is expected to be released in mid-2025 to solicit a provider who will operate the City's seven transitional and permanent housing properties, which primarily serve people experiencing homelessness or those exiting homelessness.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No units are expected to be lost from the affordable housing inventory during the five-year Plan period. Most of the City's affordable housing complexes are relatively new and are restricted as affordable housing for periods of at least 40 years, with newer projects restricted for up to 55 years. The oldest affordable housing complex in Elk Grove is the Terracina at Elk Grove complex, which was built in 1993, and is projected to remain affordable until at least 2050 per the original contract.

**Does the availability of housing units meet the needs of the population?**

Without considering cost as a factor, the City's housing stock generally meets population needs in terms of size and layout. The City's low overcrowding rate indicates that, in general, the housing stock is well-suited for the types of households that reside in the City. The supply of single-family homes can accommodate large family households, and the City has many one-story homes that could be modified for persons with disabilities.

The City has relatively few smaller units (two or fewer bedrooms) and nearly all are concentrated in apartment complexes. This presents a challenge for smaller households, including young adults and elderly households looking to downsize from larger homes.

While housing of a variety of types is available in the City, affordability is a significant problem. Many low-income households, including the elderly and families, are cost burdened. The problem is worse for very low- and extremely low-income households.

**Describe the need for specific types of housing:**

Through the consultation and public meeting process, the following housing needs were identified:

- Greater accessibility for persons with disabilities living in affordable housing complexes
- A larger supply of affordable housing
- Greater affordability in the cost of existing housing
- Housing near transit, shopping, and services for those households without private vehicles and to encourage a reduction in vehicle miles traveled.

**Discussion**

Without considering affordability, the types and layouts of existing housing are adequate for most residents, and particularly suited to large families. To balance its supply of large single-family homes, the City needs more small homes, such as apartments, condominiums, and townhomes. In planning for new housing, consideration should be given to connections to transit and retail, as well as to incorporating accessible design.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The cost of housing in Elk Grove has increased steadily since 2009. Both home sales prices and rents rose significantly between 2009 and 2020 and several years ago reached the point where low-income households cannot afford to purchase a median-priced home or to rent a home at the median rental rate.

The data in this section, primarily derived from 2016-2020 ACS data, is a poor reflection of the current status of the housing market. More recent data indicates that the median home price was \$649,254 in 2024. The average rent was around \$2,200 a month for two-bedroom rentals in Elk Grove. Additionally, vacancy rates were relatively low, hovering around five percent.

In Elk Grove, a household making \$97,783 (80 percent area median income) is considered a low-income household. Affordability depends on various factors, such as down payment, interest rates, loan terms and other debts. Based on financial guidelines, if we assume living expenses of \$6,000 a month, a low-income household has \$2,200 to spend on housing. If we assume a loan with a 30-year fixed mortgage at a 4 percent interest rate with a 20 percent down payment, then that household could support a loan of about \$440,000, which would support a home price of \$550,000. This is a bit below the median home price of \$649,254. Median rent is currently about \$1,700 per month, a rate also unaffordable to lower-income households, and many market-rate apartments and single-family homes available for rent are advertised at well over \$2,000 per month.

As is the case in most of California, affordability is a serious problem in Elk Grove.

### Cost of Housing

**Table 33 – Cost of Housing**

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	288,400	437,100	52%
Median Contract Rent	1,290	1,583	23%

Data 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Source:

**Table 34 – Rent Paid**

Rent Paid	Number	%
Less than \$500	1,228	8.8%
\$500-999	1,889	13.5%
\$1,000-1,499	3,425	24.5%
\$1,500-1,999	5,350	38.2%
\$2,000 or more	2,090	14.9%

Rent Paid	Number	%
<b>Total</b>	<b>13,982</b>	<b>99.9%</b>

Data Source: 2016-2020 ACS

## Housing Affordability

**Table 35 – Housing Affordability**

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	480	No Data
50% HAMFI	1,849	365
80% HAMFI	5,844	1,535
100% HAMFI	No Data	4,379
<b>Total</b>	<b>8,173</b>	<b>6,279</b>

Data Source: 2016-2020 CHAS

## Monthly Rent

**Table 36 – Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$952	\$1,072	\$1,349	\$1,946	\$2,368
High HOME Rent	\$952	\$1,033	\$1,241	\$1,425	\$1,570
Low HOME Rent	\$756	\$810	\$971	\$1,122	\$1,252

Data Source: HUD FMR and HOME Rents 2020

### Is there sufficient housing for households at all income levels?

The current availability of housing units does not meet the needs of households at all income levels in Elk Grove. The problem is particularly acute for extremely low- and very low-income households. Despite efforts to invest in affordable housing, construction of new units affordable to lower-income households have never kept pace with demand. The same is true for the majority of California.

Ownership of housing is unattainable for all low-income households, even with substantial down payment assistance. Outside of subsidized affordable housing units, rental housing is also financially out of reach for low-income households.

### How is affordability of housing likely to change considering changes to home values and/or rents?

Without a sustained economic recession or depression, such as the one that reduced home prices to affordable levels around 2010, affordability of housing is unlikely to improve. Over the last several years, both sales prices and rents have continued to rise, though in the last year or so there has been some stabilizing of rents.

Continued unaffordability is likely to be driven by several factors:

- Strong demand for housing. Home sales remain steady and rental vacancy rates are low.
- Material and labor shortages. While home sales and rents indicate strong demand for new housing, developers are limited by a shortage of construction materials and a limited pool of construction labor. Many construction workers exited the field after the recession of the early 2010s and they did not return as construction picked up.
- High land costs and development fees. Land prices have increased in line with home sales prices, and development fees remain a significant portion of new construction costs.
- Emphasis on large lot single-family homes. Developers tend to build homes with the largest profit margins. Given the limits placed on homebuilding by construction material and labor shortages, developers in Elk Grove have concentrated on larger single-family homes and other types of projects with high rates of return, such as assisted living projects. In the absence of other incentives, projects with lower rates of return, such as lower-end market-rate apartments and small single-family homes are not likely to get built until the market for more profitable types of housing has been saturated.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

According to ACS data provided by HUD (2020 5-year estimates), gross median rent for Elk Grove was \$1,734. Rent was \$1,045 for one-bedroom units, \$1,431 for two-bedroom units, \$1,780 for three-bedroom units, and 2,161 for four-bedroom units. For one-, three- and four-bedroom units, these rents are lower than fair market rents, but rents at all levels are higher than the high HOME rent. Since 2020, rents at Elk Grove have increased dramatically, so this data does not accurately reflect the current state of Elk Grove’s rental market.

Rising rents in the City will put additional pressure on the housing market, which is currently focused primarily on creating new for-sale housing and little market-rate rental housing. The City will need to continue working to preserve existing affordable housing and create new affordable housing, using HOME funds and other sources as they become available.

**Discussion**

The cost of housing can be a serious challenge for lower-income households, which are often forced to spend more than 30 percent of their gross income on housing costs due to market factors, including availability, average rents, mortgage costs, and property taxes and assessments. The challenges that households face vary in severity by income level, but share common themes:

- Homeownership is firmly out of reach. Even with down payment assistance of \$60,000, lower-income households cannot afford to purchase homes in Elk Grove.
- Market-rate rental housing is increasingly unaffordable, and lower-income households face challenges paying deposits and competing with households with better credit and income history.
- Affordable housing has very low vacancy rates, little turnover, and extremely long waitlists. A lower-income household getting on the waitlist today faces potentially a two- to three-year wait for a unit to become available. During outreach, some residents reported being on waitlists for more than 4 years.
- Households with negative credit or rental history are unlikely to find quality housing. This is a significant barrier to many households experiencing homelessness. The City must focus on creating new housing resources to support those households unlikely to be served by market-rate housing. Needs include the following:
  - More extremely low-income and very low-income units. These units should have supportive services provided on-site.
  - More housing for the elderly, especially those with low incomes.
  - More affordable housing for families, especially large families.
  - Increased housing options for individuals and families exiting homelessness.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section reviews the physical condition of housing within Elk Grove, including the estimated prevalence of lead-based paint.

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

A property in “substandard condition” means any dwelling unit that contains a circumstance that endangers the life, limb, health, property, safety, or welfare of the public or the occupants. The conditions, that make a property a “substandard dwelling,” are defined in detail in Chapter 16.20.200 and 16.20.350 of the Elk Grove Municipal Code.

For the purposes of the CDBG program, “substandard condition but suitable for rehabilitation” means that the cost of remedying all substandard conditions plus the current value of the property does not exceed the after-rehabilitation value of the property.

### Condition of Units

**Table 3 - Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,940	25%	6,450	46%
With two selected Conditions	295	1%	580	4%
With three selected Conditions	30	0%	40	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	29,370	74%	6,925	49%
<b>Total</b>	<b>39,635</b>	<b>100%</b>	<b>13,995</b>	<b>99%</b>

Data Source: 2016-2020 ACS

### Year Unit Built

**Table 4 – Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	18,315	46%	6,620	47%
1980-1999	17,680	45%	5,910	42%
1950-1979	3,320	8%	1,410	10%
Before 1950	315	1%	49	0%
<b>Total</b>	<b>39,630</b>	<b>100%</b>	<b>13,989</b>	<b>99%</b>

Data Source: 2016-2020 CHAS

## Risk of Lead-Based Paint Hazard

**Table 5 – Risk of Lead-Based Paint**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,635	9%	1,459	10%
Housing Units build before 1980 with children present	9,405	24%	6,190	44%

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

## Vacant Units

The City does not maintain data on the rehabilitation status of vacant units, abandoned properties, and/or REO properties.

**Table 6 - Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

## Need for Owner and Rental Rehabilitation

*Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.*

Structures built at least 30 years ago (1994), are expected to need repairs, whether minor or major. Most of Elk Grove's homes are relatively new. Only 3,635 were built prior to 1980, fewer than 400 (about 1 percent of the City's housing stock) were built before 1950. High home prices and low interest rates in recent years resulted in many homeowners undertaking improvements using home equity lines of credit or other means. For many years the City offered a homeowner rehabilitation program, which, despite extensive marketing, generated little interest from qualifying homeowners. Many homeowners struggled with gathering and submitting the necessary income verification documentation, leading to delays or incomplete applications. Additionally, securing contractors willing to take on small-scale rehabilitation projects was often difficult, as many prefer larger, more lucrative jobs.

The primary housing condition affecting units within Elk Grove is a cost burden greater than 30 percent (or, in some cases, greater than 50 percent), which is common among both owners and renters. This indicates that many low-income households will have little funding available for repairs after paying mortgages or rent. While major repairs are the landlord's responsibility for rental units, homeowners are solely responsible for their own repairs. Many homeowners have few resources to address a leaky roof, broken HVAC system, or non-operational hot water heater.

### **Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards**

An estimated 24 percent of homes built between 1960 and 1977 contain lead-based paint. The share rises to approximately 70 percent for homes built between 1940 and 1959, and 87 percent for those built before 1940. On average, about 51 percent of homes constructed before 1978 are likely to contain lead-based paint. Based on these estimates, approximately 1,854 owner-occupied and 744 rental homes in the City may have lead-based paint hazards. Considering that 21 percent of owners and 48 percent of renters are low-income, an estimated 389 owner-occupied and 357 rental units occupied by low-income households are at risk for lead-based paint hazards.

The actual risk of lead-based paint hazards is likely somewhat lower. Homes in Elk Grove are generally well-maintained, which reduces the risk of lead-based paint hazards through chipping or deteriorating paint. Additionally, high home values led many property owners to make improvements in the mid-2000s and mid- to late-2010s, and these improvements would likely have encapsulated lead-based paint, if not removed it entirely.

### **Discussion**

Housing units in Elk Grove are generally in good condition. Much of the City's housing stock is newer, with about 91 percent of units built since 1980 and over 48 percent built since 2000. There is no significant difference in the age of ownership and rental housing stock. The high home prices, easy credit of the mid-2000s, and low interest rates of the 2010s led many property owners to make significant improvements. The primary need for rehabilitation is to assist homeowners in dealing with unforeseen repairs, but the City's efforts to offer financial assistance for such repairs have not been successful due primarily to lack of contractor interest.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City does not own or operate any public housing. The Sacramento Housing and Redevelopment Agency (SHRA) owns and operates three complexes within Elk Grove, with a total of 46 units. The numbers in Table 41 include totals for SHRA, which serves all of Sacramento County.

Elk Grove has 3,069 affordable housing units. 2,071 of those affordable units were assisted by federal, state, and/or local funds.

### Totals Number of Units

**Table 7 – Total Number of Units by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,047	11,657	489	11,168	581	0	706
# of accessible units									
<b>*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

SHRA manages the Public Housing program on behalf of the City and County of Sacramento and assists low-income families by providing 1,900 affordable housing units which are rented out to eligible tenants at affordable rates. These housing units consist of a variety of apartments, duplexes and single-family homes.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

SHRA owns and operates three public housing developments within Elk Grove, with a total of 46 units. No new public housing developments are planned in Elk Grove. City inspections of the exterior of the properties indicate they are in fair condition. Internal inspections were not performed by the City, but SHRA is required to inspect units regularly to ensure they meet housing quality standards.

## Public Housing Condition

SHRA manages the three public housing developments and conducts regular inspections of the units and overall property. The City does not have access to their inspection scoring and does not have any control over the property conditions beyond enforcing the City Municipal Code, which generally consists of health and safety matters.

**Table 8 - Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Ashley Apartments (9205 Elk Grove Boulevard)	Unknown
Unnamed (9240 Bruceville Road)	Unknown
Unnamed (9353 Elk Grove-Florin Road)	Unknown

### **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Based on an exterior inspection of the units, the public housing units at all three complexes are reasonably well-maintained and not in need of major upgrades at this time. Repairs and rehabilitation are the responsibility of SHRA.

### **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

SHRA continues to provide quality housing and services to low-, very low-, and extremely low-income households. Strategies pursued by SHRA as outlined in their Five Year PHA Plan were successful and allowed the housing authority to meet their mission to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. Goals and objectives that will enable SHRA to serve the needs of low-, very low-, and extremely low-income families:

- Maximize the current resources for housing programs
- Increase the inventory of affordable housing units
- Improve the Public Housing Assessment System Score to achieve a high performer score
- Improve the quality of assisted housing
- Provide an improved living environment
- Encourage self-sufficiency
- Increase assisted housing choices
- Promote self-sufficiency and asset development of assisted households
- Ensure equal opportunity and affirmatively further fair housing

For more information on the steps SHRA is taking to achieve each of those goals, please visit their Consolidated Plan and/or their Five Year PHA Plan.

**Discussion:**

Elk Grove contains few units of public housing, which are generally in fair condition. SHRA, which oversees the public housing, has policies in place to inspect units, perform regular maintenance, and offer support to households attempting to achieve self-sufficiency. SHRA also aims to improve the Public Housing Assessment System score to achieve a high performer rating, expand housing choices for assisted households, promote asset development, and ensure equal opportunity while affirmatively furthering fair housing.

## MA-30 Homeless Facilities and Services – 91.210(c)

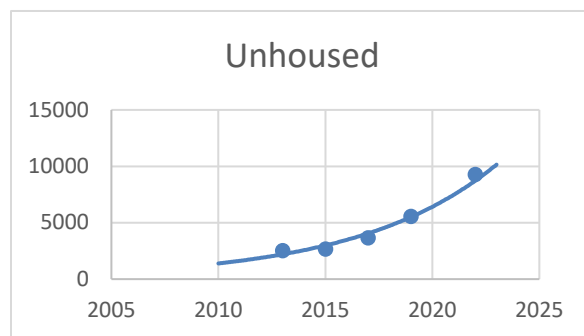
### Introduction

Rising rents have correlated with an increase in the number of unhoused individuals on the streets, so with rents continuing to increase, the City anticipates needing more facilities and services to accommodate the unhoused as the state’s housing crisis continues.

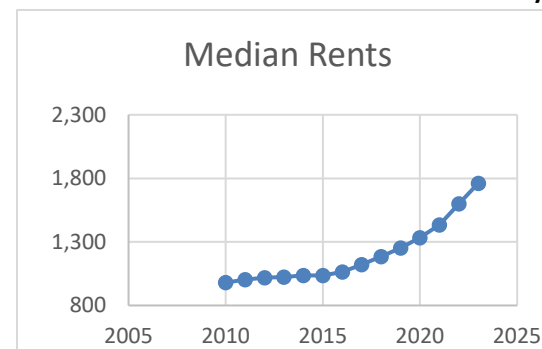
Elk Grove has a limited number of facilities for homeless persons. The City opened a year-round shelter in late 2024 which houses 30 unhoused guests with five additional emergency beds. The City has three transitional houses, two of which serve families with minor children while the other serves primarily adults. Each house provides temporary housing for homeless households who, with assistance, are likely to be able to obtain permanent housing within a six- to 18-month timeframe. Each transitional house employs one on-site manager. The City is in the process of soliciting proposals from qualified service providers to provide property management and resident services to the three transitional housing properties, along with four properties offering permanent housing to people experiencing homelessness.

In addition to transitional housing, Elk Grove employs two Homeless Services Navigators who provide homeless navigation services, assistance into the City’s year-round sheltering program, and food and clothing resources.

**Table C: Number of Unhoused in Sacramento County**



**Table D: Median Rents in Sacramento County**



Data Source: 2010-2024 PIT Count & 2010-2024 ACS data

**Facilities and Housing Targeted to Homeless Households**

**Table 9 - Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	8	0	0
Households with Only Adults	30	5	5	12	7
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	8	0	40	0	0

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Elk Grove employs two Homeless Services Navigators, who work full-time to connect people experiencing homelessness with resources, including housing, medical benefits, ID services, food and clothing resources, free or low-cost phones, and a variety of other social services. The Navigators also provide transportation to services, when necessary.

Elk Grove HART provides mentoring to residents of the City's two transitional houses, helping residents effectuate case management plans and access mainstream resources and benefits, including job training, employment assistance, childcare, and general welfare benefits.

Elk Grove Food Bank Services also provides many services that benefit homeless households, including the following:

- Food and clothing resources;
- CalFresh (SNAP) enrollment;
- Connections to medical services; and
- Case management.

The Homeless Service Navigators, Elk Grove HART, and Elk Grove Food Bank Services provide referrals to other services available in Sacramento County, including mental health, medical/dental health, substance abuse treatment, benefits, and financial assistance.

Beyond those services offered locally most services that benefit homeless persons are in Sacramento. Travel for persons without access to a personal vehicle can be difficult, as public transportation often involves multiple connections or is too costly for persons with minimal income. As such, our Homeless Service Navigators provide bus passes and/or transportation to unhoused individuals when appropriate and necessary.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The City offers transitional and permanent housing for individuals and families, and supports a year-round homeless shelter operated by The Gathering Inn. Transitional housing serves families with children and individuals/couples, including those who are veterans and chronically homeless. The year-round shelter serves individuals, many of whom are chronically homeless.

Many additional resources for persons experiencing homelessness exist in Sacramento County, with resources generally concentrated in the City of Sacramento. Through the City's Homeless Services Navigators, people experiencing homelessness are enrolled in the Homeless Management Information System (HMIS). They are also entered into the Sacramento County coordinated entry system (sometimes called the "community queue"), which is the access point for permanent supportive housing. The coordinated entry system prioritizes highly vulnerable populations, including the chronically homeless, and make connections to veteran-specific resources where possible. The Homeless Services Navigators also work with Sacramento County Department of Human Assistance to enroll families in resources specific to their needs, including family shelters, motel voucher programs, and CalWORKS.

There is a moderate level of need for additional homeless facilities, including facilities or services for chronically homeless adults, households with children, and for foster youth aging out of the system.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Special needs populations often have an increased need for housing, services, and facilities. In Elk Grove, the special needs populations with the most significant numbers are the elderly (including frail elderly), persons with disabilities, and foster youth aging out of the system.

Special needs populations often benefit from supportive housing, which is a combination of housing and services intended to help people live more stable, productive lives. Supportive housing is widely believed to work well for those who face the most complex challenges and is coupled with such social services as job training, life skills training, substance abuse programs, educational programs, and case management.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Supportive housing is needed by several populations:

- Elderly persons (including the frail elderly) and persons with physical or developmental disabilities need in-home supportive services, often with tasks related to daily living, such as cleaning and meal preparation.
- Foster youth aging out of the foster system need life skills training, job training, and educational programs.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Legislation at the state level in recent years has focused on care transitions for people exiting mental and physical health institutions. Hospitals and health facilities are no longer allowed to release patients to homelessness and must ensure exiting patients have a safe place to go. In practice, this is not always implemented perfectly, since there continues to be a lack of adequate supportive housing. However, regionally many public and private partners have funded facilities for respite or interim care, and there are fewer incidences of patients being released to homelessness or dropped off at shelters that may or may not have available beds.

Sacramento Steps Forward, a regional nonprofit, oversees Sacramento County's Continuum of Care, which covers Elk Grove. The Continuum of Care includes many permanent supportive housing programs, some of which are designed for persons with mental or physical health issues. All permanent supportive housing includes case management.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

During the Plan period, the City will continue to complete accessibility improvements along public sidewalks to better serve residents with mobility challenges. These improvements will help create a safer and more accessible environment for individuals with disabilities, elderly, and others with special needs who are not homeless. In addition to infrastructure upgrades, the City will actively explore and pursue various strategies to address the broader housing and supportive service needs of these populations. Planned activities include supporting the development and preservation of affordable, accessible housing options and enhancing connections to supportive services.

The City will also maintain and strengthen collaboration with community partners, including nonprofits, service providers, and regional agencies, to identify gaps in services and coordinate efforts to expand resources. By leveraging these partnerships, the City aims to improve access to housing, increase the availability of supportive programs, and promote independent living for residents with special needs.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

In the 2025-2026 fiscal year, the City will continue to fund several nonprofits that provide a range of supportive services, including meals for homebound elderly, housing counseling to persons who are homeless or at risk of becoming homeless, and case management, among other services.

The City will also look to use its Affordable Housing Fund and HOME funds to support the development of new housing, with emphasis on rental housing serving extremely low-income and very low-income households.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City identified public policy factors that are barriers to affordable housing in the process of drafting its 2021-2029 Housing Element update, which was incorporated into Chapter 4 of the City's General Plan. Notable barriers include:

- Land use controls, which determine zoning designations and includes the availability of land suitable for multi-family development.
- Residential development standards, which control the type, location, and density of residential development. Parking requirements, building setbacks, height limits, and open space requirements are essential to ensuring the City remains a safe and enjoyable place to live, but may constrain the density at which land is developed.
- Design guidelines, which control the appearance of new developments, may increase the cost of building new housing.
- Site improvement, development impact, and processing fees. These fees can add significantly to developing new housing. Developers must often pay for new roadway, sewer, water, and park facilities, along with other fees.
- Permit and approval process. In addition to the cost of fees, the amount of time required to process them varies by project, and the developer generally must pay holding costs, such as property taxes, during this time.
- Provision for a variety of housing types, which encourages different forms of housing but does not guarantee affordability. For example, market value condominiums or townhomes are typically less affordable to low-income households than subsidized apartment complexes.

Affordable housing built in the City in the last several years has in some cases required substantial gap financing from the City. However, three affordable housing projects have moved forward without City subsidy in the past five years, indicating an easing of financing barriers for affordable multifamily projects.

## **MA-45 Non-Housing Community Development Assets – 91.215 (f)**

### **Introduction**

Elk Grove’s economic development activities in recent years have focused on bringing high-quality jobs to the City. The majority of the City’s residents commute to work outside Elk Grove.

The City’s General Plan contains a chapter on Economy and the Region (Chapter 5) that sets forth long-term economic goals, including for:

- A diverse and balanced mix of land uses
- More residents employed locally
- Successful local businesses
- A new regional employment center
- Strong interagency coordination on economic development efforts
- Regional mobility and infrastructure to support the local economy

### **Economic Development Market Analysis**

Most of Elk Grove’s residents work in Education and Health Care Services (23 percent of all workers), Retail Trade (12 percent), and Arts, Entertainment, and Accommodations (14 percent). Many workers in these and other sectors commute to places of employment outside Elk Grove. Local jobs are concentrated in Retail Trade (22 percent), Arts, Entertainment, and Accommodations (21 percent), and Education and Health Care services (20 percent).

HUD provided data for Sacramento County indicates an unemployment rate of 5.53 percent in 2020. More recent data from the American Community Survey (2023 5-year estimates) identifies an unemployment rate of 6.7 percent, which is a more accurate representation of the current economy.

Note: In 2021, the unemployment rate was as high as 8.3 percent following the economic fallout spurred by the Covid-19 global

pandemic. The economy has continued to improve following its' effects.

**Business Activity**

**Table 10 - Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	845	54	2	0	-1
Arts, Entertainment, Accommodations	7,262	6,240	14	21	7
Construction	3,167	1,974	6	7	1
Education and Health Care Services	12,336	6,144	23	20	-3
Finance, Insurance, and Real Estate	3,207	1,066	6	4	-2
Information	1,120	272	2	1	-1
Manufacturing	3,084	1,567	6	5	-1
Other Services	2,213	1,434	4	5	1
Professional, Scientific, Management Services	4,989	1,821	9	6	-3
Public Administration	0	0	0	0	0
Retail Trade	6,517	6,590	12	22	10
Transportation and Warehousing	1,967	718	4	2	-1
Wholesale Trade	2,154	332	4	1	-3
<b>Total</b>	<b>48,861</b>	<b>28,212</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Data Source:** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

**Table 11 - Labor Force**

Total Population in the Civilian Labor Force	86,665
Civilian Employed Population 16 years and over	81,860
Unemployment Rate	5.53
Unemployment Rate for Ages 16-24	12.37
Unemployment Rate for Ages 25-65	3.30

Data Source: 2016-2020 ACS

**Table 12 – Occupations by Sector**

Occupations by Sector	Number of People
Management, business and financial	24,745
Farming, fisheries and forestry occupations	3,400
Service	8,100
Sales and office	17,555
Construction, extraction, maintenance and repair	3,855
Production, transportation and material moving	3,335

Data Source: 2016-2020 ACS

## Travel Time

**Table 13 - Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	34,606	47%
30-59 Minutes	29,813	41%
60 or More Minutes	8,689	12%
Total	73,108	100%

Data Source: 2016-2020 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

**Table 14 - Educational Attainment by Employment Status**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,675	370	2,995
High school graduate (includes equivalency)	10,120	595	4,595
Some college or Associate's degree	27,725	1,460	5,415
Bachelor's degree or higher	28,370	615	5,690

Data Source: 2016-2020 ACS

Educational Attainment by Age

**Table 15 - Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	562	865	1,188	1,524	2,961
9th to 12th grade, no diploma	1,248	71	1,029	1,596	1,294
High school graduate, GED, or alternative	5,676	2,826	4,090	7,417	5,227
Some college, no degree	5,050	4,295	5,546	10,898	6,145
Associate's degree	465	1,927	4,005	4,511	2,785
Bachelor's degree	2,195	5,773	6,420	12,797	5,664
Graduate or professional degree	45	2,081	4,257	6,314	2,804

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

**Table 16 – Median Earnings in the Past 12 Months (25 and older only)**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	28,123
High school graduate (includes equivalency)	43,085
Some college or Associate's degree	55,300
Bachelor's degree	77,270
Graduate or professional degree	102,730

Data Source: 2016-2020 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Elk Grove's economy is somewhat diverse, with no one sector dominating the share of workers or jobs. The top three industries with the highest proportions of workers and share of jobs in 2020 are Education and Health Care Services, Retail Trade, and Arts, Entertainment, and Accommodations (see Table 45, above).

