

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
CONSOLIDATED ANNUAL PERFORMANCE PLAN**

2025 CAPER



ECONOMIC DEVELOPMENT DEPARTMENT
HOUSING DIVISION
316 VERNON STREET STE. 150
ROSEVILLE, CA 9567

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2025 Consolidated Annual Performance and Evaluation Report (CAPER) constitutes the reporting period from July 1, 2025 to June 30, 2026, the first year of the five-year 2025-2029 Consolidated Planning period. The City of Roseville received an entitlement allocation of \$701,373 in Community Development Block Grant (CDBG) funds for the 2025 Program Year (PY). The City also received \$128,718.64 in program income, carried over \$435,075.34 for a total program budget of \$1,265,166.98. The City expended \$248,725.56 leaving a balance of \$1,016,441.42.

Over the last year, the Housing Division has assisted 834 low-income persons, and two low-income households through the use of CDBG and other housing and community development funds.

Also in the last year, the Housing Authority's Housing Choice Voucher Program (federal rental assistance program) assisted 797 households with \$10,982,178 in rental subsidies. This includes regular, NED, VASH, Mainstream, Emergency Housing, Foster Youth Initiative, and Project-Based vouchers.

In the 2025 PY, CDBG has benefitted lower-income households in Roseville through housing rehabilitation, public services, and homeless shelter and prevention services. These funds also provide funding for Housing Division administrative expenses to manage these programs.

The City uses other Federal, State and local resources (when available), including Housing Choice Voucher Rental Assistance Contracts, State-administered HOME funds, and local developer contributions to address housing and community development priority needs identified in the Consolidated Plan.

The CAPER identifies the programs and activities the City undertook during the 2025 PY to meet underserved needs identified in the Consolidated Plan. In addition, the CAPER discusses the actions the City took to address: lead-based paint hazards; barriers to affordable housing; the needs of households at or below the poverty level; and access to fair housing information.

CARES Act – CDBG-CV1 and CDBG-CV3

On March 27, 2020 the Coronavirus Aid, Relief and Economic Security Act (CARES Act) was enacted to provide emergency assistance and health care response for individuals, families, and businesses affected by the COVID-19 pandemic. On April 2, 2020, HUD announced that the City would receive \$417,412 of CARES Act CDBG funds, known as CDBG-CV1; on September 11, 2020, the City received notification that it would receive \$795,721 of Round 3 of the CARES Act CDBG funds (CDBG-CV3). These funds were required to be used to prevent, prepare for and respond to COVID-19. A total of three substantial amendments were submitted to the 2019 Annual Action Plan to allocate the CV funds.

Programs implemented and completed with Round 1 of CV funding (CDBG-CV1) included:

- The Small Business Loan program: \$501,585 expended of CV1 and CV3 funds (plus \$204,070 Entitlement and prior year carryover funds). The CDBG-CV Small Business Loan program assisted small businesses with loans to address the coronavirus, through the support of employee retention and reduction of job loss due to the pandemic. The City's Small Business Loan program assisted 23 local business owners with the creation of 58 jobs, and 187 jobs retained.
- The Gathering Inn Shelter-in-Place program: \$31,632.19 expended. The Shelter-In-Place program provided homeless individuals shelter at their facility as well as St. John's church due to COVID-19. The second site allowed for appropriate social distancing for the homeless individuals staying at the shelter. Forty-one homeless individuals were assisted over a two month period. This program was completed and reported on in the 2020 CAPER.

Two Notification of Funding Availability (NOFA) notices were released to allocate CDBG-CV3 funds. Programs implemented with CDBG-CV3 funds included:

- Project Roomkey funding support: \$24,000 awarded, fully expended. The program housed approximately 60 previously homeless residents at a local hotel, in order to provide a safe and isolated environment due to COVID-19. CDBG-CV3 funds were provided to Placer County towards Project Roomkey for a total of three months. This program was completed and reported on in the 2021 CAPER; a total of 102 beneficiaries were served.
- AMI Housing Emergency Rental Assistance program: \$450,000 awarded, \$449,995.60 expended. The emergency

rental assistance program provided funding for rent and back rent to help prevent homelessness and potential evictions, while also providing families with stability during an uncertain time. Funding for this program is now completed with a total of 242 beneficiaries served.

