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CITY OF
ELK GROVE
— PROUD HERITAGE. BRIGHT FUTURE. —

March 31, 2016

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Subject: City of Elk Grove General Plan and Housing Element Annual Report 2015

Please find attached the City of Elk Grove's General Plan and Housing Element Annual Progress Report for the calendar year-2015 in compliance with Government Code Section 65400.

If you have any questions, I may be contacted at (916) 627-3446.

Sincerely,

Darren Wilson, PE
Development Services Director

Attachment

APR 05 2016
Housing Policy Department
Received on:

CITY OF
ELK GROVE
CALIFORNIA



2015 GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by: Development Services | March 2016

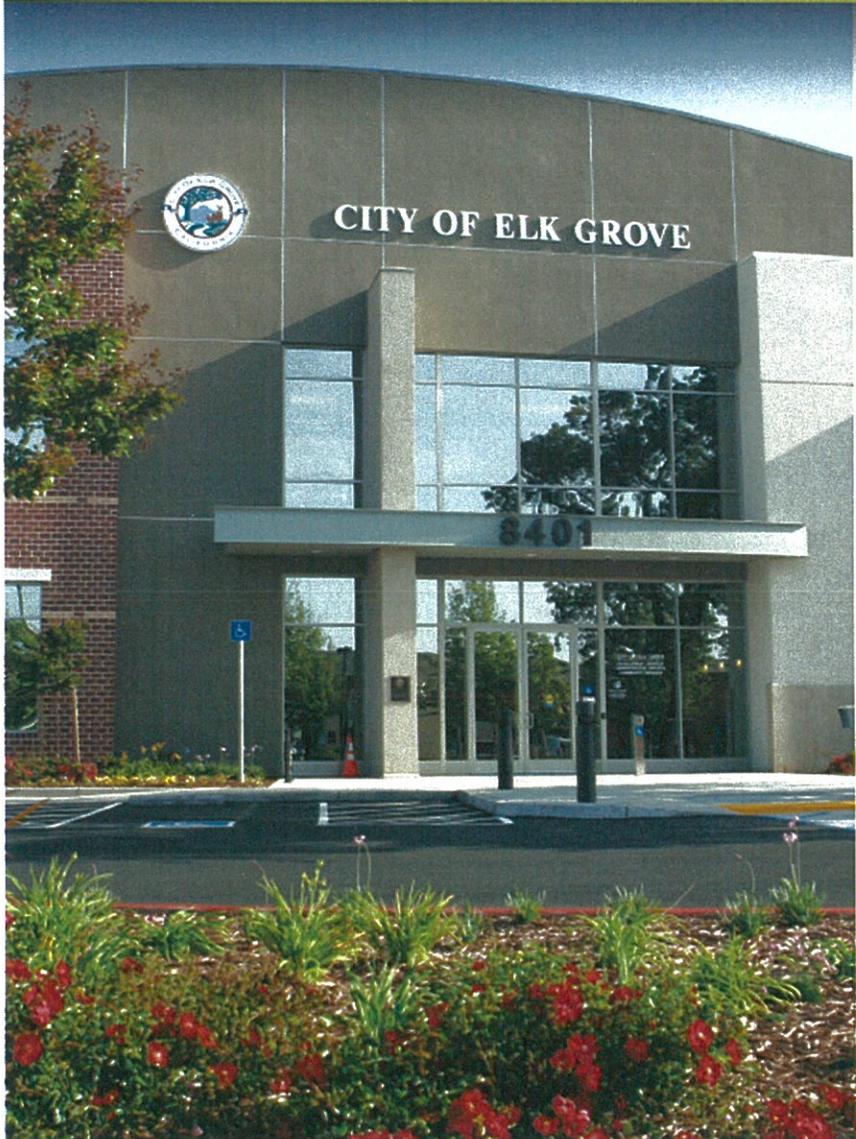


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Overview

California law requires each general law city and county to adopt a comprehensive, long-term General Plan to guide the physical development of the county or city and any land outside its boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development; the blueprint to “Build a City.” As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires certain cities and all 58 counties to complete an annual review of the General Plan to ensure that the goals, policies, and plans of the General Plan are being implemented. The annual review is prepared in the form of an Annual Progress Report (APR). The APR is presented to the local legislative body for its review and acceptance, and then forwarded to the Governor’s Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD). Only charter cities are exempt from the requirement to prepare an APR unless the charter stipulates otherwise.

