

for low income (51-80%). While this project was planned for in FY 2005-06, it will be carried over into 2006-07.

Actual Expenditure:

\$0 Affordable Housing Fee or Exemptions

Narrative:

See Affordable Housing narrative.

19. Housing Choice Voucher Rental Assistance Program (non-CDBG funds)

Goal HS-1: Foster the development and maintenance of housing affordable to target income households, as well as those with special needs.

Provide referrals for extremely low-income households to the Housing Choice Voucher (Section 8) Program at the Sacramento Housing and Redevelopment Agency (SHRA). Encourage local landlords to participate in the program and accept Housing Choice Vouchers.

2005-06 Objective:

Provide 10 referrals

Funding Allocated:

\$0 / HUD and SHRA funds

2005-06 Accomplishment:

Made 7 referrals

Actual Expenditure:

N/A (non-CDBG funded)

Narrative:

Frequently calls are received and a referral is made to SHRA and the Housing Choice Voucher program. As of January 26, 2006 there were 810 households in the City of Elk Grove that were using Housing Choice Vouchers.

All statistics reported in the summary above are for the period July 1, 2005 through June 30, 2006. Some activities have not been completed, and will be carried over into the 2006-07 program year. The accomplishments attained after July 1, 2006 for these activities will be reported in next year's CAPER.

HUD provides specific requirements that entitlement grantees certify that they will affirmatively further fair housing in their jurisdiction. Fair housing objectives are broad, and include requirements to promote fair housing choice for all persons and to foster compliance with the nondiscrimination provisions of the Fair Housing Act. These requirements are satisfied, in part, by analyzing impediments to fair housing choice within the jurisdiction and taking appropriate action to overcome the effects of those identified impediments.

Actions Taken to Affirmatively Further Fair Housing

The City of Elk Grove works in partnership with the Sacramento Housing and Redevelopment Agency (SHRA) on regional housing issues. In 2002, SHRA contracted with Project Sentinel, a fair housing services agency in Palo Alto, to prepare a regional

Analysis of Impediments to Fair Housing Choice (AI). The areas studied included the cities of Sacramento, Citrus Heights, Elk Grove, Folsom, Isleton, Galt and the unincorporated area of Sacramento County. It involved an exhaustive study of available data including housing policies and zoning laws of the various governmental entities, mortgage lending practices, meetings with public officials and community groups. The AI went through several drafts in 2003 and was ultimately completed in November of 2004. While the draft of the AI includes data from the City of Elk Grove, the final AI does not include recommendations for the City of Elk Grove. The City of Elk Grove will be preparing an AI for submission to HUD.

The City of Elk Grove seeks to reduce impediments to fair housing choice for persons protected under the federal Fair Housing Act. Protected classes include race, color, religion, sex, disability, familial status and national origin. The strategy the City of Elk Grove has chosen to undertake regarding multifamily construction for people with disabilities is to employ the 2001 California Building Code Title 24. The Building Code serves to comply with accessibility standards of the 1988 Fair Housing Amendments Act.

The City of Elk Grove contracts with the Human Rights/Fair Housing Commission to provide fair housing services, including discrimination complaint investigations, as well as outreach and education to both landlords and tenants. The Human Right/Fair Housing Commission conducts a fair housing audit annually. A different fair housing issue is selected each year for in-depth study. The Commission is a joint powers agency of the City and County of Sacramento and is the only local entity that tracks and investigates housing discrimination complaints. Their services also include conciliation, litigation and education.

In the 2005-06 program year, the Commission provided the following fair housing services to the City of Elk Grove, using CDBG funds:

- Handled 364 calls from citizens inquiring about a range of landlord/tenant issues, including discrimination, unit repairs, deposits, eviction processes, mold, retaliation, and Section 8 referrals.
- Provided the Elk Grove Police Department with 5,000 handbooks on fair housing issues, so that they can be handed out as deemed necessary and appropriate when responding to calls.
- Conducted two workshops for tenants, informing them of their rights and responsibilities when leasing a residence. Over 11 tenants attended this first workshop and all had concerns that were well addressed by Human Rights/Fair Housing staff. The City of Elk Grove Community Enhancement (code enforcement) staff presented a slide show of code enforcement issues, showing substandard housing and gave strategies to avoid or resolve housing safety concerns. The City of Elk Grove Police Department sent a public safety officer who offered solutions to residents of multi-family complexes facing personal safety concerns.
- Held a workshop for landlords/property managers, informing them of their rights and responsibilities when acting in the capacity of landlord to tenants. The workshop was well received with 16 people in attendance; many questions and

answers addressed by Human Rights/Fair Housing staff. Again, the City of Elk Grove Community Enhancement (code enforcement) staff and the City of Elk Grove Police Department offered solutions and support for public safety issues.

- Performed the 2005 Fair Housing Audit and furnished the City of Elk Grove with a copy of the report. Six multi-family rental properties in the City of Elk Grove were tested for discrimination relative to companion animals. There was no evidence of discrimination in any of the complexes located in Elk Grove, however, there was confusion regarding the laws concerning deposits and companion animals.



The City made progress toward meeting the housing needs of target income families and seniors in need of rental units. Table 1 provides information on the multi-family projects that have been in negotiations in 2005-06. While no affordable housing projects have been developed since the last CAPER reporting period, the projects listed below are expected to be developed with funding from Elk Grove's Very Low Income Housing Trust Fund (VLIHTF), Affordable Housing Fund (AHF), and fee waivers or fee exemptions.