**Describe the workforce and infrastructure needs of the business community:**

According to the City's 2019 Employment Dynamics Report, at the end of 2018 the City had 54,627 jobs at 9,577 business establishments. Between 2015 and 2018, the City added 1,139 businesses (net of known losses). Over the same period, the City added 8,598 jobs (net of known losses). At the end of 2018, Elk Grove's 25 largest employers employed approximately 32 percent of the City's total employment base. The number of employees in these establishments grew from about 14,000 to 17,600 employees in 2018.

Elk Grove was impacted by the national housing and banking crisis known as the Great Recession in the late 2000s, like other communities in California and throughout the country. From an employment standpoint, however, Elk Grove was impacted only modestly.

By the early 2010s, the local economy began to recover from the recession. Elk Grove added 11,499 jobs and 2,705 businesses between 2009 and 2013. The largest employers are a mix of public and private entities, including educational institutions, healthcare institutions, major retailers, and technology companies.

Elk Grove's jobs/housing ratio was approximately 1:1 in 2018. There was a considerable rise in the jobs-housing ratio in the years following 2010, largely due to Apple and Elk Grove Unified School District expansions.

Since the 2019 Employment Dynamics Report, the Covid-19 pandemic had the ancillary effect of an increase in hybrid and remote work. 23 percent of workers were doing hybrid work pre-pandemic, but as of 2024, that number had increased to 43 percent. 14 percent of workers worked entirely remotely pre-pandemic, but that number increased to 32 percent in 2024. As such, a greater number of residents have the option to work in Elk Grove as opposed to commuting elsewhere in the region.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Elk Grove is an affordable and business-friendly location for companies to grow in or relocate to within an emerging major metropolitan region with excellent access and proximity to the Bay Area and to neighboring states. The City intends to continue building on and marketing these strengths, and implementing strategies to grow, diversify, and balance the economy with increased employment, entertainment, recreation, and housing opportunities. Strategies to achieve the vision for economic vitality require a focus on the following objectives, as identified in the goals and policies included in the Economy and the Region chapter of the General Plan adopted in February 2019:

- Establishing land use policies, regulations, programs, and incentives that encourage desired development at appropriate locations.
- Attracting new businesses in targeted industries, in accessible employment centers throughout the City.
- Retaining and expanding existing businesses.
- Developing an entrepreneurial and startup culture and ecosystem in which small businesses can launch and thrive.
- Developing needed and enhanced lifestyle amenities (retail, restaurants, entertainment, recreation, and civic facilities).
- Developing increased hospitality and visitation assets to foster increased business and personal travel to the City.
- Attracting companies that more closely align with resident skills and work choices.
- Maintaining low resident unemployment by increasing available local jobs that align with resident skills, wages, and work choices; connecting resident workers with regional workforce services and local employers; and assisting Elk Grove companies with their hiring needs.
- Increasing the City's jobs/housing ratio while providing a greater diversity of housing options.
- Building critical public and private infrastructure and utilities to serve employment centers.
- Coordinating effectively with neighboring jurisdictions, regional agencies, and service providers on economic development matters.

Transportation infrastructure and transportation choices are major determinants for regional and local economic success. The City will work to ensure that the transportation network and related infrastructure serve the economic needs of the local community and region. To this end, the City's General Plan contains the following strategies:

- Policy RC-3-1: Integrate economic development and land use planning in Elk Grove with planning for regional transportation systems.
- Policy RC-3-2: Ensure that decisions regarding transportation between regions result in benefits to the Elk Grove community, including decisions regarding regional roadways, airport, port, and passenger and freight rail services.
- Policy RC-3-3: Coordinate and participate with the City of Sacramento, Sacramento Area Council of Governments, Sacramento County, the Capital SouthEast Connector Joint Powers Authority, Caltrans, and other regional and local agencies on roadway improvements that are shared by the jurisdictions in order to improve operations, including joint transportation planning efforts, roadway construction, and funding.
- Policy RC-3-4: Advocate for fixed-route transit service in Elk Grove as part of a coordinated regional network designed and routed to serve Major Employment Centers, employment, residential, and shopping centers, and colleges and universities.
- Policy RC-3-5: Identify and advocate for future, as yet unknown or fully developed, transportation technologies that would be of benefit to Elk Grove and surrounding regions.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Elk Grove starts from a position of strength—over 91 percent of the City's residents had at least a high school education and 39.6 percent had a bachelor's degree or higher. The supply of well-educated workers is in part due to the region's universities: UC Davis, Sacramento State, and the University of the Pacific. The region also requires and rewards more education and training in the labor market. Despite the existing supply of college-educated workers, earnings growth data suggests that the demand for employees with a college education exceeds supply.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Sacramento region offers a wide range of services for new and expanding businesses to recruit and train highly skilled employees. From customized vocational training to prestigious

graduate-level university programs, the Sacramento region provides employees with the workforce development tools and higher education resources they need to succeed.

### **Universities, Colleges, and Trade Schools:**

- Sacramento State University. Sacramento State has nearly 30,000 students and a highly knowledgeable faculty, with 98 percent of full-time professors holding the highest degree in their fields. Each year, its seven colleges award 6,500 degrees to students who pick from 58 undergraduate majors and 41 master's degrees, six post-baccalaureate certificates, and two doctoral degrees.
- University of California, Davis. UC Davis is one of the nation's top public research universities. It offers 100 undergraduate majors and 90 graduate programs in four globally respected colleges: Agricultural and Environmental Sciences, Biological Sciences, Engineering, and Letters and Science. The 32,000- student, 5,300-acre main campus is a 20-minute drive from downtown Sacramento. In 2013, UC Davis was ranked the No. 1 university in the world for teaching and research in agriculture and forestry.
- Los Rios Community College District is one of the nation's most respected learning institutions and the second largest community college district in California. Los Rios serves the greater Sacramento region with four comprehensive campuses and several outreach centers. Their colleges offer AA/AS degrees, certificates, and transfer education opportunities in more than 70 career fields.

### **Numerous Private Educational Institutions:**

- Embry-Riddle Aeronautical University
- Lincoln Law School
- University of the Pacific, McGeorge School of Law
- University of San Francisco – Sacramento Branch
- University of Southern California, Price School
- Nearly 30 more higher education and vocational schools throughout the region

### **Workforce Development and Training:**

The Elk Grove Economic Development Department helps to make business expansion or relocation easy.

The Sacramento Employment and Training Agency (SETA) helps the County achieve their workforce development and training goals. SETA is an effective force in connecting people to jobs, business owners to quality employees, education and nutrition to children, assistance to refugees, and hope to many Sacramento area residents.

The Elk Grove Workforce Readiness Certification Program involves career counseling as well as job placement and retention bonus for those able to complete and graduate the program. This program used to be federally funded through the American Rescue Plan Act. It is still something that the City provides, although it has shifted to be more focused on business-related training residents on an ad-hoc basis for businesses with large employment gaps.

**Resources and Partners:**

- Sacramento Works. The Sacramento Works Job Center and Training Center System provides resources and services to employers and job seekers in Sacramento County. Services, resources, workforce development sector strategies, training programs, and services to employers are provided by the staff of the Workforce Development Department of the Sacramento Employment and Training Agency, the Employment Development Department and over 40 community workforce development partners.
- California Employment Training Panel (ETP). Certain types of businesses that face out-of-state competition or are expanding in or relocating to the state are eligible for ERP funds to offset the cost of job skills training for current and new employees. ETP also has an agreement with the California Energy Commission to utilize American Recovery and Reinvestment Act funding to offer targeted training for jobs related to energy efficiency, water efficiency, and renewable energy.
- California Employment Development Department (EDD). Employers can enter job listings, browse resumes, and find qualified workers through EDD's CalJobs system and participate in work sharing programs that prorate unemployment insurance benefits to workers whose hours and wages are reduced. EDD also provides training subsidies and layoff transition assistance in partnership with OneStop Career Centers.
- Workforce Investment Boards (WIBs). Businesses can utilize the WIB-operated One-Stop Career Centers and business services for job posting and recruitment assistance, resources on operating a business and workplace laws, customized training programs, access to labor market data, downsizing/lay-off assistance, and information on various financial incentives. Many WIBs also provide special incentives for hiring youth (ages 16 to 21) such as tax credits, screening, and basic training.
- California Department of Industrial Relations (DIR). Employers can access trained and experienced workers in a specific set of occupations through the DIR Division of Apprenticeship Standards.
- UC Davis Extension. Employers can access resources through the UC Davis Extension to assist with educational needs assessment, instructional design, educational delivery (in person and online), custom training, facilitation, and program evaluation.

- California Small Business Development Centers (CBDC). Existing small businesses and new entrepreneurs can receive no-cost business consulting, management training, and technical assistance through the network of Northeastern California Small Business Development Centers. Service centers in the Sacramento Region are housed at the Los Rios Community College District, Sierra College, and the Yuba Community College District.
- Sacramento State Center for Small Business (CSB). Small Businesses and non-profits can request free technical management assistance from the Sacramento State CSB in areas such as marketing/sales, accounting, financial management, information systems, production and operating systems management, and business.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

The City does not currently participate in a CEDS.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

N/A

**Discussion**

The City is actively engaging in efforts to increase local jobs, so that residents have the option of working close to home. Certain skill sets are needed to staff new local jobs. There may be opportunities for new businesses to work with local service providers to encourage job training related to meeting their needs.

The City's General Plan and Economic Development Department have extensive information on the City's economic goals and objectives, and the strategies being implemented to achieve them.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The most common housing problem in the City is cost burden (paying more than 30 percent of gross income toward housing costs). This problem is largely a factor of high home prices and rents, which are consistent throughout the City.

Relatively few Elk Grove households suffer from other housing problems, such as lack of kitchen or bathroom facilities or overcrowding.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Elk Grove is a diverse and integrated community in terms of racial/ethnic characteristics and household income. There are no racial/ethnic concentration and areas of poverty concentration (R/ECAPs) areas in Elk Grove.

For the purposes of this Plan, "concentration" is defined as the following, consistent with HUD's guidelines for the definition in fair housing analyses:

- A "minority area" (also known as a racially/ethnically-impacted area) is any neighborhood or Census tract in which: 1) The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market areas; 2) The total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities in the housing market areas as a whole; or 3) If a metropolitan area, the total percentage of minority persons exceeds 50 percent of its population.
- The "housing market area" is the region where it is likely that renters and purchasers would be drawn for a particular housing project. Generally, the housing market area is the county.
- A racially concentrated area of poverty is a Census tract that has family poverty rates exceeding 40 percent and a more than 50 percent minority concentration.

As discussed in the Regional AI, low-income households and residents belonging to a racial/ethnic minority are more affected by housing problems. The Regional AI used HUD-provided maps and data from the Affirmatively Furthering Fair Housing Tool to evaluate neighborhoods that are more affected by housing problems, concentrated poverty, and access to opportunity, along with an analysis of the populations living in such neighborhoods.

**What are the characteristics of the market in these areas/neighborhoods?**

N/A

**Are there any community assets in these areas/neighborhoods?**

N/A

**Are there other strategic opportunities in any of these areas?**

N/A

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Based on available data from the Federal Communications Commission, 100 percent of Elk Grove residents have access to three or more broadband internet services providers in their area and 98 percent of residents have access to four or more providers. According to 2018-2023 ACS data, in Elk Grove 98.7 percent of Households had a computing device and 96.8 percent had a broadband internet subscription.

Through the community engagement process, most residents reported having broadband internet at home, although several identified barriers such as accessibility due to cost; and poor service and slow connections. Outreach to homeless individuals, elderly, and low-income residents revealed a higher rate of no internet access, with affordability identified as the primary barrier, while some also cited a lack of interest.

Countywide, 82 percent of households have a desktop or laptop computer and 87 percent have a smartphone—higher than the US overall. Seventy-six percent of households have broadband access by cable, fiber, or DSL and 89 percent have some type of broadband access—10 percent only have internet through their cellular data plan. However, ACS data indicates that access is much lower for low- and moderate-income households. In Sacramento County, just 2.5 percent of households earning \$75,000 or more per year are without any internet subscription compared to 19.2 percent of households earning less than \$20,000 per year and 7.6 percent of households earning between \$20,000 and \$75,000 per year. While these numbers still aren't as high as the City would like them to be, they are trending in the right direction as there is a decline in the number of households without internet access following the COVID-19 pandemic.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

As the number of broadband services subscribers and users rises, there will subsequently be an increase in the number of service providers in the jurisdiction. With an increase in service providers, increased competition will more than likely be a direct result. The City will continue to support the community's access to broadband services and will do its best to facilitate a smooth integration of broadband service providers, while supporting a healthy level of competition among providers.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

In recent decades human-caused climate change and its impacts have been a growing concern for the State and its residents. Climate change is a global phenomenon and can lead to significant fluctuations in regional climates and weather patterns. While there is consensus that global climate change is occurring and that it is exacerbated by human activity, the specific timing, severity, and potential consequences of the climate change phenomena will be variable, particularly at the local level. However, the range of projected changes in temperature, precipitation, and other reasonably foreseeable physical changes can be characterized through the “downscaling” of climate change data, allowing for more detailed analysis of climate change impacts at the regional level.

Research suggests and recent annual weather conditions demonstrate that the State will experience hotter and drier conditions, reductions in winter snow and increases in winter rains, sea level rise, and an increased occurrence of extreme weather events. Such compounded impacts will affect economic systems throughout the State. 2024 was the hottest year on record for California. The average temperature for June, July, and August was 80.3 degrees, breaking the 2020 record of 79.3 degrees on average.

The City has prepared a Vulnerability Assessment (VA) that summarizes best estimates of likely future environmental conditions, based on local demographic projections and the most recently available scientific projections of future climate conditions, given current trends. While it is difficult to predict exactly how climate change will affect these community-specific issues, it is important to be aware of the general risks and implement mitigation strategies according to local needs. The VA, contained in Chapter 12 (Technical Appendix: Vulnerability Assessment) of the Elk Grove General Plan is the technical basis for informing policies in Elk Grove General Plan Chapter 8, Services, Health, and Safety intended to assist the city in adapting to those identified future conditions. It complies with Section 65302 of the California Government Code, which requires every general plan safety element to include a vulnerability assessment identifying the risks that climate change poses and the geographic areas at risk from climate change impacts. The likely impacts to the State and Elk Grove are:

- Increased Rate of Wildfires;
- Negative Impacts on Wildlife;
- Heat Deteriorating Public Health;
- A Decreasing Supply of Fresh Water; and

- Increased Severity and Frequency of Flood Events.

