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General Information	
Jurisdiction Name	Elk Grove
Reporting Calendar Year	2024
Contact Information	
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City	Elk Grove
Zipcode	95758

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

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Elk Grove	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	66
	Non-Deed Restricted	0
Low	Deed Restricted	73
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1078
Total Units		1217

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	67	0
Single-family Detached	1093	1008	1024
2 to 4 units per structure	0	0	17
5+ units per structure	156	140	0
Accessory Dwelling Unit	0	0	28
Mobile/Manufactured Home	0	2	2
Total	1249	1217	1071

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	1,022	1,217

Housing Applications Summary	
Total Housing Applications Submitted:	11
Number of Proposed Units in All Applications Received:	1,538
Total Housing Units Approved:	51
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	1
Number of SB 423 Streamlining Applications Approved	1

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	1	81
Discretionary	10	1457

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	170
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	140

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	23
Sites Rezoned to Accommodate the RHNA	0

Sl. No.	Activity	Start Date	End Date	Actual Start	Actual End	Progress (%)	Remarks
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Jurisdiction	Elk Grove	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 05/14/2021	2									3	4
				2021	2022	2023	2024	2025	2026	2027	2028	2029		
Very Low	Deed Restricted	2,661	-	22	80	94	66	-	-	-	-	-	262	2,399
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	1,604	-	85	304	292	73	-	-	-	-	-	754	850
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	1,186	-	-	-	-	-	-	-	-	-	-	4	1,182
	Non-Deed Restricted		-	4	-	-	-	-	-	-	-	-		
Above Moderate		2,812	-	344	605	826	1,023	-	-	-	-	-	2,798	14
Total RHNA		8,263												
Total Units			-	455	989	1,212	1,162	-	-	-	-	-	3,818	4,445
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5 Extremely low-income Need		2									6 Total Units to Date	7 Total Units Remaining
				2021	2022	2023	2024	2025	2026	2027	2028	2029		
Extremely Low-Income Units*		1,331	-	11	40	64	42	-	-	-	-	-	157	1,174

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

Jurisdiction	Elk Grove	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2028

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

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

There is no reportable data for this table for the reporting year.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Elk Grove		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.1 Housing Inventory	To the extent that there are high-density residential sites identified as accommodating the City's Regional Housing Needs Allocation (RHNA) that ultimately develop with a use other than high-density residential development, the City will ensure that it maintains adequate inventory to accommodate the RHNA, including by rezoning as necessary.	Review the sites inventory annually and as sites are developed to ensure sufficient capacity	<p>The City reviewed the sites inventory and determined that since the Housing Element was adopted, there was one site developed with a use other than high-density residential (L-30, loss of 42 units), and four projects were approved that would result in a loss of capacity: Poppy Grove Apartments (L-3, loss of 3 units, affordable complex with three unrestricted manager's units), Bruceville Meadows (L-12, loss of 176 units, market-rate complex), Wellington Crossing (L-21, loss of 187 units, market-rate townhomes), and Guardian Madera (L-13, loss of 278 units, market-rate apartments). One affordable project, The Lyla (L-20), developed at a density greater than projected, resulting in a net credit of 63 low-income units.</p> <p>Given these shortfalls, the City has adequate capacity for 4,209 lower-income units, insufficient to accommodate the RHNA allocation of 4,265. However, the city solicited developer partners for two City-owned sites that are already included in the Housing Element, and the developers plan to build more units than the dwelling unit potential noted in the Housing Element. The Old Town site developer plans 89 units (50 more than the 33 in the HE) and the Sheldon Farms North developer plans 240 units (107 more than in the HE). This adds 157 units of capacity, covering the shortfall so no additional zoning changes are required.</p>