State law requires that the General Plan Annual Report be completed and submitted to the State by April 1 of each year. This report covers the previous calendar year for which it is being completed. This Annual Progress Report looks at the City of Elk Grove’s (City) progress towards implementing its General Plan during the 2015 planning year and is completed for the April 2015 deadline.

General Plan Background

Upon incorporation in July 2000, the City adopted the Sacramento County General Plan. Soon thereafter, the City embarked on an intensive process of crafting the first General Plan for the City. The resulting plan was adopted on November 11, 2003. Citizen participation played an important role in preparing the Elk Grove General Plan. Because the General Plan needs to reflect community goals and aspirations, citizens were involved with issues identification and goal formulation. The public and various civic and professional organizations were consulted during the Plan preparation stage whenever possible. Numerous public meetings were held to discuss the Plan.

The City’s General Plan includes not only the seven mandated elements of a General Plan as required by State law (land use, circulation, housing, noise, safety, conservation, and open space), but additional topics of special and unique concern to the community, including economic development, air quality, historic resources, parks and trails, public facilities and finance, and sustainability. The contents of the City’s General Plan elements are summarized below.

Land Use Element
Government Code
Section 65302(a)

Provides City policies for the use and development of land for public and private uses. Defines land use categories and includes the Land Use Policy Map, which illustrates the City’s land use policies. General distribution and intensity of land uses for housing, commercial uses, institutional uses, public facilities, and open space. Urban design is also discussed in this element.

Circulation Element <i>Government Code</i> <i>Section 65302(b)</i>	The Circulation Element provides City policies for all types of transportation in Elk Grove: vehicles (auto and truck), light and heavy rail, public transit, bicycling, pedestrian, and air. The Circulation Element includes master plans for roadways, bicycle transit, and other transit modes, and defines the level of service (or level of congestion) which the City will seek to maintain on roadways. Also addresses congestion management requirements pursuant to Government Code Section 65088 et seq.
Housing Element <i>Government Code</i> <i>Section 65583</i>	Provides the City's policies related to providing safe and affordable housing for all of the City's current and future residents. Identifies developmental constraints, and includes policies and action programs for providing adequate housing.
Economic Development Element <i>Optional Element as discussed in</i> <i>Government Code</i> <i>Section 65303</i>	The Economic Development Element provides City policy on the creation of a more vibrant, diverse economy in Elk Grove, including the creation of new jobs and commercial opportunities. This Element provides a framework for the City's overall economic development program, identifying which types of businesses the City should seek to attract, how the City can attract these uses (through incentives, infrastructure programming, land use policies, etc.), and how this effort should be coordinated among various City departments.
Public Facilities and Finance Element <i>Government Code</i> <i>Section 65302(b)</i>	This Element addresses a variety of public facilities--generally, the "infrastructure" which is needed to support existing and future development (water, sewer, parks, schools, etc.). This Element also addresses how those public facilities provided by the City will be financed, addressing for example the so-called "zipper street" issue. This Element will also provide overall City policy regarding the City's finances, including how the City will provide funding for public facilities and infrastructure.
Historic Resources Element <i>Optional Element as discussed in</i> <i>Government Code</i> <i>Section 65303</i>	This Element will address how the City will preserve and enhance the many historic structures which exist in Old Town and other portions of the community. This Element summarizes the historic resources which exist in the City and provides policies and action items to help provide additional protections for these resources, potentially including City review of alterations to historic buildings.
Parks, Trails, and Open Space Element <i>Government Code</i> <i>Section 65560</i>	Although the City does not provide park and recreation services, this Element describe the policies the City will implement to cooperate with the Cosumnes Community Services District (CSD) to ensure that parks and recreation facilities are available. This Element also addresses the issue of Open Space, which could include a variety of lands whose long-term use involves remaining undeveloped.
Safety Element <i>Government Code</i> <i>Section 65302(g)</i>	A number of potential safety hazards exist in the City, including the Suburban Propane facility, several rail lines, and potential flooding. This Element will define how the City will deal with all of these issues, both in this Element and through land use and other policies in other elements of the General Plan, and how the City will cooperate with other agencies (such as the CSD) which provide public safety services.

Noise Element
*Government Code
Section 65302(f)*

Noise or "unwanted sound" is a byproduct of modern life, generated by the vehicles, machines, and other items which are part of our everyday lives. The Noise Element defines the level of noise which is acceptable in different types of areas (residential, office, industrial, etc.) and how the City will achieve those noise levels.

**Conservation and Air
Quality Element**
*Government Code
Section 65302(d)*

This Element addresses the conservation of limited resources, including land, energy, etc., as well as measures the City will implement to improve air quality in Elk Grove and the region. This Element's policies are closely tied to policies in other Elements (particularly Land Use and Circulation) to address how the City, through its land use policies, its review of projects, and its own operations, can conserve natural resources and reduce impacts on air quality. This Element contains a broad range of strategies intended to encourage the use of alternative transportation to both reduce traffic on local roadways and decrease air pollutant emissions from private vehicles.

Sustainability Element
*Optional Element as
discussed in
Government Code
Section 65303*

Greenhouse gas emissions have become a topic of concern for lawmakers and elected officials across California. Recent laws such as Assembly Bill (AB) 32, Senate Bill (SB) 375, and SB 97 require local governments to address greenhouse gas (GHG) emissions in their development processes and to work to achieve state-recommended GHG reduction targets. The goal of this effort is to create more sustainable communities while promoting public health, improving air quality, and responding to the potential effects of climate change. The Sustainability Element provides a matrix that summarizes which sustainability issues are addressed in each element of the General Plan. The Sustainability Element provides additional sustainability policies and actions to address components of sustainability that are not addressed in the other General Plan elements.

The City's General Plan meets the requirements of the California Government Code and Office of Planning and Research's 2003 General Plan Guidelines.

Departmental Responsibilities

Implementation of the General Plan is the responsibility of the numerous departments and teams in the City. City departments responsible for implementation of the General Plan include:

- City Manager's Office
- Development Services Department
(Planning, Engineering & Building)
- Finance Department
- Police Department
- Public Affairs Office
- Public Works Department

Additionally, there are several other governmental agencies that provide services within the City's corporate boundary. While these agencies are neither part of the City's operational structure nor directly responsible for implementation of the General Plan, the City does coordinate its activities with

these other agencies and relies upon their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

- Cosumnes Community Services District
- Elk Grove Unified School District
- Elk Grove Water District
- Sacramento Area Sewer District
- Sacramento County Water Agency

2015 Amendments to the General Plan

State law allows the City to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the Planning Commission and City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

In 2015, a total of two amendments to the General Plan were approved by the City Council throughout the year. Below is a description of each specific General Plan amendment.

General Plan Amendment #1 – City Council Resolution No. 2015-047 adopted March 11, 2015

This General Plan Amendment included several amendments as described below.

- Southeast Policy Area Amendment 1 Project** – The Southeast Policy Area Amendment 1 Project included an amendment to the General Plan Land Use Figures LU-1 and LU-5 to reflect the ultimate alignment of Lotz Parkway between the Laguna Ridge Specific Plan and Southeast Policy Area.
- Capital SouthEast Connector General Plan Amendments** – The General Plan’s Circulation Element Policies CI-10, CI-12, CI-13, and Figure CI-2 were modified in order to incorporate references to the SouthEast Connector Project. In coordination with the Capital SouthEast Connector Joint Powers Authority, the Connector Project is a 35-mile, parkway-style facility that will connect Interstate 5 and State Route 99 in Elk Grove with Rancho Cordova, Folsom, and El Dorado County by way of improving Kammerer Road, Grant Line Road, and White Rock Road.
- New Policy PF-27 to the Public Facilities and Finance Element** - Policy PF-27 was added to the General Plan’s Public Facilities and Finance Element which provides additional support for capital improvement projects that enhance or improve existing City facilities, such as infill sidewalk projects, American with Disabilities act (ADA) improvements to City buildings, and maintenance project improvements at the City’s Corporation yard. The policy will improve the connection between capital improvement projects and the General Plan as required under State Government Code Section 65401.
- Commuter Rail and Transit Oriented Development General Plan Amendments** – The General Plan’s Circulation Element Policies CI-26, Land Use Policies LU-2 and LU-3 were amended to accommodate the removal of the Transit Oriented Development (TOD) designation from lands

located on Elk-Grove Florin Road (APNs 116-0042-007, -023, -024, -025, and -028). In addition, the General Plan land use designation for APNs 116-0042-023, -024, and -028 changed from Commercial/Office/Multi-Family to Medium Density Residential. This also required amending page 40 and Table 35 of the Housing Element to remove the parcels (identified as Sites 4, 5, and 7 in Table 35) from the Housing Element as high density residential sites.

- e. **Bond Road/Waterman Road** – The General Plan land use designation was amended for APNs 127-1030-005, -008, -009, -010, and 127-0010-108 from Commercial/Office/Multi-Family to Commercial/Office. No amendment to the Housing Element was required.

General Plan Amendment #2 – City Council Resolution No. 2015-129 adopted June 24, 2015

- a. **99 Cents Only Store Project, File #: EG-14-018** - The 99 Cents Only Store Project included amending the General Plan land use designation for the project site from Office to Commercial.

Major Milestones and Projects

The City undertook and/or completed several major milestones and projects during the 2015 planning year, including:

- **Souza Dairy Project in Southeast Policy Area** – The City has initiated development in the Southeast Policy Area by the approval of the Souza Dairy Project. The Project includes the creation of 1,162 lots, consisting of 1,094 residential lots at varying densities; 11 large lots for future high-density residential, commercial, and mixed-use developments; one school site; eight park lots; and various drainage, detention, landscape, light rail/bus rapid transit, and parkway lots, all collectively on approximately 375 acres. The Southeast Policy Area is a 1,200 acre master plan designed to support aggressive jobs creation and housing diversity. The area is situated west of Highway 99 and north of Kammerer Road and considered the last large-scale development area within the City. Regionally, the Southeast Policy Area is the first employment-focused development plan, and will create five jobs for every one unit of housing. The Southeast Policy Area builds upon the City’s long-term goal of extending light rail to Elk Grove and promotes using alternative transportation through an extensive trails system. Major infrastructure improvements will provide enhanced traffic circulation, effective storm water drainage, and the utilities necessary to support the economic vitality of the Southeast Policy Area.
- **Aquatic Complex** - The City is planning a full service aquatic complex as part of the Civic Center located at Civic Center Drive and Big Horn Boulevard. The project includes a combination of pools designed to serve competitive aquatics, instruction, water fitness, and family recreation. Features include a 50-meter pool, fitness and instructional pool, and recreational pool. The aquatic complex is expected to break ground in 2017.
- **Multi-Sport Park Complex** – The City is currently analyzing the viability of constructing a destination tournament sports complex on 100 acres of City-owned land on Grant Line Road. As currently proposed, the complex would host tournaments and draw both youth and adult sports

teams from the Sacramento region and beyond. In July 2015, the City filed a Sphere of Influence Amendment application with the Sacramento Local Agency Formation Commission to amend the City's Sphere of Influence to accommodate the Multi-Sport Park Complex project site.