More detailed analyses on and strategies for addressing these and other local impacts are covered within the City's General Plan, General Plan Environmental Impact Report and the Climate Action Plan available on the City's website.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The City's Climate Action Plan (CAP) demonstrates the City's commitment to reducing greenhouse gas (GHG) emissions consistent with State legislation. The City will reduce GHG emissions and adapt to climate change through the goals, measures, and strategies. These efforts will not only reduce GHG emissions, but create a healthier, more sustainable, and resilient community for all City residents and businesses.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City is adopting a five-year Plan for the Fiscal Years 2025-2026 to 2029-2030 (covering July 1, 2025 through June 30, 2030). This Plan sets the goals for allocating an estimated \$4,980,000 in CDBG funding and \$1,810,000 in HOME funds.

Elk Grove will use a need-based strategy, as opposed to a place-based strategy, over the course of the planning period. The City plans to continue identify the need for proposed projects on an annual basis through the collection of data (quantitative and qualitative) during the application process. The City also plans to consult various City committees and service providers in determining the level of need for proposed activities.

Based on the needs assessment, housing market analysis, and public outreach, the City selected two key priorities for the Plan:

- Build healthy and inclusive communities; and
- Preserve and expand housing opportunities.

These priorities align closely with the City Council’s mission to “Provide exceptional services that enhance quality of life for our residents and promote a thriving economy in an efficient and cost-effective manner.”

Within those priorities, the City identified five main goals:

- Construct or upgrade public facilities;
- Expand homeless housing and services;
- Foster affordable housing;
- Improve accessibility; and
- Provide social services.

To address these goals, the City will fund a variety of activities benefiting extremely low-, low-, and moderate-income residents using funding from sources such as CDBG, HOME, the General Fund, Affordable Housing Fund, and other grants. Activities will include the construction of new affordable and transitional housing, emergency and transitional shelter, fair housing and landlord/tenant services, accessibility improvement projects, and support for nonprofits providing a wide range of social services. The City will partner with local and regional nonprofits

and affordable housing developers to implement many of these activities while some public improvement projects will be carried out by City staff and contractors. Additional project types may be perused as community needs evolve over the course of the Plan timeframe.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

**Table 52 - Geographic Priority Areas**

*Note: The City is not proposing any geographic area targeting. Table 52 (Geographic Priority Areas) is therefore not included.*

### **General Allocation Priorities**

*Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).*

Elk Grove will use a need-based strategy, as opposed to a place-based strategy, over the course of the planning period. In consultation with City staff, service providers, and community groups, no areas were identified as needing a high level of investment. Additionally, based on the most recent data available, the City does not have any areas where more than 51 percent of the residents are low-income, a common test for geographic targeting.

Certain types of projects, including affordable housing and accessibility improvements, were consistently ranked as a high priority. Given the difficulties that already exist in implementing these types of projects, it does not make sense to further limit them to a certain area within the City. Most of the services available in the City are open to all residents. As such, future CDBG and HOME allocations will be steered towards projects consistent with the Plan's Priority Needs and Goals as described in SP-25.

The City plans to continue identify the need for proposed projects on an annual basis through the collection of data (quantitative and qualitative) during the application process. The City also plans to consult various City committees, target populations, and service providers in determining the level of need for proposed activities.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

**Table 53 – Priority Needs Summary**

1	<b>Priority Need Name</b>	Build Healthy and Inclusive Communities
	<b>Priority Level</b>	High
	<b>Population</b>	Income Level: Extremely Low Low Moderate Family Types: Large Families Families with Children Elderly Homeless: Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Unaccompanied Youth Non-homeless Special Needs: Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	N/A
	<b>Associated Goals</b>	Construct or Upgrade Public Facilities Expand Homeless Housing and Services Improve Accessibility Provide Social Services
	<b>Description</b>	Foster safe, welcoming neighborhoods by expanding access to services, promoting public health, improving community facilities, and supporting programs that create opportunities for all residents to thrive.
	<b>Basis for Relative Priority</b>	Construct or Upgrade Public Facilities Expand Homeless Housing and Services Foster Affordable Housing Improve Accessibility Provide a variety of Social Services
2	<b>Priority Need Name</b>	Preserve and expand housing opportunities
	<b>Priority Level</b>	High

<b>Population</b>	Income Level: Extremely Low Low Moderate Family Types: Large Families Families with Children Elderly Homeless: Chronic Homelessness Individuals Families with Children
<b>Geographic Areas Affected</b>	N/A
<b>Associated Goals</b>	Foster Affordable Housing
<b>Description</b>	Protect and improve existing housing while creating new affordable options to meet the diverse needs of the community, ensuring that all residents have access to safe, stable, and affordable homes.
<b>Basis for Relative Priority</b>	Expand Homeless Housing and Services Foster Affordable Housing

**Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

**Table 54 – Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The tenant-based rental assistance program in Elk Grove is carried out by SHRA. In general, the factors affecting the use of funds are the availability of funds (which are impacted largely by decisions at the federal level), the willingness of landlords to accept TBRA vouchers, the stock of well-maintained rental housing, and fair market rent limitations. A lack of funding has heavily impacted the program as a pause has been placed on new voucher recipients.
TBRA for Non-Homeless Special Needs	The tenant-based rental assistance program in Elk Grove is carried out by SHRA. The factors affecting the use of funds for non-homeless special needs are like those for TBRA in general (as described above). In addition, the need of persons with special needs for accessible housing and proximity to transit and essential services can be further limiting.
New Unit Production	New unit production is affected by several factors, including most notably land and construction costs, including the costs of building materials and labor. Permit and processing fees also must be included in financial feasibility analyses. The availability of federal and state tax credits (and the individual competitiveness of projects) and interest rates for private financing are also factors. At the local level, the pace of new market-rate construction, which generates a fee the City uses to subsidize new affordable housing, plays a part. As such, the City plans to use HOME funds to support construction of new affordable housing units.
Rehabilitation	The cost of private financing affects small-scale single-family or multi-family rehabilitation decisions; when interest rates are low, property owners may prefer traditional financing that has few strings attached. The value of homes, and specifically the number of homeowners owing more on their homes than they are worth, limits the pool of owners who could receive a rehab loan. Rental property owners' willingness to accept the affordability restrictions of CDBG and other federal financing sources is also a factor.
Acquisition, including preservation	The availability of housing to acquire is a primary factor in Elk Grove, which has few market-rate rental properties in comparison with other jurisdictions in the region. Construction costs for rehabilitation and the availability of private and/or tax credit financing is also a factor. As such, the City plans to use HOME funds for site acquisition to support construction of new affordable housing units.

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The City anticipates continuing to receive CDBG and HOME funding throughout the Plan period. In addition, the City expects to generate funding for affordable housing through impact fees on new residential and nonresidential development, as well meet its community development and housing needs using the CSG program and Measure E revenue. The anticipated CDBG and HOME resources listed below are estimates based on level funding from HUD 2024-2025 allocations, as the allocations for 2025-2026 have not yet been approved at the writing of this draft Plan. Once final funding amounts are known, the Plan will be updated accordingly prior to adoption.

### **Anticipated Resources**

**Table 55 - Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

CDBG	public - federal	Acquisition Admin and Planning Economic Development Homeowner rehab Housing Public Improvements Public Services	982,758	88,358	260,868	1,331,984	4,000,000	<p>The City is a CDBG entitlement jurisdiction. The annual allocation and projected funding for the remainder of the Consolidated Plan period are estimates based on level funding from HUD 2024-2025 allocations, as future federal funding levels have not been determined at the writing of this Plan.</p> <p>The City has received \$88,357 in program income generated by loan repayments. This amount may increase throughout the term of the Plan depending on the amount of loan payments received.</p> <p>Prior year resources include unspent funds that will be used for public facility/infrastructure activities that improve accessibility.</p>
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HOME	public - federal	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	359,306	0	359,306	718,612	1,450,000	The City is a HOME participating jurisdiction. The annual allocation and projected funding for the remainder of the Consolidated Plan period are estimates based on level funding from HUD 2024-2025 allocations, as future federal funding levels have not been determined at the writing of this Plan.
General Fund	public - local	Public Services	562,313	0	0	562,313	2,250,000	The City allocates General Fund monies to support a variety of public programs offered by local and regional nonprofit organizations. Many nonprofits funded serve low-income residents, but that is not a requirement of the funding source.
Other Affordable Housing Fund	public - local	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new	90,000	0	0	90,000	360,000	The City collects an affordable housing impact fee on new residential and nonresidential development. These funds are set aside to satisfy HOME match requirements.

		construction Multifamily rental rehab New construction for ownership TBRA						
Other Measure E	public - local	Housing Public Services	500,000	0	0	500,000	4,000,000	The one-cent Transactions and Use (Sales) Tax, known as Measure E, was approved by voters in the November 8, 2022, election, and the collection of the tax began April 1, 2023. The City anticipates utilizing Measure E funding for efforts to address homelessness, a portion of which will be distributed through grants to nonprofit organizations.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The CDBG entitlement program does not have a matching requirement. However, when evaluating proposals for CDBG Subrecipient funding, the City considers the availability of matching or leveraged funds as a factor in determining funding recommendations. In addition, the City uses local funds to further support many of the organizations that receive CDBG funding, enhancing the impact of these programs.

HOME funds are subject to federal match requirements, which mandate a minimum 25 percent match in non-federal funds for every HOME dollar spent on affordable housing. The City intends to use funding from its Affordable Housing Fund to meet this requirement for HOME-assisted or HOME-eligible projects. The City expects to continue meeting future match obligations through its affordable housing strategy, which aligns with HOME Program guidelines. These guidelines allow for eligible matching contributions such as cash, below-market interest loans, fee waivers or deferrals, and the value of donated land used for affordable housing.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

As of the writing of this Plan, there are six City-owned properties that will be used to meet the housing needs of low-income households, including four properties for affordable housing complexes, one property planned for permanent shared housing, and a vacant parcel with an as-yet unidentified housing use. Developer partners for two of the City-owned sites (accommodating 326 new affordable units) will pursue design approval in program year 2025-2026. The City may use some CDBG and HOME funding to acquire land for affordable housing over the course of the planning period.

**Discussion**

The City attempts to maximize the use of all its available funding sources by encouraging projects that access private financing (grants, loans, and donations) or other federal or state funding resources, including tax credits. The City actively pursues available grants for housing and community development programs.

**SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

**Table 176 - Institutional Delivery Structure**

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Community Development - City of Elk Grove	Government	Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood improvements Public facilities Public Services	City of Elk Grove

**Assess of Strengths and Gaps in the Institutional Delivery System**

Elk Grove's CDBG and HOME funded programs are administered by the City's Community Development Department, where the lead is the Housing and Public Services Division. The City has two designated staff positions (Housing and Public Services Manager and Management Analyst II) to manage, implement, and monitor the programs and activities funded with CDBG and HOME funds. There are ample opportunities for regular coordination among City divisions, such as Planning, Code Enforcement, Public Works, Economic Development, Police Department, and the City's advisory committees. Additionally, Elk Grove benefits from working closely with several local and regional nonprofits that focus their efforts on target-income households.

The primary gaps in the delivery system relate to the lack of services for target-income households in Elk Grove. Although some services are in Elk Grove, many services are located outside Elk Grove, usually in Sacramento. The City's etran bus system connects with Sacramento Regional Transit, but many residents have noted that it is not convenient to get to Sacramento on transit due to the cost, transit schedule, location of transit stops, number of transfers, and length of trips.

Affordable housing developers and Community Housing Development Organizations (CHDOs) also serve a vital role in addressing community development needs. Unfortunately, they currently face adverse market conditions in a historically high-interest rate environment

coupled with tightening competition for federal and state tax credits, making it more difficult for developers and CHDOs to access financing. Many of these groups are also operating at or above capacity, further complicating their ability to address growing demand for affordable housing. As such, the City will continue to support these groups' efforts to secure funding from other sources, including HOME funds, as well as other state and federal programs.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

**Table 57 - Homeless Prevention Services Summary**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance		X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
Other			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Several community organizations in Elk Grove provide vital support services to individuals experiencing or at risk of homelessness. These organizations offer a range of assistance, including food and clothing distribution, case management, benefits assistance, free meals, and access to basic hygiene services. Their efforts complement the City's programs and help address the immediate and long-term needs of the homeless population.

Elk Grove Food Bank Services offers a range of social services to homeless residents, including case management, food and clothing assistance, and help obtaining benefits. Elk Grove HART works to connect homeless individuals to resources, provides mentorship, teaches budgeting skills, and assists with securing employment. The Gathering Inn operates a year-round shelter with 30 beds for unhoused adults and 5 emergency beds, and offers meals, case management, and support in accessing housing and other resources. Elk Grove United Methodist Church provides additional services, including a free meal program and a shower ministry, helping to address daily living needs and promote dignity among unhoused residents.

The City's Homeless Services Navigators conduct street outreach to identify homeless residents and assist with housing placement, connection to social services, counseling, advocacy, and transportation to essential services such as the Department of Motor Vehicles and Social Security Office. They are also responsible for vetting and referring clients to the shelter. Additionally, Sacramento Steps Forward coordinates the Sacramento County Continuum of Care, which includes Elk Grove, and offers further programs and resources for homeless individuals.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

One obstacle to meeting underserved needs is that the location of many available services is in the City of Sacramento. Transit limitations are also a deterrent to persons considering receiving services in Sacramento or other cities. Elk Grove works closely with the regional transit agencies to improve access, and there are several daily public transportation linkages between Elk Grove and downtown Sacramento. The City has also encouraged nonprofit agencies to operate satellite offices within Elk Grove. Additionally, the City's Homeless Service Navigators will transport individuals to Sacramento when the need arises.