<p>2.2 Rezone Housing Sites</p>	<p>The City has a lower-income regional housing need of 4,265 units. To meet the lower-income regional housing need, the City will, concurrently with adoption, identify and rezone some or all of the sites identified in Table 34 of Chapter 12.4 (Technical Appendix). These sites will require a minimum of 20.1 units per acre and will allow up to 30 units per acre. The rezone will result in a minimum of 4,265 units to accommodate the lower income RHNA. The City will encourage integration of low-income units throughout the sites identified.</p> <p>The City has, since 2003, required Design Review for all multifamily development. Design Review would be required for multifamily projects on these sites. Projects under 151 units are reviewed at the "staff-level" through consideration by the Zoning Administrator, while larger projects are reviewed by the Planning Commission.</p> <p>(For full program text, see Housing Element.)</p>	<p>Concurrent with adoption of the Housing Element, or within the first 3 years of the planning period. Encourage integration as projects are processed through the Planning Division. Monitor affordability and location of rezoned sites. As part of additional rezoning for purposes of maintaining adequate sites (e.g., no net loss law), the City will continue to identify and rezone sites at appropriate densities throughout the City to promote more inclusive communities.</p>	<p>The City rezoned adequate sites to meet the lower-income regional housing need concurrent with the Housing Element's initial adoption in May 2021. At that time the City had sites zoned to accommodate 4,831 units of high-density housing, in areas throughout the City, exceeding the required capacity by about 13%.</p> <p>City staff created a monitoring mechanism for the rezoned sites. The tracking provides an early warning if an application is received for a project on any of the high-density residential sites, giving the City time to evaluate whether one or more replacement sites will be needed.</p> <p>Since the Housing Element was adopted, the City lost one site to nonresidential development, and approved three market-rate projects and one affordable project that resulted in a combined loss of 686 units. The City also approved one affordable project that resulted in a net gain of 63 units. As of the end of 2023, the City had a remaining inventory of 4,209 units, less than the 4,265 required for the lower-income RHNA. in line with the State no net loss law, the City plans to add new high-density residential capacity by increasing the dwelling unit potential on two City-owned sites. The City released an RFP in 2023 that resulted in the selection of higher-density projects, adding 157 units to the City's capacity (as described in 2.1). Therefore, the City currently has remaining capacity of 4,366 units.</p> <p>In 2024, the City did not receive any additional applications that would result in a further loss of capacity for lower-income RHNA.</p>
<p>2.3 Unit Replacement</p>	<p>Require new housing developments to replace all affordable housing units lost due to new development.</p> <p>(For full program text, see Housing Element.)</p>	<p>The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.</p>	<p>The City did not receive any applications in 2024 that would involve demolishing existing affordable housing units.</p>

<p>2.4 Lot Configuration and Large Lot Development</p>	<p>To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units. Additionally, the City will adopt incentives for development of high-density residential sites such as reducing minimum front and side yard setbacks to enhance design flexibility and create a more pedestrian-oriented environment and modifying parking standards.</p>	<p>As projects are processed through the Development Services Department throughout the planning period and incentives will be adopted as part of Title 23 within one year of adoption of the Housing Element.</p>	<p>In 2024, the City approved the Elk Grove Apartments affordable housing project, which proposes to develop a 2.9-acre site (L-15, APN 119-1920-017 and 018) with 75 total units.</p> <p>Reduced setbacks were adopted as part of Municipal Code amendments in 2021.</p>
<p>2.5 Lot Consolidation</p>	<p>To ensure that there is a sufficient supply of multifamily zoned land to meet the City's RHNA, the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by providing information on development opportunities and incentives for lot consolidation to accommodate affordable housing units available on the City's website and discussing with interested developers. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis: Allow affordable projects to exceed the maximum height limits, Lessen set-backs, and/or Reduce parking requirements. The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.</p>	<p>Ongoing, as projects are processed through the Development Services Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.</p>	<p>The City made information on lot consolidation available on its website. City staff offer free pre-application meetings to developers, which provides an opportunity to discuss ways the City could support lot consolidation to encourage housing development.</p> <p>In 2024, the City received an application for the Old Town Apartments project (L-28, APNs 134-0072-013 through -016), which would consolidate four parcels for the purposes of building an 89-unit affordable senior project. The project was submitted by a developer selected through the City's 2023 affordable housing RFP.</p>