- Placer County Office of Education After-School Care for Homeless Students program: \$50,000 awarded, \$46,701.03 expended. District staff relayed that students who fall under the McKinney Vento Act (homeless or in Foster Care) required several services due to COVID-19. These services included the provision of safe, free, and consistent childcare where COVID precautions are being taken, while also supporting families who were impacted by COVID with navigating social services and assisting with accessing permanent housing. Funding for this program was completed and reported on in the 2022 CAPER; a total of 60 beneficiaries were served.
- Project Sentinel's Fair Housing Services program: \$50,000 awarded, fully expended. The Fair Housing Services provider has assisted Roseville residents with comprehensive fair housing services including investigation, counseling and legal referrals for victims of housing discrimination, along with community education and outreach regarding fair housing law and practices. The housing counseling agency has played a role in reducing and preventing evictions by providing Roseville residents with information on tenant rights and fair housing issues. Funding for this program was completed and reported on in the 2022 CAPER; a total of 112 beneficiaries were served.
- KidsFirst Rent/Mortgage and Utility Assistance program: \$50,000 awarded, \$49,592.43 expended. The KidsFirst's Rental/Mortgage and Utility Assistance Program provided emergency housing/shelter and utility supports for clients affected by COVID-19 impacts, such as job loss and employment reduction. KidsFirst was able to provide rental/mortgage and/or utility assistance to 28 Roseville households. 28 low-income Roseville clients, most at or below 30% AMI and from single-parent households, were able to keep their lights on and avoid eviction. Funding for this program was completed and reported on in the 2022 CAPER; a total of 60 beneficiaries were served.

In April 2025, the City issued a Request for Proposals (RFP) to distribute remaining CDBG-CV funds. Volunteers of America (VOA) was awarded \$15,000, of which \$8,866 was expended. The funding was used to purchase sanitizing supplies—such as disinfecting chemicals, personal protective equipment (PPE), and other necessary materials—to reduce health risks for the vulnerable populations served by these programs. In addition to using these supplies within the facilities, VOA distributed sanitizing products to individual households and contracted with a janitorial service to conduct

monthly deep-cleaning at both program sites. These efforts were aimed at reducing the risk of COVID-19 transmission at Home Start and Manzanita Place. A total of 184 beneficiaries received assistance.

HUD's original deadline to spend 80% of CDBG-CV1 and CDBG-CV3 funds within three years of receipt (August 24, 2023) was revised to require that 100% of the funds be spent by August 2026 and final spending and accomplishments data reported to HUD by November 2026. At the time of this report's preparation, the City has expended \$1,204,266.97 (99%) of CV funds and anticipates being on track to meet this goal.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

The below table is still in progress will be finalized in the final submittal to HUD.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Addressing Homelessness	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	300					
Addressing Homelessness	Homelessness	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Persons Assisted	210					

Development of Affordable Rental Housing	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Units	30					
Development of Affordable Rental Housing	Homelessness	CDBG: \$	Rental units constructed	Household Housing Units	5					
Provision of Services for Low-Mod Income Persons	Homeless	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Persons assisted	5000					
Provision of Services for Low-Mod Income Persons	Non-Homeless	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Persons assisted	5000					

Provision of Services for Low-Mod Income Persons	Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Persons assisted	5000					
Provide Fair Housing Services	Fair Housing	CDBG: \$	Fair Housing Services	Persons assisted	250					
Rehabilitation of Owner-Occupied Housing	Affordable Housing	CDBG: \$	Maintain Existing Homeownership Housing Stock	Household Housing Unit	24					
Infrastructure Accessibility Improvements	Non-Housing Community Development	CDBG: \$	Infrastructure and Public Facilities	Persons assisted	1870					

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City was able to address priority needs in PY 2025, while also continuing to address the coronavirus pandemic, which was a high priority need.

The City improved two housing units using CDBG, addressing moderate to substantial rehabilitation needs. These housing units, occupied by

low- income, elderly and disabled persons, will be safer and have the useful life of the major systems extended.