The availability of many services at the Elk Grove Food Bank is a key strength of the City's service delivery system for homeless and special needs populations. Local services ensure that residents can remain in their own jurisdiction to receive services.

As noted throughout this Plan, the City has a shortage of available housing resources for homeless persons and extremely low-income households (many of which have special needs). While there are several constraints to meeting the needs of low-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. The City receives far more requests for funding than it can accommodate annually. Availability of funding limits locally provided services. In response to the level of need, the City has maintained its commitment to providing local funding to nonprofits in addition to the CDBG funds received. The City also supports nonprofits' efforts to raise private funds, in part through providing direct funding and in-kind services to special events, including fundraisers.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Elk Grove hopes to address these gaps by first identifying appropriate programs and services to provide in the City, then providing local services, facilities, and programs over time to assist target-income residents. The City continues to work closely with its nonprofit partners and new organizations interested in locating in Elk Grove to determine whether there are any funding resources or collaborative relationships (e.g. shared space) that would facilitate greater local service provision.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

**Table 58 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construct or Upgrade Public Facilities	2025	2030	Non-Housing Community Development	N/A	Build Healthy and Inclusive Communities	CDBG: 1,025,364	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
2	Expand Homeless Housing and Services	2025	2030	Non-Housing Community Development	N/A	Build Healthy and Inclusive Communities	CDBG: \$156,620 Other – Measure E: \$175,000	Homeless Persons Overnight Shelter: 375 Persons Assisted
3	Foster Affordable Housing	2025	2030	Affordable Housing	N/A	Preserve and Expand Housing Opportunities	HOME: \$2,168,612 Housing Trust Fund: \$450,000	Construction of new rental units: 30 units
4	Improve Accessibility	2025	2030	Non-Housing Community Development	N/A	Build Healthy and Inclusive Communities	CDBG: 3,500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7,500 Persons Assisted
5	Provide Social Services	2025	2030	Non-Housing Community Development	N/A	Build Healthy and Inclusive Communities	CDBG: \$650,000 General Fund: \$2,812,313	Public service activities other than Low/Moderate Income Housing Benefit: 4,000 Persons Assisted

## Goal Descriptions

1	<b>Goal Name</b>	Construct or Upgrade Public Facilities
	<b>Goal Description</b>	Support the construction, renovation, and modernization of public facilities that serve low- and moderate-income residents and enhance community well-being.
2	<b>Goal Name</b>	Expand Homeless Housing and Services
	<b>Goal Description</b>	Increase access to housing and supportive services for individuals and families experiencing or at risk of homelessness.
3	<b>Goal Name</b>	Foster Affordable Housing
	<b>Goal Description</b>	Support the development, preservation, and accessibility of affordable housing for low- and moderate-income households, including elderly, persons with disabilities, and those experiencing or at risk of homelessness.
4	<b>Goal Name</b>	Improve Accessibility
	<b>Goal Description</b>	Enhance accessibility throughout the community to ensure that public spaces, facilities, infrastructure, and services are inclusive and usable by individuals of all abilities.
5	<b>Goal Name</b>	Provide Social Services
	<b>Goal Description</b>	Support a range of social services that improve the quality of life for low- and moderate-income residents, including elderly, youth, persons with disabilities, and other vulnerable populations.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City anticipates that 30 extremely low-income, low-income, and moderate-income households will be provided with affordable housing through HOME-assisted projects. In 2025 it is estimated that 96 new affordable rental housing units will be constructed. The project, called the Pardes, is currently under construction, and a recent lottery was held to ensure an equitable chance of access. The City currently has 2,171 affordable housing units that were supported by City funding sources.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

SHRA will carry out modifications needed in public housing based on the Section 504 Needs Assessment that they completed. Please refer to the SHRA Public Housing Authority Annual Plan for further information.

### **Activities to Increase Resident Involvements**

SHRA encourages public housing residents to participate in policy, procedure, and program implementation and development through its Resident Advisory Board. In addition, the Housing Authority recognizes Resident Committees throughout the Sacramento region, which are resident-elected bodies representing residents in their respective complexes. SHRA also distributes a quarterly newsletter to all residents, which contains relevant news, information on training and employment opportunities, and other community resources available to public housing residents. Public housing residents also participate in the development of the SHRA's five-year and annual plans. The Resident Services Division distributes a survey to prioritize resident needs and schedule short- and long-term improvements.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

SHRA is not identified as "troubled."

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The 2021-2029 Housing Element identified the following public policy factors that are barriers to affordable housing:

- Land use controls. Zoning designations affect the availability of land suitable for multi-family development.
- Residential development standards, which control the type, location, and density of residential development. Parking requirements, building setbacks, height limits, and open space requirements are essential to ensuring the City remains a safe and enjoyable place to live, but may constrain the density at which land is developed.
- Design guidelines, which control the appearance of new developments, may increase the cost of building new housing.
- Site improvement, development impact, and processing fees. These fees can add significantly to developing new housing. Developers must often pay for new roadway, sewer, water, and park facilities, along with other fees.
- Permit and approval process. In addition to the cost of fees, the amount of time required to process them varies by project, and the developer generally must pay holding costs, such as property taxes, during this time.

The regional Sacramento Valley Analysis of Impediments to Fair Housing Choice identified the following regional barriers:

- Segregation has resulted in disproportionate housing needs and unequal economic opportunities. Past actions that denied housing opportunities and reinforced segregation continue to limit opportunities for many protected class members, as seen in higher poverty rates, lower homeownership, and reduced access to economic opportunity.
- Affordable rental options are increasingly limited. Rapid growth has restricted the areas where low-income households can find affordable housing, contributing to high rates of housing challenges and continuing the cycle of limited economic opportunity. Development and preservation of affordable housing are constrained by limited funding, high costs, public policies and processes, and inadequate infrastructure for infill projects. In addition, few private landlords accept Housing Choice Vouchers, concentrating voucher holders in certain neighborhoods and limiting housing mobility.

- Residents with disabilities face a shortage of affordable, accessible housing. Most ADA-compliant market-rate units are priced out of reach and much of the older, naturally affordable housing stock is not accessible to residents with mobility impairments. Limited transit access further reduces the available options for transit-dependent residents with disabilities.
- Stricter rental policies further limit housing options. “Three times the rent” income requirements disproportionately affect people with disabilities who rely on Social Security Income or Social Security Disability Insurance, as well as those with unearned income like child support. Long criminal background look-back periods that ignore the severity or timing of offenses disproportionately impact people of color, individuals with mental illness, and those in recovery.
- Disparities in access to homeownership persist. Past practices like redlining, lending discrimination, and other barriers to building wealth have limited opportunities for many residents. Access to lending, including home improvement and refinance products, remains unequal, further restricting homeownership for historically marginalized groups.
- Public transportation has not kept up with regional growth. Transit options are limited and connections within and between cities are lacking.
- Educational inequities persist in the region. Housing near high-performing schools is often out of reach for low- and moderate-income families. Disparities in discipline and suspension rates continue to disproportionately affect African American, Latino, and special needs children.
- Disparities in labor market engagement persist. Unequal school quality across the region disproportionately affects low- and moderate-income families. There is also a lack of economic investment focused on building skilled earning capacity in communities of color. Additionally, people with disabilities face a lack of market-rate job opportunities.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City is committed to removing or reducing barriers to affordable housing whenever possible. A variety of actions are contained in the Housing Element to address these issues. Such actions include incentives for affordable housing development, such as financial assistance, expedited development review, streamlined processing, fee waivers and reductions, and modification of development requirements.

The AI summarizes proposed solutions to addressing contributing factors discussed above and focuses on strategies that increase homeownership among under-represented groups, expand

affordable rental opportunities, and focus on a wide range of equity issues in accessing opportunity.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

One of the City's goals relates to expanding homeless housing and services. To that end, the City employs two full-time Homeless Services Navigators, who proactively seek to connect with individuals experiencing homelessness and help them access emergency shelter, housing, and supportive services. A significant portion of their time is devoted to proactive outreach, engaging individuals experiencing homelessness in vehicles or outdoors. This includes responding to SeeClickFix reports, following up on referrals from the City's homelessness navigation hotline, visiting encampments, working overnight shifts to connect with those sleeping in cars, and even conducting outreach in areas such as tunnels and other hard-to-reach locations. Once they connect with an individual Navigators can administer tools such as the Housing Conversation Tool (HCT) and the Crisis Assessment to help identify appropriate county-wide resources and service pathways. With participant consent, the Navigators can also enter individuals into the Homeless Management Information System (HMIS), facilitating access to the coordinated entry system maintained by Sacramento Steps Forward. If an individual is not eligible to receive services within the City of Elk Grove, Navigators ensure they are connected to an appropriate service provider in the eligible jurisdiction and offer transportation assistance to help facilitate that connection.

Additionally, the City expects to continue partnering with nonprofit organizations that provide counseling and outreach to individuals experiencing or at risk of homelessness.

### **Addressing the emergency and transitional housing needs of homeless persons**

To address the need for emergency shelter in the community, the City has supported the opening of a year-round shelter in late 2024 for individuals experiencing homelessness. Operated by a nonprofit partner, the shelter offers 30 beds for adult guests receiving consistent services and up to five additional beds each night for individuals brought in by Elk Grove Police Department in emergency situations, such as severe weather. Priority for shelter space is given to Elk Grove residents or individuals with a connection to Elk Grove, and the City's Homeless Services Navigators are responsible for vetting and referring clients to the shelter. Shelter staff provide essential services such as meals, case management, and assistance with accessing housing and other resources. The shelter is designed to offer a safe, stable environment where residents can work toward achieving long-term housing stability. Its opening marks a significant step forward in expanding the City's homeless services system and reducing reliance on out-of-city resources, such as those located in Sacramento. The City will continue to consider

additional options for families experiencing homelessness. In addition, when weather conditions present a danger to residents who lack shelter or adequate home heating/cooling the City coordinates with local and regional emergency service agencies to open warming/cooling centers.

Over the past thirteen years, the City has completed the acquisition and rehabilitation of three transitional housing facilities, including two that are focused on families. In program year 2025-2026, the City will release a Request for Proposals seeking a new provider to manage and operate these properties. Residents of the transitional housing facilities will receive case management and mentoring helping them sign up for social service programs for which they are eligible and to move toward secure and permanent housing.

Elk Grove HART provides temporary housing assistance through a robust motel voucher program for single adults and families experiencing homelessness in Elk Grove, with a priority for households with minor children and other highly vulnerable populations, including elderly and those with serious medical conditions. Additionally, they offer a rehousing assistance program focused on assisting qualifying households experiencing homelessness with the costs of obtaining new housing such as first and last month's rent and security deposit and/or back utility bills and utility deposits. These services are provided in coordination with mentoring and navigation/resource connection services.

Waking the Village provides housing and supportive services to parenting or pregnant transitional aged youth and their children experiencing homelessness through their three transitional housing sites (Tubman House and Audre's House programs) and one emergency shelter location (Village Shelter) located in Elk Grove.

My Sister's House provides a culturally responsive transitional shelter and safe haven, Amanah House, for those impacted by domestic violence, sexual assault, and human trafficking. Supportive services for residents include weekly case management, goal development, job training and preparation, and counseling services.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City's transitional housing helps clients move from homelessness to permanent housing over a period of three to eighteen months. The facilities have generally been successful at helping residents to obtain more secure housing.

Over the past thirteen years, the City has completed the acquisition and rehabilitation of three transitional housing facilities, including two that are focused on families. In program year 2025-2026, the City will release a Request for Proposals seeking a new provider to manage and operate these properties. Residents of the transitional housing facilities will receive case management and mentoring helping them sign up for social service programs for which they are eligible and to move toward secure and permanent housing.

The City has worked with affordable housing developers to prioritize homeless households for unit vacancies at certain complexes. In program year 2024-2025, the City facilitated an affordable housing lottery for the Lyla Apartments (291 affordable units) and Poppy Grove (384 affordable units), both of which gave priority to households experiencing homelessness at initial lease-up and will continue to do so throughout the duration of the property's affordability covenants. The City will continue to work with developers of new constructed affordable housing complexes to set aside units for households exiting transitional housing and to move homeless households (as verified by the City) to the top of their waitlist.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

During the Plan period the City plans on funding the following activities aimed at preventing homelessness:

- Case management, benefit navigation assistance, life skills training, and other opportunities to low-income households.
- Utility assistance program offering short-term financial help to renters and homeowners, with the goal of keeping people in their homes.
- Mentoring program aimed at ending generational poverty, helping primarily households at risk of becoming homeless.

Additional social service programs aimed at helping low-income households maintain housing stability and avoid homelessness will be evaluated annually through the development of the AAP. This process will involve a careful review of the latest needs assessment and active engagement

with the community to identify urgent and emerging needs. Programs under consideration may include, but are not limited to, childcare assistance for low-income families, financial support services, and other resources that reduce barriers to housing stability. Priority will be given to initiatives that strengthen household resilience, address critical gaps, and prevent housing loss.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Sacramento County's Childhood Lead Poisoning Prevention Program (CLPPP) provides services and information to Elk Grove residents regarding childhood lead poisoning and prevention. Specifically, program staff offers case management and home investigations for children with elevated blood lead levels. Staff also provides outreach services and information regarding lead poisoning, childhood testing and treatment, and prevention practices. In addition, CLPPP staff distributes literature to tenants and landlords during inspections to help educate the public about lead-safe practices.

The Department of Health and Human Services has a health educator and a public health nurse on staff to provide case management and outreach education services. A registered environmental health specialist from the Environmental Management Department provides environmental investigations of homes as part of the case management services for children with elevated blood lead levels. The CLPPP staff also informs the public, parents, and community resources about the dangers of lead poisoning.

The City will continue to implement HUD lead-based paint regulations, including for the City's housing repair and rehabilitation programs.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The City will continue to provide lead-based paint testing as a component of its housing repair and rehabilitation programs when required by HUD regulations. Given the age and condition of Elk Grove's housing stock, there are relatively few homes where lead-based paint testing is needed.

