

CITY OF ELK GROVE AFFORDABLE HOUSING COMMITTEE

Committee Members
Darren Suen, Vice Mayor
Sergio Robles, Council Member



SPECIAL MEETING AFFORDABLE HOUSING COMMITTEE

Thursday, January 29, 2026 | 4:00p.m.

Elk Grove City Hall | 8401 Laguna Palms Way, Elk Grove, CA 95758 | Conference Room 3A

More information on the Affordable Housing Committee is available at www.elkgrove.gov

AGENDA

1. Call to Order/Roll Call

2. Approval of Agenda

3. Public Comment

Members of the audience may comment on any item of interest to the public within the subject matter jurisdiction of the Affordable Housing Committee (Committee). Each person will be allowed three minutes, or less if a large number of requests are received on a particular subject. No action may be taken on non-agendized items raised under "Public Comment" until the matter has been specifically included on an agenda as an action item. If a member of the public wants a response to a specific question, they are encouraged to contact any member of the Committee, the City Manager, the Community Development Department Director, or the Housing and Public Services Manager at any time. Members of the audience wishing to address a specific agendized item are encouraged to offer their public comment during consideration of that item.

4. Consent Calendar

A. Subject: Approve Affordable Housing Committee meeting minutes of March 31, 2025 and April 15, 2025

- Public Comment

5. Regular Agenda Action Items / Recommendations

A. Subject: Consideration of the proposed conditional loans from the Affordable Housing Fund and Disposition and Development Agreement and Joint Escrow Instructions (DDA) with Sheldon Farms, L.P. (Developer), in support of the proposed multifamily affordable housing development project known as Sheldon Farms North Phase I and Sheldon Farms North Phase II (collectively, the "Sheldon Farms North Project" or "Project") (APN 116-0012-070)

Staff Report: Sarah Bontrager, Housing and Public Services Manager
Joshua Tovar, Management Analyst II

- Public Comment

Recommendation: Staff recommends that the Affordable Housing Committee (Committee) perform an independent review of the affordable housing conditional loan application and DDA for the Sheldon Farms North Project, and make one of the following recommendations:

1. Make a recommendation for conditional loans and DDA approval by the City Council;
2. Make a recommendation for loans and DDA denial by the City Council;
3. Provide direction to staff to collect additional information requested from the developer and continue negotiation, with the loans and DDA being considered by the Affordable Housing Committee again at a future date; or
4. Make such other recommendation as deemed appropriate by the Committee.

6. General Administration Information

7. Adjournment

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635 / TTY 888-435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

GOVERNMENT CODE 54957.5 et seq.

Public records, including writings relating to an agenda item for open session of a regular meeting and distributed less than 72 hours prior to the meeting, are available for public inspection at the Office of the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA.