

# A Vision for Sheldon Farms

Sheldon Farms consists of more than five acres of undeveloped grassland located at 8851 Bruceville Road in Elk Grove. Nonprofit affordable housing developer Abode Communities, in partnership with the City of Elk Grove, David Baker Architects and Fletcher Studio, have re-imagined the site as a vibrant, service-enhanced residential community that boasts 240 affordable rental homes for families living in Sacramento County. This amenity-rich development includes a central

green with children’s play area, splash pads, gathering spaces, a community room, laundry rooms, bike storage, parking, beautifully landscaped circulation, connectivity to future transit opportunities, and additional amenities to reflect community needs and priorities. Residents will enjoy a host of complimentary resident services provided by LifeSTEPs, as well as the safety and security of onsite property management provided by The John Stewart Company.



## Housing Affordability

Household Income, as % of AMI	1-Bedroom (1-2 People)		2-Bedroom (2-4 People)		3-Bedroom (3-5 People)	
	Rent	Income Range	Rent	Income Range	Rent	Income Range
30%	\$663	\$24,780 - \$28,290	\$795	\$28,290 - \$35,370	\$919	\$31,830 - \$38,190
50%	\$1,105	\$41,300 - \$47,150	\$1,326	\$47,150 - \$58,950	\$1,532	\$53,050 - \$63,650
60%	\$1,326	\$49,560 - \$56,580	\$1,591	\$56,580 - \$70,740	\$1,839	\$62,660 - \$76,380
70%	\$1,547	\$57,820 - \$66,010	\$1,856	\$66,010 - \$82,530	\$2,145	\$74,270 - \$89,110
80%	\$1,769	\$66,080 - \$75,440	\$2,122	\$75,440 - \$94,320	\$2,452	\$84,880 - \$101,840

Per California Tax Credit Allocation Committee, Rent & Income Limits, As of 4/1/24

## Anticipated Project Milestones



## Connect with Us!



Want to learn more about Abode Communities or the plan for Sheldon Farms? Have comments or feedback for us? We want to hear from you!

Visit: [abodecommunities.org/sheldonfarms](https://abodecommunities.org/sheldonfarms)  
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