### **How are the actions listed above integrated into housing policies and procedures?**

The City's housing program guidelines include specific policies related to testing and abatement. When lead-based paint is present or presumed to be present, lead-safe work practices are required. In addition, all of the City's loan agreements for new projects prohibit the use of any lead-based paint.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City's anti-poverty strategy is based on providing a range of supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (e.g., Social Security, disability). During the Plan period, these activities will include the housing counseling, case management, employment training, life skills training, educational opportunities, food assistance, youth programs, and general support, among others. The City will also continue to support activities that preserve and expand the supply of housing that is affordable to low-income and very low-income households.

Additional social service programs designed to reduce the number of families living at or below the poverty level will be evaluated annually through the development of the AAP. This process will include a comprehensive review of the latest needs assessment and direct engagement with the community to identify the most pressing challenges faced by low-income households. Programs under consideration may include, but are not limited to, childcare assistance, workforce development, financial literacy education, and other supportive services that promote economic mobility and self-sufficiency. Efforts will prioritize initiatives that help families increase their income, build stability, and transition out of poverty.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Elk Grove's goals include several that align with the goal of reducing poverty, including creating new affordable housing, expanding housing and services for the homeless, and providing social services. The City plans to fund specific activities that address each of these goals during the Plan timeframe.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Elk Grove has developed a monitoring system to ensure that the activities carried out in furtherance of the Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40, HOME program rules, and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of monitoring are to:

- Ensure that subrecipients implement their programs and projects as described and in a timely manner;
- Confirm that costs charged to the program are eligible under CDBG, HOME, and contract regulations;
- Verify compliance with all applicable laws, regulations, and agreement terms;
- Minimize the risk of fraud, waste, and mismanagement; and
- Assess the capacity of subrecipients to successfully complete their approved activities.

The City will track and report on its progress toward meeting its housing and community development goals. Pertinent information will be incorporated into the Consolidated Annual Performance and Evaluation Report.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City anticipates continuing to receive CDBG and HOME funding throughout the Plan period. In addition, the City expects to generate funding for affordable housing through impact fees on new residential and non-residential development, as well as meet community development and housing needs using the CSG program and Measure E revenue. The anticipated CDBG and HOME resources listed below are estimates based on level funding from HUD 2024-2025 allocations, as the allocations for 2025-2026 have not yet been approved at the writing of this draft Plan. Once final funding amounts are known, the Plan will be updated accordingly prior to adoption.

#### Anticipated Resources

Table 59 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Homeowner rehab Housing Public Improvements Public Services	982,758	88,358	260,868	1,331,984	4,000,000	<p>The City is a CDBG entitlement jurisdiction. The annual allocation and projected funding for the remainder of the Plan period are estimates based on level funding from HUD 2024-2025 allocations, as future federal funding levels have not been determined at the writing of this Plan.</p> <p>The City has received \$88,357 in program income generated by loan repayments. This amount may increase throughout the term of the Plan depending on the amount of loan payments received.</p> <p>Prior year resources include unspent funds that will be used for public facility/infrastructure activities that improve accessibility.</p>

HOME	public - federal	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	359,306	0	359,306	718,612	1,450,000	The City is a HOME participating jurisdiction. The annual allocation and projected funding for the remainder of the Plan period are estimates based on level funding from HUD 2024-2025 allocations, as future federal funding levels have not been determined at the writing of this Plan.
General Fund	public - local	Public Services	562,313	0	0	562,313	2,250,000	The City allocates General Fund monies to support a variety of public programs offered by local and regional nonprofit organizations. Many nonprofits funded serve low-income residents, but that is not a requirement of the funding source.

Other Affordable Housing Fund	public - local	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	90,000	0	0	90,000	360,000	The City collects an affordable housing impact fee on new residential and nonresidential development. These funds are set aside to satisfy HOME match requirements.
Other Measure E	public - local	Housing Public Services	500,000	0	0	500,000	4,000,000	The one-cent Transactions and Use (Sales) Tax, known as Measure E, was approved by voters in the November 8, 2022, election, and the collection of the tax began April 1, 2023. The City anticipates utilizing Measure E funding for efforts to address homelessness, a portion of which will be distributed through grants to nonprofit organizations.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City's CDBG entitlement program does not have a matching requirement. However, when evaluating proposals for CDBG Subrecipient funding, the City considers the availability of matching or leveraged funds as a factor in determining funding recommendations. In addition, the City uses local funds to further support many of the organizations that receive CDBG funding, enhancing the impact of these programs.

HOME funds are subject to federal match requirements, which mandate a minimum 25 percent match in non-federal funds for every HOME dollar spent on affordable housing. The City intends to use funding from its Affordable Housing Fund to meet this requirement for HOME-assisted or HOME-eligible projects. The City expects to continue meeting future match obligations through its affordable housing strategy, which aligns with HOME Program guidelines. These guidelines allow for eligible matching contributions such as cash, below-market interest loans, fee waivers or deferrals, and the value of donated land used for affordable housing.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

As of the writing of this Plan, there are six City-owned properties that will be used to meet the housing needs of low-income households, including four properties for affordable housing complexes, one property planned for permanent shared housing, and a vacant parcel with an as-yet unidentified housing use. Developer partners for two of the City-owned sites (accommodating 326 new affordable units) will pursue design approval in program year 2025-2026. The City may use some CDBG and HOME funding to acquire land for affordable housing over the course of the planning period.

**Discussion**

The City attempts to maximize the use of all available funding sources by encouraging projects that access private financing (grants, loans, and donations) or other federal or state funding resources, including tax credits. The City actively pursues available grants for housing and community development programs.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

**Table 60 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Homeless Housing and Services	2025	2030	Homeless	N/A	Build Healthy and Inclusive Communities Preserve and expand housing opportunities	CDBG: \$31,124 Other - Measure E: \$35,000	Homeless Persons Overnight Shelter: 75 Persons Assisted
2	Foster Affordable Housing	2025	2030	Affordable Housing	N/A	Build Healthy and Inclusive Communities Preserve and expand housing opportunities	HOME: \$359,306 Housing Trust Fund: \$89,827	Construction of new rental units: 10 units
3	Improve Accessibility	2025	2030	Non-Housing Community Development	N/A	Build Healthy and Inclusive Communities	CDBG: \$1,023,903	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,500
4	Provide Social Services	2025	2030	Non-Homeless Special Needs	N/A	Build Healthy and Inclusive Communities	CDBG: \$129,543 General Fund: \$39,815	Public service activities other than Low/Moderate Income Housing Benefit: 760 Persons Assisted

## Goal Descriptions

1	<b>Goal Name</b>	Expand Homeless Housing and Services
	<b>Goal Description</b>	Increase access to housing and supportive services for individuals and families experiencing or at risk of homelessness.
2	<b>Goal Name</b>	Foster Affordable Housing
	<b>Goal Description</b>	Support the development, preservation, and accessibility of affordable housing for low- and moderate-income households, including elderly, persons with disabilities, and those experiencing or at risk of homelessness.
3	<b>Goal Name</b>	Improve Accessibility
	<b>Goal Description</b>	Enhance accessibility throughout the community to ensure that public spaces, facilities, infrastructure, and services are inclusive and usable by individuals of all abilities.
4	<b>Goal Name</b>	Provide Social Services
	<b>Goal Description</b>	Support a range of social services that improve the quality of life for low- and moderate-income residents, including elderly, youth, persons with disabilities, and other vulnerable populations.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The activities to be undertaken during 2025-2026 are summarized below. Public service activities identified are expected to be completed no later than June 30, 2026.

### Projects

**Table 61 – Project Information**

#	Project Name
1	CDBG Program Administration
2	HOME Program Administration
3	Citywide Curb Ramp Improvements
4	Community Link Capital Region - Renters Helpline (211 Sacramento)
5	Elk Grove Food Bank Services – Support Works
6	Meals on Wheels by ACC – Senior Nutrition Services
7	My Sister’s House – Amanah House
8	Project Sentinel – Fair Housing Services
9	Waking the Village – Transitional and Emergency Housing
10	Support New Multi Family Affordable Housing

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In making project recommendations, consideration was given to a variety of thresholds that projects must meet to comply with CDBG and HOME objectives, including meeting national objectives and addressing the community priorities set out in the Plan. Staff also took into account activity need and justification, cost reasonableness and effectiveness, activity management and implementation, experience with similar activities, past performance, leveraged funds, and completeness of the application. Project recommendations are for those projects determined most likely to be successful and maintain compliance with CDBG and HOME regulations. The assigned amount of funding for public service activities adheres to HUD's annual cap for the public services category.

While several challenges exist to meet the needs of low-income residents, the primary obstacle is the lack of sufficient funding to fully address all community needs. Many organizations operate with small staff, constrained budgets, and limited resources, which restricts their ability to expand services or meet growing community needs. To help address this gap, the City maintains its commitment to providing local funding to nonprofits. For 2025-2026, the City’s

Community Service Grant program is expected to provide an additional \$562,313 in funding to local nonprofits. Additionally, the City will allocate Measure E revenues to support activities addressing homelessness, including \$106,667.34 to nonprofits, one of which is also receiving CDBG funding. The City further supports nonprofit efforts to raise private funds by offering a separate grant program that provides direct financial support, use of rentable City facilities, and in-kind services such as police, public works, integrated waste, and marketing for special events, including fundraisers.

Another challenge in addressing the needs of underserved populations is the geographical distribution of available services primarily within the City of Sacramento, which poses accessibility issues for low-income residents of Elk Grove. Despite collaborative efforts with regional transit agencies to enhance accessibility and the existence of daily public transportation connections between Elk Grove and downtown Sacramento, transportation limitations to services beyond the city boundaries persist as a barrier for some individuals. To mitigate this, the City continues to encourage the establishment of satellite offices by nonprofit agencies within Elk Grove whenever feasible.

Another significant obstacle is the limited capacity of local service providers to meet the complex regulatory and administrative requirements of the CDBG program. Many organizations, particularly smaller or newer nonprofits, lack experience with federal grant management, including documentation, reporting, and compliance standards. This can make it difficult for them to qualify for funding or successfully implement projects, ultimately limiting the City's ability to fund a broader range of services and reach more underserved populations. To support these organizations, City staff are available throughout the year to meet with potential applicants, provide guidance on application preparation, and host a recorded technical assistance workshop during the application period, which is made available online. Once grants are awarded, the City continues to provide targeted technical assistance throughout the funding year to help ensure grantees are able to administer their grants in compliance with federal requirements.

## AP-38 Project Summary

### Project Summary Information

Below is a table showing planned projects and their anticipated allocations. In the event the City is awarded more than the anticipated \$982,758, the allocations will be adjusted to increase the administration budget by 15 percent of the overage amount, with the remainder of the overage amount applied to the Citywide Curb Ramp Improvements project. In the event that the City is awarded less than \$982,758, the allocations will be adjusted to decrease the administration budget by 15 percent of the deficit amount. Activities that address homelessness, where alternate funding sources may be available, will be considered for a larger share of the reductions, with a higher percentage reduction applied to these activities in order to minimize impacts on other services. After adjustments are made to the administration budget and homelessness-related activities, the remaining deficit will be addressed by applying a proportional reduction across all other activities, based on the percentage difference between the anticipated and actual funding amounts. If necessary, further reductions will be made to all activities to ensure that the total allocation matches the actual award amount. This strategy is intended to minimize service disruptions, protect critical programs, and leverage alternate funding sources where possible.

Note: The total of CDBG funds in the table adds to more than the total of funding expected to be allocated for 2025-2026 since it includes the reallocation of unspent prior year funds and program income.

### Project Summary

<b>1</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	CDBG: \$147,413
	<b>Description</b>	Administer the CDBG program in compliance with federal requirements. National Objective: N/A Eligible Activity: 24 CFR 570.206 Matrix Code: 21A - General Program Administration

	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	8401 Laguna Palms Way Elk Grove, CA 95758
	<b>Planned Activities</b>	N/A
<b>2</b>	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	HOME: \$
	<b>Description</b>	Administer the HOME program in compliance with federal requirements. Eligible Activity: 24 CFR 92.207
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	8401 Laguna Palms Way Elk Grove, CA 95758
	<b>Planned Activities</b>	N/A
<b>3</b>	<b>Project Name</b>	Citywide Curb Ramp Improvements
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Improve Accessibility

	<b>Needs Addressed</b>	Build Healthy and Inclusive Communities
	<b>Funding</b>	CDBG: \$1,023,903
	<b>Description</b>	Replacement and reconstruction of non-conforming ADA curb ramps at various locations throughout the city to improve accessibility and remove a barrier for individuals with mobility disabilities and other physical impairments.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Beneficiaries are identified as Elk Grove residents with ambulatory difficulty. It is anticipated that 1,500 persons will benefit from the proposed activity.
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Replace and reconstruct approximately 88 non-conforming ADA curb ramps.
<b>4</b>	<b>Project Name</b>	Community Link Capital Region - Renters Helpline (211 Sacramento)
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Provide Social Services
	<b>Needs Addressed</b>	Build Healthy and Inclusive Communities
	<b>Funding</b>	CDBG: \$16,361
	<b>Description</b>	Offer the Renters Helpline, telephone and internet-based resource, to provide landlord/tenant advice and mediation. Provided as a part of regional fair-share collaboration. National Objective: LMC - Low/Mod Limited Clientele Benefit 24 CFR 570.208(a)2Eligible Activity: 24 CFR 570.201(e) Matrix Code: 05K - Tenant/Landlord Counseling
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Beneficiaries are identified as low-income Elk Grove residents. It is anticipated that 340 persons will benefit from the proposed activity.
	<b>Location Description</b>	Services will be provided through telephone and internet-based resources.
	<b>Planned Activities</b>	Provide telephone and internet-based resource to offer landlord/tenant education advice and mediation.
5	<b>Project Name</b>	Elk Grove Food Bank Services - Support Works
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Provide Social Services
	<b>Needs Addressed</b>	Build Healthy and Inclusive Communities
	<b>Funding</b>	CDBG: \$44,235
	<b>Description</b>	Provide case management and referrals regarding health and nutrition, medical services, and other public benefit programs to Food Bank clients, particularly elderly citizens. National Objective: LMC - Low/Mod Limited Clientele Benefit 24 CFR 570.208(a)2Eligible Activity: 24 CFR 570.201(e) Matrix Code: 05Z - Other Public Services Not Listed in 05A-05Y, 03T
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Beneficiaries are identified as low/moderate income Elk Grove residents. It is anticipated that 250 persons will benefit from the proposed activity.
	<b>Location Description</b>	Services will be provided at the EGFBS main location at 9888 Kent Street, Elk Grove, California 95624.
<b>Planned Activities</b>	Provide case management and referrals regarding health and nutrition, medical services, and other public benefit programs to low-income Elk Grove residents, particularly elderly citizens.	
	<b>Project Name</b>	Meals on Wheels by ACC – Senior Nutrition Services