<p>2.6 Zoning for Missing Middle Housing Types</p>	<p>The City shall review and amend the Zoning Code and applicable design guidelines to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g. duplexes, triplexes, fourplexes, courtyard buildings) to create housing for middle- and moderate-income households and increase the availability of affordable housing in a range of sizes to reduce displacement risk for residents living in overcrowded units or overpaying for housing.</p>	<p>Within three years from adoption of the Housing Element</p>	<p>In December 2023, the City Council adopted the Livable Employment Area Community Plan, which established a minimum density of 10 units per acre, and increasing minimum densities of 12 units per acre and up, for over 200 acres in the southern portion of the City, as well as portions of future annexation areas. These densities and the subsequent zoning regulations promote the types of unit sizes and typologies provided for in this policy.</p>
<p>2.7 Development Streamlining</p>	<p>The City will establish a written policy or procedure and other guidance, as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.</p>	<p>Establish a policy or procedure by June 2021. Ongoing, as projects are processed through the Development Services Department</p>	<p>Provisions are incorporated into the Municipal Code Chapter 23.17 (Affordable Housing Streamlined Approval) as part of the implementation of SB9.</p>

<p>2.8 Financial Assistance</p>	<p>Support affordable housing development through provision of direct assistance from the Affordable Housing Fund and/or other City-controlled housing funding sources and, as needed, facilitate developers' applications for State and Federal affordable housing funding. City assistance could be provided in the form of land, in line with the City's strategic land acquisition program, or in the form of loans or grants for specific projects.</p>	<p>Ongoing, as funding allows. Consider updating the Affordable Housing Fee by December 2022.</p>	<p>In 2021, the City made loan commitments of the Affordable Housing Fund to three projects, one of which, the Lyla (291 affordable units, \$6,000,000) ultimately obtained funding. It began leasing in late 2024 and move-ins in early 2025.</p> <p>The City has also supported the developers of the Poppy Grove and Pardes affordable housing projects. As of the end of 2024, construction was underway on Poppy Grove (384 affordable units) and Pardes (234 affordable units). Poppy Grove began move-ins in early 2025 and is expected to be completed in Summer 2025.</p> <p>The City entered into Letters of Intent on two City-owned sites in early 2024. While underwriting and negotiations continued throughout 2024, the City expects to fund the Sheldon Farms North project (L-17, APN 116-0012-070, 238 affordable units) at \$4.05 million plus land value, and the Old Town Apartments project (L-28, APNs 134-0072-013 through -016, 88 affordable units) at \$3 million plus land value.</p> <p>In 2024, the City also began evaluating the Elk Grove Apartments project proposed by Eden Housing (L-15, 74 affordable units) for a City loan in the amount of \$2 million.</p>
<p>2.9 Fee Waivers</p>	<p>When feasible, continue to provide deferrals or exemptions from select fees to all affordable housing projects and participate in the Sacramento Regional County Sanitation District's fee waiver and deferral program to reduce impact fees for affordable housing development.</p>	<p>Ongoing, as projects are processed through the Development Services Department</p>	<p>The City continued to provide a waiver of the Affordable Housing Fee and a fee deferral program for other fees for qualifying projects. Staff anticipates that other project developers, including the Old Town, Sheldon Farms North, and Eden Housing projects will take advantage of the fee waivers and deferrals in 2025.</p> <p>The City also promoted Sacramento County Water Agency and Sacramento Regional County Sanitation District fee waiver and deferral programs to affordable housing developers. The Pardes project received these waivers/deferrals.</p>