Public services, improved public facilities, and affordable housing activities were provided to 834 individuals. These services meet the basic needs of low-income households, including basic nutrition, and serve to both address and prevent chronic homelessness.

The City complied with all Federal Overlay requirements for all projects and activities undertaken during the 2025 PY. During the 2025 PY the City:

- Continued to strengthen its relationships with private for-profit developers and non-profit housing providers to expand the availability of affordable housing and increase program efficiencies and outcomes.
- Continued to participate in the Governance Committee of the “Homeless Resource Council of the Sierras” (HRCS) for the Nevada-Placer Joint Applicant and led efforts for the Placer County Continuum of Care (CoC) in its planning process on ending homelessness and efforts to improve systems through its Built for Zero policy consortium membership. HRCS and the CoC are collaborative associations of service providers and governmental agencies who work together to strengthen the delivery system by integrating and coordinating housing, homeless assistance, and supportive services.
- Participated in the Point in Time Count of homeless individuals throughout Placer County, including the City of Roseville This was in coordination with the overall HRCS effort, to gain comprehensive information about Placer County homeless individuals and families.
- Continued the City’s partnership with Project Sentinel to provide fair housing services to residents of Roseville. Project Sentinel hosted outreach events, opened housing discrimination cases, and responded to calls from residents regarding fair housing rights.
- Provided essential services to high need populations including homeless, seniors, disabled persons, youth, and veterans.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

The below table is still in progress will be finalized in the final submittal to HUD.

	CDBG
White	
Black or African American	
Asian	
American Indian or American Native	
Native Hawaiian or Other Pacific Islander	
American Indian/Alaskan Native & White	
Amer. Indian/Alaskan Native & Black/African Amer	
Other multiracial	
Total	
Hispanic	
Not Hispanic	

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Race and ethnicity data is collected from all subrecipients who receive CDBG funding and provide a direct service to low/moderate income persons. Table 2 provides an aggregate of race and ethnicity data for the combined number of people, families, and households served during the program year based on accomplishment data from all CDBG activities reported in HUD's Integrated Disbursement and Information System (IDIS). Table 2 aggregates the beneficiaries served with both Entitlement as well as CV funds.

Race and origin data from the 2020 Census indicates that 16.28% of Roseville residents identify as Hispanic. Approximately 19% of beneficiaries served with 2025 PY CDBG entitlement funds were Hispanic.

The City allocated resources on a citywide basis. Resources targeted to the new construction of affordable housing were allocated on a citywide basis in accordance with the City's 10% Affordable Housing Goal and provide for disbursement of affordable housing throughout the City, rather than concentrated within low-income areas of the City.

Resources targeted to special needs populations were also allocated on a Citywide basis, where needs were identified and/or where resources could be coordinated with existing facilities and services.

Activities such as infrastructure improvements are targeted to low-income neighborhoods with older infrastructure most in need of assistance.

The City assigned the priority for each category of priority needs based on the overall relative need, resources received, and policies established by the City. The City will continue to pursue all available Federal, State and local resources and look to all segments of the community to assist with meeting homeless, affordable housing and community development needs. The City's greatest obstacle to meeting underserved needs within the community continues to be lack of resources given budget reductions at the Federal, State and local levels.

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CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,265,166.98	\$248,725.56

Table 3 - Resources Made Available

Narrative

Roseville is an “exception grantee” under the CDBG rules that relate to the use of CDBG funds to benefit low-income areas. Rather than a residential area needing to be comprised of 51% or more low-income households to be considered low-income, areas that are within the upper quartile of low-income households are low-income areas for the purposes of CDBG funding.

The City of Roseville was awarded \$701,373 in PY 2025. Total resources available, including unallocated prior year funds of \$435,075.34 and program income received of \$128,718.64 brought the total funding available to \$1,265,166.98. Currently, the City has expended \$248,725.56 in PY 2025. The unexpended balance to be carried over totals \$1,016,441.42.

CDBG-CV: The City of Roseville received a total of \$1,213,133 in CDBG-CV funds (\$417,412 from CV1 and \$795,721 from CV3). Of this amount, \$1,204,266.97 has been expended (99%), leaving an unexpended balance of \$8,866.03.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

Based on the 2016-2020 American Community Survey (ACS) data collected by HUD, the City’s “upper quartile” for 2025 was 38.7%.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City has actively sought funding sources in addition to CDBG to leverage its resources. In addition to CDBG, these were some of the funds that were available for use during the program year: CalHome, HOME, Housing Choice Voucher Section 8 Rental Assistance, Redevelopment Low- Moderate Income Housing Funds, Local Housing Trust Funds, Permanent Local Housing Allocation funds, Low- income Housing Tax Credits, Tax Exempt Bond financing, State Housing-Related Parks Program Funds, and local developer contributions.

The City does not receive an entitlement allocation of HOME funds and must compete to receive State-administered HOME funds. The City was last awarded \$1M in 2014 from State HOME funds. This grant funded a First Time Homebuyer Program that ended in 2017 once all funding was expended. Through repayment of previous HOME loans, the City has accumulated sufficient HOME program income to provide a \$1.5 million gap financing loan for a Homekey project in Roseville that provides permanent supportive housing for 82 households transitioning directly from homelessness.

Supports

The City of Roseville owned land at 120 Pacific Street that was sold to St. Anton and was developed as an 80 unit affordable rental project known as Junction Crossing Apartments in 2024. Junction Crossing is located in a moderate resource area of the City, and now provides studio and one-bedroom apartments with rent affordable to extremely low to low-income households. The development is one of the City of Roseville's pre-design projects and addresses the City's community development priorities as outlined in the Downtown Specific Plan, as well as local need for affordable housing that serves small 1-2 person households.

The City's Housing Element notes that existing affordable housing inventory and future affordable housing sites were evaluated to ensure sites planned for future development would not further segregation patterns and trends. As noted, the City's segregation pattern is low and therefore this evaluation is focused on whether the lower-income inventory is spread throughout the community (not concentrated in particular areas). Deed-restricted affordable housing and high-density housing is distributed throughout the city. Housing capacity at varying levels of affordability is distributed evenly, and is not segregated. Additionally, the City's existing affordable housing inventory and future affordable housing sites were evaluated to ensure sites planned for future development would not further segregation patterns and trends. To address fair housing issues in disadvantaged community areas, the City is focusing supportive and assertive programs to these areas and also increasing housing opportunities within high opportunity areas of the City.

The City of Roseville owns land at 505 Royer Street and released an RFP in 2025 to sell the land to a developer that proposes a project that will address the City's community development priorities as outlined in the Downtown Specific Plan. The Economic Development Department is working with an Affordable Housing Developer on a possible future project at this site.

In the 2025-26 program year, the City provided \$529,655 to support Homeless Prevention and Rapid Rehousing (HPRR) services. Of this amount, \$250,000 was provided from former Redevelopment Low and Moderate Income Housing Asset funds (Low/Mod), while the remaining \$279,655 came from State of California Permanent Local Housing Allocation (PLHA). These resources were awarded to four local collaborative nonprofit organizations and are being used to prevent homelessness by assisting households with expenses such as utility bills, healthcare costs, car repair, and eviction prevention. Funds are also available to help households experiencing homelessness secure housing by covering costs such as security deposits, application fees, and other related expenses. In addition, HPRR funds support job-search assistance and food assistance.

A total of 626 individuals benefited from HPRR funds during the 2025-26 program year. Among those served were 32 seniors, 16 veterans, 311 persons with disabilities, 200 with minor(s) in the household, and 67 Transition Age Youth (TAY).

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

The below table is still in progress will be finalized in the final submittal to HUD.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units		
Number of Non-Homeless households to be provided affordable housing units		
Number of Special-Needs households to be provided affordable housing units		
Total		

Table 5 – Number of Households

The below table is still in progress will be finalized in the final submittal to HUD.

	One-Year Goal	Actual
Number of households supported through Rental Assistance		
Number of households supported through The Production of New Units		
Number of households supported through Rehab of Existing Units		
Number of households supported through Acquisition of Existing Units		
Total		

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City exceeded its goals for the production of affordable housing.

The 2025 Action Plan included a project to support the development of affordable rental and transitional housing for low-income households. The goal was to assist developers through the acquisition of property for new housing development, acquisition and rehabilitation of existing housing, or infrastructure improvements supporting housing development. The project supported the affordable rental housing goal identified in the Consolidated Plan and was expected to assist in the development of seven affordable housing units for low- and moderate-income households.

The intended goal was not achieved during the program year. The City released a Notice of Funding Availability (NOFA) three times; however, it did not receive any applications that could be funded under the program. As a result, no affordable housing units were assisted through this project during the program year. The primary problem encountered was the lack of eligible, fundable applications despite multiple funding opportunities.

Discuss how these outcomes will impact future annual action plans.

The City does not expect outcomes for the Owner-Occupied Housing Rehabilitation Program to be impacted for future action plans. Goals are set based upon past funding history in order to meet the goals identified in the Five-Year Consolidated Plan and Annual Action Plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

The below table is still in progress will be finalized in the final submittal to HUD.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income		
Low-income		
Moderate-income		
Total		

Table 7 – Number of Households Served

Narrative Information

Extremely low-income and low-income renter households are served through local homeless prevention programs, funded by State Permanent Local Housing Allocation Funds, to prevent loss of housing. Housing Choice Vouchers and local affordable housing opportunities are also provided to extremely low-income and low-income renter households.

Low-income homeowners are served through local assistance programs as well. Energy efficiency programs are available through Project GO and Roseville Electric. Roseville Electric recently increased the maximum income requirements for their energy assistance program which allows more households to qualify for this important resource.

Maintenance/habitability programming is available through the Roseville Owner Occupied Rehabilitation (OOR) Program. Low-income homeowners are served through Roseville's OOR program and local inclusionary requirements that produce affordable ownership opportunities and local secondary mortgage loans at 0% interest.

Moderate-income renters are supported through locally required inclusionary housing as well as tax-credit-funded developments. In 2025, five new communities—The Crawford, Crescent, Cirby Creek, Pleasant Grove, and Terracina at Winding Creek apartments—opened and expanded the affordable options available to this group.

Middle income renters are served through the local rental housing market.

Middle income owners are served through the local inclusionary requirements that produce affordable ownership opportunities and local secondary mortgage loans.

“WORST-CASE NEEDS”: Worst case housing needs are defined as low-income renter households who pay more than half their income toward rent, live in seriously substandard housing, which includes homeless people, or have been involuntarily displaced. The City of Roseville served the worst-case needs in PY 2025 by providing the following:

Very Low-Income Renters Overpaying (more than 50% of income towards rent) are served through the Housing Choice Voucher program, particularly through the Small Area Fair Market Rents (SAFMR) that Roseville adopted in February 2018 and updates annually. The SAFMR were adopted to update local payment standards to better align with rents by zip code. These households are also served by local

homeless prevention funding from the City to reduce potential risk of homelessness. The continued development of new affordable rental units and rental housing opportunities overall are also aimed at the goal of reducing incidents of overpayment within Roseville.

To address substandard housing, the Housing Choice Voucher program and the housing rehabilitation programs ensured that housing met Housing Quality Standards (HQS), State Standards and/or local standards for decent, safe and sanitary housing.

Homeless individuals are served through coordinated efforts of the Roseville Homeless Response Team within the Placer County Continuum of Care. In addition to Homeless Prevention and Rapid Rehousing funding that is provided by the City, Roseville Housing Authority administers 31 Emergency Housing Vouchers, 100 VASH vouchers, 20 Foster Youth Initiative vouchers and 43 Mainstream vouchers to address the needs of homeless individuals. Additional services and coordination are provided through the Coordinated Entry System and local collaboration on the By Name List.

Persons with Disabilities are served through reasonable accommodations in all of the City's programs. Additionally, persons with disabilities receive a preference under the City's Housing Choice Voucher program, and are assisted by the Roseville Owner Occupied Rehabilitation Program and local agencies, including: AMI Housing, Seniors First, Placer Independent Resource Services (PIRS), and Project Go.

Involuntarily Displaced: During the reporting period, there was no involuntary displacement through the City's programs.

The Roseville Housing Authority (RHA) reported a total of 842 vouchers during the 2025 program year. This includes HCV vouchers and specialty vouchers EHV, NED, VASH, FYI and Mainstream.

Through the HCV program, 643 households in Roseville and 154 households in Rocklin were supported through rental assistance.

During the 2025 PY, RHA paid \$9,000 in owner incentives and added 9 new landlords to the HCV program. Roseville Housing Authority's Landlord Incentive Program is designed to encourage new private landlords to participate in the Housing Choice Voucher Program and create more available units for all voucher holders. Qualifying property owners receive a one-time \$1,000 payment each time they enter into a lease and contract with a Housing Choice Voucher holder.

The City of Roseville continued implementation of the City's 10% Affordable Housing Goal to increase the number of rental and purchase units affordable to very low, low and moderate-income households, and supported private development of affordable housing using Low-Income Housing Tax Credits, Tax Exempt Bond proceeds, Local Housing Trust Funds, and funds from the former Redevelopment Agency.

Roseville's low rental vacancy rate reflects continued strong demand for housing relative to available supply. While housing production has increased in recent years, limited rental availability and rising rents continue to constrain housing affordability, particularly for lower- and moderate-income households.

Affordable housing developers continue to face challenges securing sufficient funding sources to make new affordable housing units financially feasible. Although the City has access to a variety of funding sources, available resources are limited relative to the significant cost of affordable housing development. The City is therefore challenged to provide sufficient local financial assistance to support the production of new affordable housing units. These challenges are further compounded by high construction and financing costs, which increase the amount of subsidy needed to develop affordable housing.

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Roseville has the following outreach programs to individuals and families who are experiencing homelessness:

Drop-In Centers with Services: The Auburn Welcome Center and the Cirby Clubhouse in Roseville are mainly staffed by mental health clinicians and clients that provide homeless individuals and families a place to use computers to search for jobs, housing, and services. This Center also houses The Gathering Inn Mid Placer Shelter in Auburn. The Gathering Inn South Placer has a weekly health clinic, and daily provides a clothing closet and laundry facilities in addition to a nightly emergency shelter through the rotation of local churches.

Social Services Unit of the Police Department: In 2016, the Police Department created the Social Services Unit (SSU). The SSU completes regular outreach and interaction with the local unsheltered population. Through this unit, local County Housing Coordinators, and Roseville Housing staff refer individuals who are homeless or at-risk of homelessness to appropriate services and housing options within the Continuum of Care. These efforts are further augmented through a City-County outreach partnership that utilizes a homeless outreach worker position for South Placer and City efforts towards its own outreach worker.

Point in Time Count: The City of Roseville Social Services Unit and Housing staff led the 2026 Point in Time Count efforts throughout South Placer and achieved great success in scheduling training and events for data collection and conducting outreach to individuals otherwise unreachable for the Point In Time Count.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter is provided by The Gathering Inn, who coordinates with local churches to provide dinner, overnight accommodation, and a light breakfast. This shelter serves 60-90 individuals each evening. Additionally, Volunteers of America's Home Start program, AMI Housing, and Stand Up Placer provide emergency beds and transitional housing programs throughout Roseville addressing the needs of families, people with mental and behavioral health needs, and who are fleeing domestic violence.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care

facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homeless priorities have been established within the framework of the Homeless Resource Council of the Sierras (HRCS) and the Roseville/Rocklin/Placer County Continuum of Care (CA 515). The priorities have been set as: emergency shelter, transitional housing, permanent supportive housing, and rapid re-housing. In total throughout the county there are 348 emergency and transitional beds, of which 47 are solely for people fleeing domestic violence and administered by Acres of Hope, Sierra Community House, and Stand Up Placer. The 301 remaining beds are administered by AMI Housing, The Gathering Inn, Volunteers of America, Placer County Adult System of Care, Unity Care, and Victory Village.

Emergency hotel vouchers are available for short-term and extreme circumstances.

The need for permanent supportive housing, transitional beds, mental and behavioral health services, substance use treatment, and hygiene and medical exists, especially for some subpopulations, such as those with severe mental illness or individuals who are chronically homeless.