6	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Provide Social Services
	<b>Needs Addressed</b>	Build Healthy and Inclusive Communities
	<b>Funding</b>	CDBG: \$44,185 General Fund: \$39,815
	<b>Description</b>	Provide home-delivered meals to eligible City of Elk Grove elderly residents who are frail and homebound. National Objective: LMC - Low/Mod Limited Clientele Benefit 24 CFR 570.208(a)2 Eligible Activity: 24 CFR 570.201(e) Matrix Code: 05A - Senior Services
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Beneficiaries are identified as low-income Elk Grove elderly residents. It is anticipated that 142 persons will benefit from the proposed activity.
	<b>Location Description</b>	Home-delivered meals at various locations throughout the city of Elk Grove, California.
	<b>Planned Activities</b>	Provide five frozen home-delivered meals per week to homebound elderly residents of Elk Grove.
7	<b>Project Name</b>	My Sister's House – Amanah House
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Provide Social Services
	<b>Needs Addressed</b>	Build Healthy and Inclusive Communities
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide transitional housing & comprehensive case management services to victims of domestic violence, sexual assault, and human trafficking at the Amanah House in Elk Grove. National Objective: LMC - Low/Mod Limited Clientele Benefit 24 CFR 570.208(a)2 Eligible Activity: 24 CFR 570.201(e) Matrix Code: 05G - Services for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Beneficiaries are identified as low-income Elk Grove impacted by domestic violence, sexual assault, and human trafficking. It is anticipated that 5 households will benefit from the proposed activity.
	<b>Location Description</b>	Confidential locations within Elk Grove, California.
	<b>Planned Activities</b>	Provide transitional housing & comprehensive case management services to victims of domestic violence, sexual assault, and human trafficking.
8	<b>Project Name</b>	Project Sentinel - Fair Housing Services
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Provide Social Services
	<b>Needs Addressed</b>	Build Healthy and Inclusive Communities
	<b>Funding</b>	CDBG: \$9,762
	<b>Description</b>	Provide services to Elk Grove residents to address the incidence of illegal housing discrimination by investigating complaints, administering systemic audits, conducting community outreach and education, and seeking redress for victims of such discrimination. Provided as a part of regional fair-share collaboration. National Objective: LMC - Low/Mod Limited Clientele Benefit 24 CFR 570.208(a)2Eligible Activity: 24 CFR 570.201(e) Matrix Code: 05J - Fair Housing Activities
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Beneficiaries are identified as low-income Elk Grove residents. It is anticipated that 23 persons will benefit from the proposed activity.
	<b>Location Description</b>	Services will be provided through telephone and internet-based resources.

	<b>Planned Activities</b>	Provide services to Elk Grove residents to address the incidence of illegal housing discrimination by investigating complaints, administering systemic audits, conducting community outreach and education, and seeking redress for victims of such discrimination. Provided as a part of regional fair-share collaboration.
9	<b>Project Name</b>	Waking the Village - Transitional and Emergency Housing
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Expand Homeless Housing and Services
	<b>Needs Addressed</b>	Build Healthy and Inclusive Communities
	<b>Funding</b>	CDBG: \$31,124 Measure E: \$35,000
	<b>Description</b>	Provide transition aged youth and their children experiencing homelessness with emergency and/or transitional housing, connection to employment and education, intensive daily wellness services, free licensed childcare, and legal support. Services are provided locally at three transitional housing sites (Tubman House and Audre's House programs) and one emergency shelter location (Village Shelter) in Elk Grove. National Objective: LMC - Low/Mod Limited Clientele Benefit 24 CFR 570.208(a)2Eligible Activity: 24 CFR 570.201(e) Matrix Code: 03T - Homeless/AIDS Patients Programs
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Beneficiaries are identified as low-income pregnant and/or parenting youth Elk Grove residents experiencing homelessness and their children. It is anticipated that 75 persons will benefit from the proposed activity.
	<b>Location Description</b>	Confidential locations within Elk Grove, California.
	<b>Planned Activities</b>	Provide pregnant and parenting youth experiencing homelessness with up to two years of housing, connection to employment and education, intensive daily wellness services, free licensed childcare, and legal support.
	<b>Project Name</b>	Support for New Multi Family Affordable Housing

<b>10</b>	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Foster Affordable Housing
	<b>Needs Addressed</b>	Build Healthy and Inclusive Communities Preserve and expand housing opportunities
	<b>Funding</b>	HOME: \$359,306 Other - Local: \$89,827
	<b>Description</b>	The City will allocate HOME funding towards affordable housing construction, acquisition, and related soft costs.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Beneficiaries are identified as low-income Elk Grove resident households in need of affordable housing. It is anticipated that 10 households will benefit from the proposed activity.

**AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Elk Grove used a need-based strategy rather than a place-based strategy, to select projects. Most of the planned activities will be available to residents citywide. Projects with specific locations, such as the Citywide Curb Ramp Improvements, were selected in coordination with relevant stakeholder groups such as the Disability Advisory Committee and Public Works Department.

**Geographic Distribution**

**Table 62 - Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Rationale for the priorities for allocating investments geographically**

The City did not allocate investments based on geographic areas. In consultation with City staff, service providers, and community groups, no specific neighborhoods were identified as needing a high level of investment. Furthermore, based on the most recent data available, the City does not have any areas where more than 51 percent of residents are low-income, a common threshold used for geographic targeting.

*Note: Table 62 has been intentionally left blank, as the City is not proposing a geographic distribution of investments based on specific target areas.*

**Discussion**

No geographic priorities are proposed.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

As part of the City’s commitment to maximize the impact of HOME funds, the City will identify eligible project activities in the current program year for future affordable housing projects. Other funding sources are provided to support affordable housing as available.

The City does not plan to use CDBG funds in 2025-2026 to support affordable housing due to limited resources and competing priorities for community services and public infrastructure needs. Instead, the City will use local funding to support nonprofit efforts that help maintain affordability for homeowners, including programs such as emergency utility assistance and free or subsidized food programs that reduce overall living costs.

**Table 64 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	10
Special-Needs	0
<b>Total</b>	<b>10</b>

**Table 185 - One Year Goals for Affordable Housing by Support Type**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	10
Rehab of Existing Units	0
Acquisition of Existing Units	0
<b>Total</b>	<b>10</b>

### Discussion

In 2025-2026, the City will offer several programs to foster and maintain affordable housing, many of which are funded outside of the CDBG and HOME programs:

- The City will provide processing and, in some cases, financial support to the developers of more than 400 planned affordable housing units, not including the 236 currently under construction. Overall, the City anticipates investing about \$12.2 million in three pending projects, though the exact timing of loan disbursements is not currently known.
- The City will begin design work on an additional two properties it owns (Sheldon Farms

South and Elk Grove Florin at Calvine). The City may explore the use of HOME funds for these projects, with the caveat that developer financing is still to be determined. As such, the use of HOME funds is not guaranteed and may be impacted by eligibility requirements, changes in funding priorities or availability of alternative financing sources.

- The City will maintain its investment in affordable rental housing, in which it has loaned more than \$78 million and created 2,071 affordable housing units since 2002.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

SHRA is the public housing agency serving the City of Elk Grove. SHRA is independent of the City of Elk Grove, and the City retains no control over their funding or implementation of programs.

### **Actions planned during the next year to address the needs to public housing**

Please refer to the SHRA Public Housing Authority Annual Plan for information on the ways that SHRA plans to address public housing needs. <https://www.shra.org/financial-performance-and-strategic-planning-documents/>

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

SHRA encourages public housing residents to participate in policy, procedure, and program implementation and development through its Resident Advisory Board. In addition, the Housing Authority recognizes Resident Committees throughout the Sacramento region, which are resident-elected bodies representing residents in their respective complexes. Two public housing residents currently serve on the Sacramento Housing and Redevelopment Commission, which serves as the advisory panel to SHRA related to Housing Authority activities as well as serves as a liaison between the Housing Authority and Sacramento City Council and the County Board of Supervisors. SHRA also distributes a quarterly newsletter to all residents, which contains relevant news, information on training and employment opportunities, and other community resources available to public housing residents. Public housing residents also participate in the development of the SHRA's five-year and annual plans. The Resident Services Division distributes a survey to prioritize resident needs and schedule short- and long-term improvements.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

SHRA is not designated as "troubled."

### **Discussion**

A wealth of information on SHRA and their programs, housing resources, budgets, and financial planning and reporting is available on their website at [www.shra.org](http://www.shra.org).

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations is focused primarily on funding new housing and supportive services options in Elk Grove.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

One of the City's goals relates to expanding homeless housing and services. To that end, with resources outside of CDBG funding, the City employs two full-time Homeless Services Navigators, who proactively seek to connect with individuals experiencing homelessness and help them access emergency shelter, housing, and supportive services. A significant portion of their time is devoted to proactive outreach, engaging individuals experiencing homelessness in vehicles or outdoors. This includes responding to SeeClickFix reports, following up on referrals from the City's homelessness navigation hotline, visiting encampments, working overnight shifts to connect with those sleeping in cars, and even conducting outreach in areas such as tunnels and other hard-to-reach locations. Once they connect with an individual Navigators can administer tools such as the Housing Conversation Tool (HCT) and the Crisis Assessment to help identify appropriate county-wide resources and service pathways. With participant consent, the Navigators can also enter individuals into the Homeless Management Information System (HMIS), facilitating access to the coordinated entry system maintained by Sacramento Steps Forward. If an individual is not eligible to receive services within the City of Elk Grove, Navigators ensure they are connected to an appropriate service provider in the eligible jurisdiction and offer transportation assistance to help facilitate that connection.

Regionally, 2-1-1 Sacramento, a program of Community Link Capital Region, is a free confidential information and referral service that is available 24 hours a day, seven days a week. Utilizing a comprehensive computerized database of more than 1,600 nonprofit and public agency programs, trained information and referral specialists give personalized attention to each caller. Specialists can refer callers to a variety of services that best meet their needs including a well-funded rapid access problem solving effort. Assistance is available in multiple

languages, and services are accessible to people with disabilities.

Elk Grove HART provides services to residents experiencing homelessness, connecting them to supportive resources, through their outreach efforts and programs such as mentoring, transportation assistance, emergency motel vouchers, and move-in and application assistance. Elk Grove HART also supports weekly meal service and meal deliveries in partnership with local programs such as Christy Cares and the Humanitarian Action Network, Inc. The City provides local funding to HART to assist with client tracking and management.

The City supports Elk Grove Food Bank Services through CDBG and non-CDBG funds, to offer emergency food distribution to persons and families experiencing homelessness in addition to providing one-on-one case management services, a clothing closet, emergency funding for utility assistance, and assistance with signing up for social service programs.

Waking the Village is funded to provide emergency and transitional housing for pregnant and parenting transitioned ages youth experiencing homelessness. Services include up to two years of housing, connection to employment and education, intensive daily wellness services, free licensed childcare, and legal support. This program is funded through CDBG and non-CDBG resources.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

To address the need for emergency shelter in the community, the City has supported the opening of a year-round shelter in late 2024 for individuals experiencing homelessness. Operated by a nonprofit partner, the shelter offers 30 beds for adult guests receiving consistent services and up to five additional beds each night for individuals brought in by Elk Grove Police Department in emergency situations, such as severe weather. Priority for shelter space is given to Elk Grove residents or individuals with a connection to Elk Grove, and the City's Homeless Services Navigators are responsible for vetting and referring clients to the shelter. Shelter staff provide essential services such as meals, case management, and assistance with accessing housing and other resources. The shelter is designed to offer a safe, stable environment where residents can work toward achieving long-term housing stability. Its opening marks a significant step forward in expanding the City's homeless services system and reducing reliance on out-of-city resources, such as those located in Sacramento. The City will continue to consider additional options for families experiencing homelessness. In addition, when weather conditions present a danger to residents who lack shelter or adequate home heating/cooling the City coordinates with local and regional emergency service agencies to open

warming/cooling centers.

Over the past thirteen years, the City has completed the acquisition and rehabilitation of three transitional housing facilities, including two that are focused on families. In program year 2025-2026, the City will release a Request for Proposals seeking a new provider to manage and operate these properties. Residents of the transitional housing facilities will receive case management and mentoring helping them sign up for social service programs for which they are eligible and to move toward secure and permanent housing.

Elk Grove HART provides temporary housing assistance through a robust motel voucher program for single adults and families experiencing homelessness in Elk Grove, with a priority for households with minor children and other highly vulnerable populations, including the elderly and those with serious medical conditions. Additionally, they offer a rehousing assistance program focused on assisting qualifying households experiencing homelessness with the costs of obtaining new housing such as first and last month's rent and security deposit and/or back utility bills and utility deposits. These services are provided in coordination with mentoring and navigation/resource connection services.

Waking the Village provides housing and supportive services to parenting or pregnant transitional aged youth and their children experiencing homelessness through their three transitional housing sites (Tubman House and Audre's House programs) and one emergency shelter location (Village Shelter) located in Elk Grove.

My Sister's House provides a culturally responsive transitional shelter and safe haven, Amanah House, for those impacted by domestic violence, sexual assault, and human trafficking. Supportive services for residents include weekly case management, goal development, job training and preparation, and counseling services.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City's transitional housing helps clients move from homelessness to permanent housing over a period of three to eighteen months. The facilities have generally been successful at

helping residents to obtain more secure housing.

Over the past thirteen years, the City has completed the acquisition and rehabilitation of three transitional housing facilities, including two that are focused on families. In program year 2025-2026, the City will release a Request for Proposals seeking a new provider to manage and operate these properties. Residents of the transitional housing facilities will receive case management and mentoring helping them sign up for social service programs for which they are eligible and to move toward secure and permanent housing.

The City has worked with affordable housing developers to prioritize homeless households for unit vacancies at certain complexes. In program year 2024-2025, the City facilitated an affordable housing lottery for the Lyla Apartments (291 affordable units) and Poppy Grove (384 affordable units), both of which gave priority to households experiencing homelessness at initial lease-up and will continue to do so throughout the duration of the property's affordability covenants. The City will continue to work with developers of new constructed affordable housing complexes to set aside units for households exiting transitional housing and to move homeless households (as verified by the City) to the top of their waitlist.

The City participates in the Homeless Solutions Committee, a group of agencies, nonprofits, faith-based organizations, and interested individuals dedicated to addressing Elk Grove's homeless issues. The goal of the Committee members is to ultimately move homeless persons into permanent housing, and to meet that goal, implement several strategies:

- Provide outreach and mentoring to people experiencing homelessness, whether on the streets or currently in transitional housing. The City employs two full-time Homeless Service Navigators to conduct outreach to the unsheltered homeless population. Elk Grove HART provides several mentors to transitional housing residents, while Elk Grove Food Bank Services and other community partners provide referrals and other services.
- Offer, on a case-by-case basis, assistance with security deposits and other moving costs to households who need help to secure permanent housing. This service is provided by Elk Grove HART.

The City convenes a bi-weekly meeting with the Homeless Services Navigators, Police Department, transitional housing case managers, and Elk Grove HART representatives. The purpose of this meeting is to do case conferencing, discussing new homeless individuals/families, ongoing cases, and opportunities that may exist to temporarily or

permanently house people experiencing homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

In 2025-2026, the City will fund the following activities, through CDBG and other resources, aimed at preventing homelessness:

- Elk Grove Food Bank Services will offer emergency food distribution, case management, benefits navigation assistance, life skills training, utility assistance, and other opportunities to low-income households.
- Uplift Elk Grove will offer a mentoring program aimed at ending generational poverty, helping primarily households at risk of becoming homeless.
- Alchemist CDC will offer a Market Match program, providing CalFresh (food stamp) recipients the ability to use their benefits and receive a matching incentive to purchase fresh and healthy foods at local farmers markets. The program also provides support for low-income individuals and families to be pre-screened for eligibility and receive one-on-one help with the CalFresh application.
- Meals on Wheels by ACC, serving elderly residents by providing meals to those that are homebound helping residents remain in their homes and stretch fixed income budgets to cover basic needs.
- Elk Grove HART will offer motel vouchers and/or assistance with housing deposits and other move-in costs, on a case-by-case basis, to residents in need of temporary housing including those who may be transitioning out of publicly funded institutions and systems of care.
- My Sister's House My Sister's House will provide a culturally responsive transitional shelter and haven, for those impacted by domestic violence, sexual assault, and human trafficking. Supportive services for residents will include weekly case management, goal development, job training and preparation, and counseling services.

## **Discussion**

In addition to services for homeless persons or those at risk of homelessness, the City's special needs populations include elderly, disabled persons, foster children, and victims of domestic

violence, among others. The City will fund several programs and services assisting these special needs populations through CDBG and non-CDBG funding in 2025-2026. These include the following:

- Elderly services, including a home-delivered meals program;
- Transitional shelters for victims of domestic violence, sexual assault, and human trafficking;
- Accessibility improvements, which will primarily benefit mobility-impaired individuals; and
- Social services, including food and clothing pantry programs and emergency utility assistance programs.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City's updated Housing Element (2021-2029) and the Sacramento Valley Analysis of Impediments to Fair Housing Choice both thoroughly explore barrier to affordable housing, which are further discussed below.

The City participated in conducting the Sacramento Valley Analysis of Impediments to Fair Housing Choice which identified the following barriers to affordable housing:

- Segregation, which is manifested in disproportionate housing needs and differences in economic opportunity;
- Affordable rental options in the region are increasingly limited due to growth in the region – particularly demand for rental housing - has increasingly limited the areas where low-income households can live affordably;
- Constraints on affordable housing development and preservation, ranging from lack of funding, the cost of development or preservation, public policies and processes, and lack of adequate infrastructure for infill redevelopment, all constrain the affordable rental market;
- Suburban areas in the Sacramento Valley are rarely competitive for state or federal affordable housing development funds, further straining the capacity for creation or preservation of affordable rental housing; and
- For residents participating in the Housing Choice or other housing voucher programs, too few private landlords accept vouchers; and
- An increase in stricter rental policies.

The City identified public policy factors that are barriers to affordable housing in the process of drafting its 2021-2029 Housing Element update, the final version of which was adopted in December 2021. Notable barriers include:

- Land use controls. Zoning designations affect the availability of land suitable for multi-family development.
- Residential development standards, which control the type, location, and density of residential development in Elk Grove. Parking requirements, building setbacks, height limits, and open space requirements are essential to ensuring that Elk Grove remains a

safe and enjoyable place to live, but may constrain the density at which land is developed.

- Design guidelines, which control the appearance of new development. The requirements of design guidelines may slightly increase the cost of building new housing.
- Site improvement, development impact, and processing fees. These fees can add significant cost to developing new housing. Developers must often pay for new roadway, sewer, water, and park facilities, along with miscellaneous other fees. There are also costs associated with getting projects approved by the City and other agencies.
- Permit and approval process. In addition to the cost of fees on new projects, the amount of time required to process them varies by project, and the developer generally must pay holding costs, such as property taxes, during this time.

At present, the most significant barrier to developing affordable housing is lack of funding. Many affordable projects need substantial gap financing from the City. Competition for other funding sources (e.g., 9 percent tax credits, bond funds, State loan programs) is intense and all such funding sources are oversubscribed.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing, as well as promote housing for special needs populations. These include funds in support of affordable housing development, fee reductions and waivers, regulatory incentives, density bonuses, and rezoning of sites to higher densities. These are described in more detail in the City's 2021-2029 Housing Element, the final version of which was adopted in December 2021. The City incorporated a number of policy suggestions from the AI as action items in the Housing Element. (<https://www.elkgrovecity.org/general-plan/housing-element-update>)

**Discussion:**

More information is available in the City's 2021-2029 Housing Element which has been incorporated into the City's General Plan adopted in August 2021.

(<https://www.elkgrovecity.org/general-plan/general-plan-documents>)

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

The City acknowledges that it cannot meet all the diverse needs of its community members single-handedly. Therefore, it actively engages in collaborative efforts with local nonprofit organizations to help meet those underserved needs. Recognizing the unique expertise, resources, and grassroots connections that nonprofits bring to the table, the City values these collaborations as essential components of its service delivery model. While there are several constraints to meeting the needs of target-income residents, the primary obstacle is that there is insufficient funding to comprehensively address all needs. Many organizations operate with small staffs, constrained budgets, and limited resources, which restricts their ability to expand services or meet growing community needs.

To help address this gap, the City maintains its commitment to providing local funding to nonprofits in addition to allocating the full 15 percent allowed under the CDBG public service cap. In 2025-2026, the City will provide an additional \$562,313 in funding to local nonprofits through the CSG program and \$106,352 of Measure E revenues for public service activities that address homelessness, one of which is also receiving CDBG funding. To further support nonprofits to raise private funds, the City will provide roughly \$385,000 in grants, facility use, and in-kind services - including police, public works, integrated waste, and marketing – for special events and fundraisers. Moreover, the City plans to bolster the success of future affordable housing projects by leveraging HOME funds to alleviate construction costs and other related development expenses.

In addition to financial resources, many local nonprofits in Elk Grove face obstacles with developing and implementing basic management and fiscal policies. Many of these organizations operate with minimal staff or rely solely on volunteers. While dedicated, these individuals often find themselves stretched thin as they juggle various responsibilities and programs to address growing community needs. Regrettably, most of these nonprofits lack the resources to meet the complex regulatory and administrative requirements of the CDBG program or other grant initiatives. They may require assistance with tasks such as obtaining tax-exempt status, navigating registration on SAM.gov, establishing effective bookkeeping systems, and managing grant applications. To address these needs, City staff is available year-round to meet with potential applicants, provide guidance on application preparation, and host a recorded technical assistance workshop during the application period, which is made available online. Following the approval of an application for funding, the City continues to provide targeted technical assistance throughout the funding year to help ensure grantees are able to

administer their grants in compliance with federal requirements. The City continues to explore opportunities to empower and strengthen the capacity of local nonprofits through capacity-building initiatives, grant opportunities, and technical assistance support.

Another challenge in addressing the needs of underserved populations is the geographical distribution of available services primarily within the City of Sacramento, which poses accessibility issues for low-income residents of Elk Grove. Despite collaborative efforts with regional transit agencies to enhance accessibility and the existence of daily public transportation connections between Elk Grove and downtown Sacramento, transportation limitations to services beyond the city boundaries persist as a barrier for some individuals. To mitigate this, the City continues to encourage the establishment of satellite offices by nonprofit agencies within Elk Grove whenever feasible.

### **Actions planned to foster and maintain affordable housing**

In 2025-2026, the City will offer several programs to foster and maintain affordable housing, many of which are funded outside of the CDBG and HOME programs:

- The City will provide processing and, in some cases, financial support to the developers of more than 400 planned affordable housing units, not including the 236 currently under construction. Overall, the City anticipates investing about \$12.2 million in three pending projects, though the exact timing of loan disbursements is not currently known.
- The City will begin design work on an additional two properties it owns (Sheldon Farms South and Elk Grove Florin at Calvine). The City may explore the use of HOME funds for these projects, with the caveat that developer financing is still to be determined. As such, the use of HOME funds is not guaranteed and may be impacted by eligibility requirements, changes in funding priorities or availability of alternative financing sources.
- The City will maintain its investment in affordable rental housing, in which it has loaned more than \$78 million and created 2,071 affordable housing units since 2002.

### **Actions planned to reduce lead-based paint hazards**

The City complies with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X) and its 1999 amendments, as outlined in 24 CFR 35 Subpart B. All housing rehabilitation activities funded during this Plan will include a lead hazard assessment before any work begins on structures built before January 1, 1978. Rehabilitation work will meet the protection standards in 24 CFR 35.100. For these homes, a lead hazard risk assessment will be conducted

following 24 CFR 35.110, and a clearance examination will be required after any lead hazard reduction activities are completed.

While most housing units were built after 1978 in Elk Grove, the City will continue to work with the Sacramento County Health and Human Services Department to monitor cases of elevated blood levels.

### **Actions planned to reduce the number of poverty-level families**

The City's anti-poverty strategy is based on providing a range of supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (e.g., Social Security, disability). During the 2025-2026 program year, these activities will include the Support Works and Uplift People of Elk Grove, among others. The Support Works program offered by EGFBS will provide case management, employment training, life skills coaching, and some educational opportunities. Uplift People of Elk Grove provides individuals and families living in or near poverty with mentoring by community volunteers and a goal-structured curriculum focused on ending generational poverty. The City will also continue to support activities that preserve and expand the supply of housing that are affordable to low-income households.

### **Actions planned to develop institutional structure**

The Housing and Public Services Division within the Community Development Department of the City is responsible for the management, implementation, and monitoring of the Plan documents, including the AAP. The City has two designated staff positions (Housing and Public Services Manager and Management Analyst II) to manage, implement, and monitor the programs and activities funded with CDBG and HOME funds. The division team includes three Management Analysts, two Homeless Services Navigators, and a shared Administrative Assistant supporting both the division and Community Development management. Staff works with the individual City divisions, such as Public Works, Economic Development, and Code Enforcement, and the City's advisory committees to develop procedures and coordination for administering programs that will be carried out by these divisions.

For fourteen years the City has operated a locally funded nonprofit grant program, fostering relationships with a network of community-based organizations that are delivering a full range of services to residents. The grant program funds a wide variety of public services which allows nonprofit partners to expand services and meet the growing needs of residents. The City regularly monitors progress on activities to be carried out in the AAP to ensure compliance with City and federal regulations. The City's grant funding process promotes collaboration and coordination between these organizations in the delivery of services to reduce duplication of

efforts and to maximize the use of limited public resources.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The City will continue its work with neighboring jurisdictions, such as the County and the City of Sacramento and the Sacramento Housing and Redevelopment Agency, to address the regional issues that affect the needs of low-income persons as well as special needs populations. The City will also continue to work with many of the local nonprofits that provide a range of services to low-income Elk Grove residents. In addition, the City plans to work with Rancho Cordova and Citrus Heights, the two other small entitlement jurisdictions in Sacramento County, to research issues of interest to all jurisdictions and to coordinate shared subrecipient monitoring.

**Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

**Introduction:**

In the implementation of programs and activities under the 2025-2026 AAP, the City of Elk Grove will follow HUD regulations concerning the use of program income, forms of investment, and overall low- and moderate-income benefit for the CDBG and HOME programs.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$88,357.58
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
<b>Total Program Income</b>	<b>\$88,357.58</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90%

The City calculates its low-income benefit on a one-year timeframe. Eligible activities must benefit primarily low-income areas or low-income persons/households who are Elk Grove residents.

## **HOME Investment Partnership Program (HOME)**

### **Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
No other forms of investment are anticipated during program year 2025-2026
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:  
The City does not intend to acquire or resell any properties to homebuyers in program year 2025-2026.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:  
The City does not intend to acquire or resell any properties to homebuyers in program year 2025-2026.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:  
N/A
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).  
N/A
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).  
N/A
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed

under 24 CFR 5.105(a).

At this time, the City does not have any rental housing projects with an established preference or limitation. However, the City is currently considering a project (no current commitment), to be completed during the Plan timeframe, that may include a preference for special needs adults with disabilities for a portion of the units. The City anticipates using HOME funds for the non-special needs units within the project.