- **Veterans Hall** – With an estimated 9,200 veterans and 750 active duty personnel within the City, development plans for the Civic Center include a Veterans' Hall to serve as a meeting place and event facility. These plans are under way with construction planned for 2017.
- **Community/Senior Center** - The City is currently conducting a Feasibility Study for a combined Community/Senior Center at the Civic Center. The facility is being planned to meet a variety of senior and community needs. The feasibility study is scheduled to be completed in summer 2016. Funding has been earmarked for design in 2016/17 followed by construction in 2017/18.
- **Kammerer Road Widening and Extension** - The City in partnership with Sacramento County and Caltrans has initiated work to extend and widen Kammerer Road between Highway 99 and Interstate 5, providing an east-west connector bypassing downtown Sacramento and alleviating traffic on Laguna and Elk Grove Boulevards. The City plans to widen Kammerer Road to four lanes, and include a grade separated crossing at the Union Pacific Railroad Tracks.
- **Capital SouthEast Connector** – The Connector is a planned 35-mile, four to six-lane highway that will connect Interstate 5, south of Elk Grove, with Highway 50 in El Dorado County. Communities in El Dorado and Sacramento counties will be linked with Folsom, Rancho Cordova and Elk Grove to reduce congestion and spur economic investment. The Connector is headed by a Joints Power Authority that is a collaboration of the cities of Elk Grove, Folsom and Rancho Cordova, as well as El Dorado and Sacramento Counties.
- **Old Town Area Streetscape Project, Phase 2** - Old Town is the heart of the Elk Grove community, a unique treasure with many buildings dating back to the 1800s. Streetscape improvements and beautification measures designed to attract pedestrians and shoppers and enhance safety and traffic circulation are planned. The improvements will boost the economic vitality and attractiveness of Old Town Elk Grove while preserving the area's unique character and history. Phase 2 will include street frontage improvements along Elk Grove Boulevard between Derr Street and Waterman Road. Improvements may include expanded, decorative sidewalks, landscape strips, landscaped median islands, crosswalks, bike lanes/routes, signs, striping, bus shelters and potential utility undergrounding.
- **Grant Line Bridge** – In September 2015, the City celebrated the opening of the Grant Line Bridge, which is a vital component of the Capital Southeast Connector. This project widened East Stockton Boulevard to Waterman Road, and included a bridge crossing the Union Pacific Railroad Tracks. This bridge effectively separates motor vehicles and rail traffic while improving local and regional traffic flow.
- **Comprehensive General Plan Update** – In Fall 2015, the City initiated the process to perform a comprehensive General Plan update. As the City adopted its current General Plan in 2003, the City has grown and changed over time. This General Plan update is an opportunity to bring the General Plan into compliance with new laws and make adjustments to forthcoming issues such

as climate change, multi-modal transportation, and floodplains. The update process will occur throughout 2016 and anticipated to be adopted in mid-2017.

Status of General Plan Implementation Actions

The table below provides an analysis of selected General Plan policies and action items that made notable progress in 2015. Thus, the table is not a comprehensive list of all policies and action items of the General Plan. As the majority of the General Plan policies and related action items have been implemented through the adoption of ordinances or resolutions, incorporated into the regular governmental activities of the applicable departments, or included in development proposals as they are reviewed for consistency with the City’s policies, the purpose of providing the selected 2015 General Plan implementations in the table below is to streamline the review and highlight the annual progress in an efficient manner. A comprehensive list of all General Plan policies and action items with the status and/or implementation can be viewed in prior General Plan Annual Progress Reports.

A review of the Housing Element implementation status for all action items, and progress towards meeting the City’s Regional Housing Needs Assessment, is provided in the subsequent section, beginning on page 10.

General Plan Policy/Action	2015 Implementation
Circulation Element	
<p>Policy No. CI-9 Light rail service in Elk Grove should be designed to serve major employment centers and the regional mall at Kammerer Road/Hwy 99. The City of Elk Grove encourages the development of light rail which will bring workers and shoppers to Elk Grove, while also serving as part of a coordinated, regional transportation network. The City’s preferred route for light rail service is shown in Figure CI-1.</p>	<p>Blue Line Light Rail extensions to Cosumnes River College and Franklin Boulevard were completed in August 2015. The City will provide feeder service to both stations.</p>
<p>Action No. CI-12-Action 1 Participate in regional efforts to locate and implement an alternative route for a future Hwy 99 50 connector.</p>	<p>The City continues to be a participating member of the Joint Powers Authority for the proposed Capital SouthEast Connector Project. The JPA is managing the planning, environmental review, engineering design and development of the Connector. In 2015, the General Plan’s Circulation Element Polices CI-10, CI-12, CI-13, and Figure CI-2 were modified in order to incorporate references to the SouthEast Connector Project.</p>
Economic Development Element	
<p>Action No. ED-11-Action 2 Develop small business assistance programs, including but not limited to below market interest rate loans and creating new or expanding existing business plans.</p>	<p>The City has established a small business loan program and is actively marketing the project to a cross section of local and recruited small businesses. The City continues to make ample use of its Sewer Fee Credit program, which provides direct financial grant</p>