<p>2.10 Parking Study</p>	<p>Conduct a parking study to determine parking needs for senior housing and affordable housing projects. Based on results, continue to allow flexibility in development standards, such as parking reductions for senior projects, and by allowing development incorporating universal design measures.</p> <p>The City will also review parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.</p>	<p>Complete parking study by December 2021, allow flexibility as projects are processed through the Development Services Department. Review parking standards for emergency shelters and amend, if necessary, by December 2021.</p>	<p>The parking study report was presented to the Planning Commission on April 21, 2022 and to City Council on May 11, 2022. The City Council approved a reduction in parking requirements for multifamily housing. Projects may apply for further concessions through density bonus. No changes were made to parking requirements for one- and two-unit homes or emergency shelters.</p>
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<p>2.11 Homeless Needs Assessment</p>	<p>Continue to contribute funding to Elk Grove Homeless Assistance Resource Team (HART), Sacramento Self Help Housing, and other local and regional entities and work closely with these groups to assess the needs of people experiencing homelessness and develop plans to address homelessness at a regional level. The City will annually meet with local service providers and regional agencies (as applicable) to assess the needs regarding homelessness in the City and region.</p> <p>To City will also review and amend provisions and standards for emergency shelters to ensure they are objective and in compliance with Government Code Section 65583(a)(4)).</p>	<p>Ongoing, review and amend standards for emergency shelters by December 2021.</p>	<p>In 2024, the City continued to employ two homeless service navigator positions (2.0 FTE) to expand outreach capacity. Building off the successes of the Enhanced Winter Sanctuary that closed in March 2024, the City also sited, coordinated, and funded a new year-round shelter, serving up to 30 people per night. The year-round shelter opened in November 2024 and has consistently been full. The City also continued to support shelter for families, including through a motel voucher program. Through the City's long-standing partnership with Elk Grove HART, the City provided funding for direct financial assistance to households for eviction prevention and to pay for moving-related costs. The City also funded emergency/transitional housing for victims of intimate partner violence and transition-age youth through My Sister's House and Waking the Village.</p> <p>City staff continued to be involved in local and regional efforts to address homelessness. City staff served on the Continuum of Care (CoC) Board, chaired the CoC's Project Review Committee, and assisted with regional efforts to improve access to shelter and housing, including through the Local Homelessness Action Plan and development of the Regionally Coordinated Homelessness Action Plan. City staff maintained close relationships with entities providing direct homelessness services, including the PD, HART, Elk Grove Unified School District, and Cosumnes Community Services District (parks and fire). The purpose of these contacts was to identify people in need of services and/or housing and attempt to connect them with available resources.</p> <p>Emergency shelter provisions were updated in the Municipal Code in fall 2021.</p>
<p>2.12 Developmental Disability Services</p>	<p>Work with the Alta California Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and/or providing housing-related training for individuals/families through workshops.</p>	<p>Development of an outreach program within one year of adopting the Housing Element, and annually coordinate with regional offices and developers to pursue opportunities.</p>	<p>In 2023, the City supported the Cornerstone Village affordable housing project, which included 21 units set aside for adults with intellectual or developmental disabilities. The Cornerstone Village project ultimately did not move forward, but the connections with Alta Regional proved useful as two other affordable housing projects contemplated including units for adults with intellectual or developmental disabilities in their projects in 2024 (Sheldon Farms North and Elk Grove Apartments).</p> <p>For 2025, the City plans to work with its nonprofit provider of tenant/landlord services (211/Renters Helpline) to provide information and trainings to Alta Regional clients and their families/caregivers on topics such as locating suitable housing and making reasonable accommodations requests. The City annually receives feedback that reasonable accommodations questions are a top reason people call the Renters Helpline.</p>