The City of Roseville Housing Division participates in discussions with local hospital staff and Placer County probation staff on improved discharge and services planning for existing inmates, including a specific focus on persons with a history of homelessness, mental and behavioral health needs. The Continuum of Care has implemented a Coordinated Entry System through a central phone line, 211 and is working to increase its use by people existing hospitals and jails to homelessness as a means for planning their housing options proactively. Services staff at the hospitals and jail ensure the use of 211 as part of and prior to discharge planning.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Outreach: The City of Roseville Social Services Unit, Placer County's Homeless Liaison Team, The Gathering Inn, AMI Housing, and managed care plan Kaiser Permanente provide outreach to connect people with services to get them housed.

Rapid Rehousing: Local service providers are applying for and have received Rapid Rehousing and Homeless Prevention funds to assist homeless families and individuals. The City also partners with AMI Housing to provide hotel vouchers, security deposits, and rental assistance to assist with rapid rehousing and homelessness prevention.

Housing: In planning for the housing needs of special populations, the CoC considers the housing needs for both families and individuals. The scattered site housing programs serve both populations and AMI Housing's Sun Rose Apartments provides 82 studio units of permanent supportive housing for individuals and small households coming directly from homelessness. The local housing authorities have also secured and are utilizing VASH Vouchers, Mainstream Vouchers, Emergency Vouchers and Foster Youth to Independence Vouchers to serve individuals and families who are homeless or at risk of homelessness. These vouchers have been successful in getting Veterans, families, chronically homeless individuals, and transitional age youth (TAY) permanently housed. When additional vouchers are available, Roseville Housing Authority applies for vouchers to serve individuals and families who are homeless.

Coordinated Services: Domestic violence, substance use, mental, behavioral, and physical disabilities can all contribute to individual and family homelessness. There are collaborative community efforts to provide coordinated services to those in need of assistance. The City participates in the Built for Zero effort and leads regular meetings with social service providers and social workers to address barriers to housing of each person on the By Name List.

Unaccompanied youth: With the support of Placer County, community-based, non-profit, multi-service youth and family development agency Unity Care provides educational and social programs for at-risk youth and their families and offers the Transition to Independence Process (TIP) program for people ages 14-24 who are experiencing emotional, behavioral, or other challenges. Youth receive assistance to make a successful transition into adulthood. The CoC also staffs a group called the Transition Aged Youth Housing Collaborative to provide housing assistance for transition age youth who are homeless or at imminent risk of homelessness. The focus of the collaborative is to work with local providers to offer TAY the support and services they need.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City does not have public housing. The Roseville Housing Authority operates the Housing Choice Voucher (HCV) Section 8 Rental Assistance Program which serves both the cities of Roseville and Rocklin.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable; the City does not have public housing.

Actions taken to provide assistance to troubled PHAs

Not applicable. The Roseville Housing Authority has earned a High Performer rating for twenty-one consecutive years.

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

As of the first year of the five-year plan, there are currently approximately 1,700 affordable units (designated for very low- and low-income persons) in the entitlement phase for future production within the next one to four years. There are another 950 affordable units currently under construction that will provide housing within the next 12 to 24 months. The City continues to support opportunities for the redevelopment of underutilized parcels downtown, particularly for high density and affordable housing development. The City also works to increase opportunities for higher density and the use of density bonuses throughout the city.

The Density Bonus Program provides for a minimum 20% to a maximum 50% density bonus in the maximum number of dwelling units, in addition to incentives and/or concessions. The concessions and/or incentives may include reduction in zoning standards, development standards, design requirements, mixed-use zoning, financial assistance, or any other incentive that would reduce costs of the developer.

City Council approved the Douglas Boulevard/Harding Boulevard Corridor Plan which includes a mix of single-family residential properties, single-family residences which have been converted to businesses, aging hotels, and many older commercial properties with large, minimally improved parking fields. The new Commercial Corridor Plan Specific Plan established mixed-use land use and zoning designations to provide more opportunities for redevelopment and reuse, more flexible zoning and development standards, and streamlined approval processes. The City added capacity for a minimum of 600 lower-income residential units, which represents both the total and realistic capacity.