General Plan Policy/Action	2015 Implementation
	<p>assistance to primarily small startup businesses. The City has been an active participant in the development of a tech-focused co-working space that assists small businesses with establishing startup tech companies. The City has hired a new Economic Development Coordinator who acts as the primary City liaison to the small business community.</p>
<p>Action No. ED-12-Action 1 Actively promote revitalization and strong sales in Old Town Elk Grove, and along major commercial thoroughfares.</p>	<p>The City initiated the Old Town Façade Improvement Program which provides financial assistance to property and business owners who make eligible façade and/or signage improvements to enhance the appearance of their building or business. The City is proceeding to develop the City-owned 5-acre site in Old Town Elk Grove as a public plaza space, with plans for Phase I of the project being designed. The City continues to produce or sponsor a number of special events in Old Town that will make use of the planned plaza project. The City continues to monitor retail sales and vacancy along its major commercial thoroughfares and to engage and assist owners and brokers of our shopping centers.</p>
<p>Policy No. ED-21 Support micro loans, small business loan guarantees and other measures to support entrepreneurs and new business development.</p>	<p>The City has and will continue to sponsor and jointly produce a number of symposiums and seminars designed to expose our small businesses to alternative financing programs, including loans, tax credits, and guarantees. The City has established a small business loan program and is actively marketing the project to a cross section of local and recruited small businesses. The City continues to make ample use of its Sewer Fee Credit program, which provides direct financial grant assistance to primarily small startup businesses. The City has been an active participant in the development of a tech-focused co-working space that assists small businesses with establishing startup tech companies.</p>
<p>Policy No. ED-23 Designate an Economic Development Coordinator on City staff with responsibility for promoting economic development opportunities and implementing and tracking the progress/effectiveness of the policies and actions of the current Economic Development Plan.</p>	<p>The City has hired a new Economic Development Coordinator who acts as the primary City liaison to the small business community. The Coordinator actively tracks the effectiveness of the Economic Development Plan. Staff has implemented and Council has adopted official Performance Measures designed to gauge the effectiveness of our Economic Development efforts and the overall health of the economy.</p>

General Plan Policy/Action		2015 Implementation
Housing Element		
<i>See Housing Element Program Implementation Status on page 10</i>		
Sustainability Element		
Action No. S-23-Action 3 Establish funding and review available sites to develop a community center to support events and recreational programs for children, youth, and seniors.	The City has funded and plans to initiate construction on the aquatic complex and veteran’s hall in 2017. A feasibility study for the combined community/senior center is anticipated to be complete in Summer 2016. Funding has been reserved for the design of the community/senior center. The City is also continuing to evaluate the establishment of the multi-sport park complex.	

Housing Element Annual Progress Report

Overview

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) allocates regional housing needs to councils of government throughout the state. The Regional Housing Needs Plan (RHNP) for Elk Grove is developed by the Sacramento Area Council of Governments (SACOG), and allocates to each city and unincorporated county their “fair share” of the region’s projected housing needs by household income level. This allocation is commonly referred to as the Regional Housing Needs Allocation (RHNA).

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

State law requires the City to identify its progress in meeting its share of the RHNA and to identify local efforts to remove governmental constraints to housing. The City’s General Plan Housing Element identifies programs and actions to be taken to meet these objectives and reflects the RHNP and RHNA for the Sacramento region.

Regional Housing Needs Plan

SACOG, along with the City and the other jurisdictions in the region, prepared the RHNP and RHNA for the 2013-2021 planning period. The RHNP identified a total of 7,402 dwelling units as the City’s “fair share” of the regional needs total. The table below identifies the breakdown of this number for each of the income categories covered by the RHNP for the City.

Income Category	RHNA
Extremely Low Income	1,018
Very Low Income	1,017
Low Income	1,427
Moderate Income	1,377
Subtotal – Affordable Units	4,839
Above Moderate	2,563
TOTAL	7,402

The attached tables (Tables A and B) list the number of dwellings constructed to date under the current RHNA, as required by HCD.

Housing Element Program Implementation

The City adopted its 2013-2021 Housing Element on February 12, 2014 and it was subsequently certified by HCD.

State law requires the City to complete a specific review of the implementation of the programs in the Housing Element. The attached table (Table C) lists each of the programs in the Housing Element and

indicates the timeframe to complete the program and the City's efforts to date. As the table shows, the City is on track with implementation of its Housing Element.