<p>2.13 Low-Barrier Navigation Centers</p>	<p>Amend the City's zoning regulations to add low-barrier entry practices to the City's Navigation Housing use and permit them by right in areas zoned for mixed use and nonresidential zones per-mitting multifamily uses, if the center meets certain statutory requirements. See Government Code section 65662.</p> <p>(For full program text, see Housing Element.)</p>	<p>Within one year from adoption of the Housing Element</p>	<p>The Municipal Code was updated in fall 2021 to implement this program.</p>
<p>2.14 Transitional and Supportive Housing</p>	<p>Amend the Zoning Code to comply with Government Code Section 65583(c)(3), which deals with transitional and supportive housing. The City will amend the Zoning Ordinance to allow transitional and supportive housing in the mobile home subdivision (RM-1) and Mobile Home Park Combining District (MHP) zones as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City will also amend the Zoning Ordinance to allow supportive housing in the Light Industrial (LI) zone, as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.</p>	<p>Within one year from adoption of the Housing Element</p>	<p>The Municipal Code was updated in fall 2021 to implement this program.</p>

<p>2.15 Affordable Housing Database</p>	<p>Continue to update the affordable housing unit database and to provide information regarding affordable housing opportunities, through direct response to inquiries, making information available on the City's website and targeted marketing to affirmatively further fair housing as new city-funded projects are developed. The City will make multi-lingual information available as requested.</p>	<p>Ongoing, at least annual targeting</p>	<p>The City maintains a database of affordable housing projects located within Elk Grove on its website and answers an average of 8-10 calls and emails per week from persons inquiring about affordable housing resources. The City's website may be translated into more than 50 languages.</p> <p>In 2024, the City did extensive marketing coordinated with the leasing of the Lyla and MOSA (Poppy Grove) affordable apartment complexes expected to open in 2024). Through print, broadcast, and social media outreach, the City publicized the availability of units. Nearly 13,000 unique entries were received for a lottery for 675 available affordable housing units. The City will do similar outreach for future City-funded affordable housing projects, and plans to support the lottery for Pardes Phase I (95 affordable units) in 2025.</p>
<p>2.16 Development Incentives for Low-Income Households and Special Needs Groups</p>	<p>Continue to provide regulatory incentives for the development of units affordable to extremely low-, very low-, and low-income households, including second dwelling units, senior housing, infill projects, mixed-use and multifamily units, and housing for special-needs groups, including agricultural employees, persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing. The City will take subsequent action, as appropriate, to make the development of such units more financially feasible including providing financial incentives, such as reducing, waiving, and/or deferring fees, where feasible, offering fast track/priority processing, density bonuses, and flexibility in development standards.</p> <p>Additionally, the City will amend the Zoning Code to comply with State Density Bonus Law.</p>	<p>Ongoing, as projects are processed through the Development Services Department, amend the Zoning Code to comply with State Density Bonus Law within one year from adoption of the Housing Element. Following this, review the Zoning Code and revise as needed annually. Annually outreach to developers, review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.</p>	<p>The City continued to provide regulatory incentives for development of affordable housing, including density bonuses (where requested) and flexibility in development standards. In 2024, the City approved requests for density bonus for the Coral Blossom project and approved a development standards modification for Poppy Grove. The City also continued to waive the Affordable Housing Fee for all affordable units and to defer other impact fees during construction for most multifamily residential projects.</p> <p>Revisions to Density Bonus law were incorporated into the City's Municipal Code in 2021 and 2022. Additional revisions from the and 2023 and 2024 Legislative Sessions are planned for adoption in spring of 2025.</p>