Removal of Governmental Constraints to Housing

The Housing Needs Assessment of the General Plan states that the development standards for residential development in the City do not constrain the development of new housing or affordable housing. It identifies significant constraints as generally being non-governmental, including high land and construction costs, lack of gap funding for affordable projects, and a variety of other market factors.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	23	-	-	-	-	23	Unknown
No. of Units Permitted for Above Moderate	616	-	-	-	-	616	Unknown

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CC Title 25 §6202)

Table C

Program Implementation Status

<p>Program Description (By Housing Element Program Names)</p>	<p>Housing Programs Progress Report - Government Code Section 65583. 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.</p>	
<p>Action</p>	<p>Implementation</p>	<p>Result/Effectiveness</p>
<p>Housing Goal 1: Provide adequate sites to accommodate the City's share of regional housing needs through appropriate zoning and development standards.</p>		
<p>H-1 Action 1</p>	<p>To the extent that there are high-density residential sites identified as accommodating the City's 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.</p>	<p>Time Frame: Review the sites inventory periodically throughout the planning period Responsibility: Development Services (Planning Division) Funding Source: City Development Services Fund</p> <p>Since the adoption of the Housing Element, no high-density residential sites identified as accommodating the City's RHNA have developed with another use. The City maintained an adequate inventory of sites to accommodate the RHNA.</p>

City of Elk Grove
 General Plan Annual Progress Report – 2015 Plan Year

Action	Implementation	Time Frame: By January 1, 2017	Result/Effectiveness
H-1 Action 2	<p>The City has a lower income regional housing need of 3,462 units. In an effort to meet the lower income regional housing need, the City will complete the following:</p> <ol style="list-style-type: none"> 1. Concurrently with adoption, the City will identify and rezone sites in Table 35 that meet the City's lower income RHNA of 3,462. (Please note: this includes capacity from the SEPA and site 21). 2. The City will rezone 15 acres of site 21, which will provide for a capacity of 315 units, consistent with Land Use Policy LU-40. 3. The City will rezone approximately 60 acres of the Southeast Policy Area (SEPA), to meet a portion of the City's lower-income housing needs. <p>The SEPA and site 21 will permit owner-occupied and rental multifamily developments by right and will not require a conditional use permit. 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", while larger projects are reviewed by the Planning Commission. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, pursuant to State law requirements. Should it be determined that the SEPA or site 21 will not be completed within the three year rezone timeframe, the City will identify additional sites to meet the City's RHNA.</p>	<p>Responsibility: Development Services (Planning Division)</p> <p>Funding Source: City Development Services Fund</p>	<p>Concurrently with the adoption of the Housing Element in February 2014, the City rezoned designated sites to meet the RHNA, except for Site 21.</p> <p>In July 2014, the City adopted the Southeast Policy Area Strategic Plan, which included a land plan. The land plan designated a total of 64.27 acres as High-Density Residential, on sites ranging from about 5 to 15 acres. The Southeast Policy Area High-Density Residential zoning allows projects from 15.1 to 40 units per acre, but consistent with the Housing Element policy, the City will ensure these sites develop at a minimum density of 20.1 units per acre.</p> <p>The City anticipates rezoning a portion of Site 21 to high-density residential zoning in 2016. In the event that the property owners do not submit a master plan, the City will determine the locations of the high-density residential zoning on the larger parcel.</p>