<p>2.17 Rehabilitation Programs</p>	<p>Continue to operate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair, including the Minor Home Repair Program, which offers forgivable loans to low-income homeowners whose homes have one or more health and safety hazards. Identify areas of concentrated rehabilitation need, beginning with areas with a higher concentration of lower-income households as identified in the Assessment of Fair Housing, to assist in repairs and potential mitigation of costs, displacement, and relocation impacts on residents.</p> <p>Provide information on available housing repair programs to homeowners by having flyers in multiple languages (English, Hmong, Chinese, Vietnamese, Spanish) available on the City's website and at City Hall, and through mailings of the City newsletter.</p> <p>The City will also assist homeowners to identify and apply for rehabilitation funding and will develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied.</p>	<p>Ongoing, as homeowners approach the City. Identify neighborhoods every two years. Create flyers in multiple language within by June 2022 and at least annual mailings.</p>	<p>In 2024, the City continued to offer its Minor Home Repair Program, which offers forgivable loans of up to \$15,000 to homeowners needing to make health and safety improvements. The Program was advertised on the City's website and via flyers available online and at City Hall and other community locations.</p> <p>The program has struggled to find qualified applicants, and those who do qualify have struggled to find contractors, especially for more complicated scopes of work. Staff met several times in 2024 for problem-solving efforts and expects to implement some additional changes to the program in 2025.</p> <p>City Code Enforcement staff enforce habitability standards for rental housing and mandate repairs when necessary.</p>
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<p>2.18 Utility Assistance</p>	<p>Continue to refer individuals interested in utility assistance to the appropriate local energy provider, including the Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric (PG&E), both of which offer programs to assist with utility costs, and to nonprofit organizations that may offer utility assistance.</p> <p>The City will also provide assistance with paying past-due utility bills (electric, gas, and water) to low-income households that are at risk of experiencing utility shutoff due to non-payment. Temporarily increase the level of funding available to serve households experiencing a COVID-related loss of income.</p>	<p>Ongoing, at least annual marketing</p>	<p>Staff continued to refer people to SMUD and PG&E utility assistance programs, and to nonprofits that assist with utility costs for households at risk of utility shutoff. The City provided funding to the Elk Grove Food Bank in 2023 to provide direct assistance to utility customers with past-due utility bills.</p> <p>The level of funding was increased in 2024 using local (Measure E) funding.</p>
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<p>2.19 Affirmatively Further Fair Housing</p>	<p>Implement the regional Analysis of Impediments to Fair Housing Choice (AI), prepared in 2019, to address disparities in housing needs and in access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p> <p>(For full program text, see Housing Element.)</p>	<p>Ongoing. Refer to each strategy in the AFFH program for specific timeframes</p>	<p>In 2024, the City continued to provide fair-share funding for the regional Renters Helpline, staffed by 211 (intake and tenants' rights) and Project Sentinel (fair housing). Renters Helpline staff speak multiple languages and distribute fair housing materials upon request, as well as maintain a website and social media presence to share information about housing rights. The Renters Helpline provides quarterly reports identifying fair housing complaints and trends. In cases of alleged discrimination, Project Sentinel can conduct testing to determine if a complaint has merit.</p> <p>The City encouraged the development of affordable rental housing in high-resource areas and near high-performing schools by working with developers proposing projects in these areas on project processing. As of the end of 2024, a 387-unit project (Poppy Grove) and a 294-unit project (The Lyla) were nearing construction completion, and a 236-unit project (Pardes I and II) was in earlier phases of construction. All noted projects are affordable and in high-resource areas. The majority of sites remaining in the lower-income RHNA inventory are in high and highest resource areas. The City also entered into LOIs with two developers of affordable housing who would add 326 affordable units in high or highest resource areas.</p> <p>The City also encourages infill development through development incentives, such as density bonuses. In 2024, the City entered into an LOI with a developer of an infill project in the Old Town area. The City also owns two acres of infill land at Calvine and Elk Grove Florin.</p> <p>The City continued to meet state and federal law regarding construction of accessible units in multifamily housing, which specifies a 10% minimum.</p> <p>The City continued in 2024 to provide support to a variety of organizations focused on serving lower-income households, including the Elk Grove Food Bank, Elk Grove HART, Sacramento Self Help Housing, and Uplift Elk Grove. Annually, the City runs an open competition for nonprofit agencies seeking funds and prioritize activities serving lower-income households. The City also funded two internal homeless services navigator positions (2.0 FTE) focused on connecting people experiencing homelessness with resources they need to be housed.</p> <p>Revisions to the Municipal Code for residential care facilities were completed in 2022. Open space standards were updated in fall 2021.</p>