City of Elk Grove
General Plan Annual Progress Report – 2015 Plan Year

Action	Implementation	Time Frame:	Result/Effectiveness
H-1 Action 3	To facilitate the development of affordable housing, and provide for development phases of 50 to 150 units in size, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units.	<p>Time Frame: As projects are processed through the Development Services Department</p> <p>Responsibility: Development Services (Planning Division)</p> <p>Funding Source: City Development Services Fund</p>	The City did not receive any requests to process subdivision maps that included an affordable housing component in 2015.
H-1 Action 4:	<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 annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. 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:</p> <ul style="list-style-type: none"> • Allow affordable projects to exceed the maximum height limits, • Lessen set-backs, and/or • Reduce parking requirements. <p>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>Time Frame: 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>Responsibility: Development Services (Planning Division)</p> <p>Funding Source: City Development Services Fund</p>	<p>Since 2013, the City has completed one lot consolidation in support of an affordable housing project (Avery Gardens). Two lots were combined to create an approximately 3.4 acre site on which a 64-unit complex was built.</p> <p>The City regularly convenes meetings of its Industry Working Group, a group of developers, property owners, public agencies, and others with an interest in high-level development issues in the City. As a part of updates on the Housing Element, the City discussed development opportunities with this group. City staff also responded to individual inquiries from developers related to lot consolidation issues, although none specifically concerned affordable housing.</p>
H-2 Action 1	Continue to allow corner duplexes in single-family residential developments without a use permit.	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services (Planning Division)</p> <p>Funding Source: City Development Services Fund</p>	No interested developers or persons requested approval of corner duplexes in single-family residential developments. They continue to be allowed without a use permit.

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Action	Implementation	Time Frame: Ongoing	Result/Effectiveness
H-3 Action 1	<p>Continue to encourage multifamily development throughout the City. Utilize the following non-binding guidelines in the analysis process of identifying opportunity locations for new multifamily housing:</p> <ol style="list-style-type: none"> 1. Proximity to public transit or bus service. 2. Proximity to commercial and social services. 3. Parcel size and configuration that enhances the feasibility of development. 4. Lack of physical constraints (e.g., noise, wetlands). 5. Provision for a variety of housing types and affordable housing opportunities. 6. Of an appropriate size to provide for on-site management. 7. Integration into and compatibility with surrounding development. 8. Proximity to other multifamily development. <p>The City may also consider other criteria, as it deems appropriate, in order to determine the feasibility and potential constraints of new multifamily development.</p>	<p>Responsibility: Development Services (Planning Division)</p> <p>Funding Source: City Development Services Fund and Affordable Housing Fund</p>	<p>The City used these factors in considering the sites to be rezoned to meet the RHNA, and remains committed to considering these factors in locating future affordable housing.</p>
H-3 Action 2	<p>Offer fast track/priority processing, density bonuses, flexibility in development standards, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups.</p>	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services (Planning and Building Divisions)</p> <p>Funding Source: City Development Services Fund</p>	<p>The City continued to offer these benefits to developers of affordable housing. No projects meeting these requirements were proposed in 2015.</p>

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Housing Goal 2: Assist in the development and provision of adequate housing stock to meet the needs of extremely low-, very low-, low-, and moderate-income households and special needs groups.		
H-4 Action 1	<p>Continue to support affordable housing development through financial assistance from sources such as the Affordable Housing Fund, CalHome, Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), and other US Department of Housing and Urban Development (HUD) or California Department of Housing and Community Development (HCD) funding, as feasible.</p>	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services (Planning Division)</p> <p>Funding Source: Affordable Housing Fund, CalHome, CDBG, HOME, or other HUD or HCD funding</p> <p>In 2015, the City provided \$331,325 in CalHome down payment assistance loans to eight low-income households. The City also used CDBG funds to rehab Meadow House, a property that is used for transitional housing, primarily for families.</p> <p>In 2016, the City plans to release an RFP to solicit proposals for affordable rental housing development, and anticipates making about \$5 million in loans to one or more projects.</p>
H-4 Action 2	<p>When feasible, continue to provide waivers of 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>Time Frame: Ongoing</p> <p>Responsibility: Development Services (Planning and Building Divisions)</p> <p>Funding Source: City Development Services Fund, Sacramento Regional County Sanitation District</p> <p>The City provides a waiver of the affordable housing fee on affordable housing projects and continues to participate in the Sacramento County Regional Sanitation District's fee waiver and deferral program to reduce impact fees for affordable housing development.</p>
H-4 Action 3	<p>Offer affordable housing funding sources through the issuance of a Request for Proposals process consistent with the City's Affordable Housing Loan Program guidelines, or other process as approved by the City Council.</p>	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services (Planning Division)</p> <p>Funding Source: City Affordable Housing Fund</p> <p>In 2015, the City's Affordable Housing Fund uncommitted balance reached the \$5 million threshold to release an RFP. The City plans to release an RFP for new affordable housing projects in early 2016.</p>