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<p>2.20 Monitor At-Risk Units</p>	<p>Maintain and update the City's affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City may: Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Reach out to owners to see their intent on renewing affordability restrictions. In addition, the City will coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months. Reach out to agencies interested in purchasing and/or managing at-risk units. Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.</p>	<p>Annually monitor and apply for funding as Notices of Funding Availability are released</p>	<p>The City kept its affordable housing database up to date. No rental units were at risk of losing their affordability requirements in 2024.</p>
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<p>2.21 Innovative Housing Options</p>	<p>Explore innovative and alternative housing options that provide greater flexibility and affordability in the housing stock. This may include consideration for further reduction in regulatory barriers for ADUs and junior ADUs, tiny houses, inclusionary housing, microhomes and other alternative housing types as well as explore a variety of densities and housing types in all zoning districts.</p> <p>To promote and incentivize the development of ADUs, the City will provide pre-approved building plans by December 2021 and consider eliminating impact fees for ADUs (e.g., roadway, facilities).</p> <p>The City will use the findings of this program to target development of a variety of housing types in areas of concentrated overpayment to reduce displacement risk as well as promote inclusion and support integration of housing types based on income to facilitate mobility opportunities in high resource areas and areas of high median income.</p>	<p>Explore innovative and alternative housing options to help further housing production by 2022, amend the zoning ordinance as needed.</p> <p>Amend the Zoning Ordinance to comply with Government Code Section 65852.2 pertaining to ADUs by July 2021 and provide preapproved plans and consider eliminating impact fees by December 2021.</p>	<p>The City's ADU provisions were updated in 2020 and were further updated in 2022 to conform with State law changes. A pre-approved ADU program has been developed and implemented by the Building Division.</p>
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<p>2.22 Housing Choice Voucher Acceptance</p>	<p>Evaluate the rate of usage of tenant-based Housing Choice Vouchers (Section 8) in affordable housing properties in which the City has a financial investment, in order to ensure that voucher holders are fairly represented. Provide education to property owners and managers at properties where voucher usage is lower than expected, ensuring properties throughout the city accept tenant-based Housing Choice Vouchers to facilitate mobility and provide choices for lower-income households throughout the City.</p>	<p>Biennially (every two years)</p>	<p>The City evaluated Housing Choice Voucher acceptance in affordable housing properties in which the City has a financial or regulatory interest in 2023, and found vouchers in use at all affordable complexes. Most of the properties have waitlists of 3+ years, meaning that the availability of a unit and the availability of a voucher may not coincide for many households. The City will review participation again in 2025.</p>
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Jurisdiction	Elk Grove	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

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

There is no reportable data for this table for the reporting year.

Jurisdiction	Elk Grove	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

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

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

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

There is no reportable data for this table for the reporting year.

Jurisdiction	Elk Grove	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

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

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

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

There is no reportable data for this table for the reporting year.

Jurisdiction	Elk Grove	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2024 (Jan. 1 - Dec. 31)		

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Housing Element Implementation**

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

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
115-0162-023-0000	E Stockton Blvd	Vacant	20	Surplus Land	0.78	
115-0162-036-0000	E Stockton Blvd	Vacant	45	Surplus Land	1.81	
116-0030-097-0000	8340 Sheldon Rd	Vacant	0	Surplus Land	1.04	
134-0190-038-0000	10251 Grant Line Rd	Vacant	0	Surplus Land	52.47	A portion was sold for an industrial project in fall 2021; this is the remaining portion.
132-2110-004-0000	9697 Johnston Rd	Vacant	0	Surplus Land	20.45	
132-0320-001, 002, 010	8675 Kammerer Road	Vacant	0	Surplus Land	100	The City is pursuing development of a zoological park on this property

Jurisdiction	Elk Grove
Reporting Period	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 05/15/2021 - 05/15/2029

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**Table K
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the Jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

There is no reportable data for this table for the reporting year.