The City has a ministerial approval process, called Objective Design Standards (ODS) for affordable housing projects which meet specified criteria. The streamlined approval process is an opt-in program for developers who must request streamlined ministerial approval at the time of application to the City. To qualify, the developer must agree to enter into an affordable housing agreement with the City ensuring a minimum of 20% of the units will be affordable to low, very low, or extremely low income households. A qualifying project may opt to be reviewed for conformity with the City's ODS through the ministerial Building Permit process in lieu of the City's discretionary Design Review Permit process. The ODS program has been used to approve ten affordable housing projects since its inception in 2021 allowing the development of over 2,000 units.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Consistent with priority needs identified in the Consolidated Plan, during the 2025 PY the City provided funding for the following activities that addressed priority special needs populations:

- AMI Housing provided case management, vouchers and other support services to individuals with mental illness.
- Seniors First Meals on Wheels and Saint Vincent de Paul Society's BAGS program offered nutrition for seniors and disabled persons.
- St. Vincent de Paul Food Locker program offers a weekly drive-thru grocery distribution program to provide supplemental food for individuals and families.
- Stand Up Placer provided crisis-based services to Roseville victims of domestic violence, sexual assault, and human trafficking.
- The rehabilitation of owner-occupied housing was addressed through the City's Owner Occupied Housing Rehabilitation program. These projects helped maintain the affordable housing stock in the City.

The Roseville Housing Authority distributes a quarterly newsletter which is disbursed to various agencies and participants and also kept in the Housing Division lobby. The newsletter provides a variety of resources available to City residents. For example, the newsletter advertises the Affordable Connectivity Program through the FCC, which is a program to assist low-income households with broadband service to provide high speed connectivity they need for work, school, and healthcare. The newsletter also promotes the City's Fair Housing Services provider, Project Sentinel, along with a variety of other resources to assist Roseville residents.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Grants are available for initial inspection, mitigation, and clearance costs for all of these programs through the City's Lead-Based Paint Hazard Reduction Program (LBPHRP). Community Development Block Grant (CDBG) and HOME funds are set aside to offer these grants; under the Housing Rehabilitation Program, grants are provided for all actual costs of lead-based paint evaluation and reduction activities.

The City also requires that rental property owners properly maintain their dwelling units. Deteriorated surfaces containing lead-based paint posing a hazard to occupants is reportable to the Placer County Environmental Health Department and represents a potential County Health Code violation subject to appropriate mitigation by the rental property owner.

The City continues to fund the Lead-Based Paint Hazard Reduction Program to comply with the 1992 Housing and Community Development Act (Title X) in addressing potential lead-based paint hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During the 2025 PY the City took the following actions to reduce the incidence of poverty within the City's jurisdiction:

- The City continued to promote the Family Self Sufficiency Program for Housing Choice Voucher (HCV) participants and actively recruited new households to participate.
- RHA frequently posts available jobs, job fairs, training and educational opportunities to the Housing Authority's Facebook page as well as notifying participants by email.
- The City continued its policy of promoting a jobs/housing balance to ensure a variety of jobs with varying levels of skill and training and development of affordable housing to all income groups.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

With regard to the distribution of affordable housing, it has been the goal of the City's 10% affordable housing program to distribute new, affordable housing throughout the City by requiring that each specific plan provide 10% of their total housing units as affordable to low and middle-income households.

The City has continued to rely on the Housing Division to administer its housing programs and implement housing policies. The Housing Division administers rental assistance, housing rehabilitation, and new construction projects. The Housing Division also provides resource information and referral to residents, including referrals to homeless assistance, fair housing, legal services, etc.

The programs administered by the Housing Division are funded through a variety of public and private sources, including Federal, State, City and private developer funding under local affordable housing requirements.

The City continues to work toward a regional approach to serving the needs of residents through the Continuum of Care on a countywide basis.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Housing Division acts as a liaison between other public and private agencies to maximize service to Roseville residents and prevent duplication of services.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City displays its Fair Housing Banner in a prominent location within the Housing Division office, as well as at functions throughout the year where the City is represented. The banner reads, “Fair Housing is Everyone’s Right” in both English and Spanish and includes the Equal Housing Opportunity logo.

Fair Housing pamphlets and literature are also made available to the public. Housing Division supervisory staff continue to work with other staff members to further their knowledge of fair housing laws and issues, including making pamphlets and news articles available to staff. Staff regularly receives Fair Housing and diversity training. Housing staff attended Fair Housing Training presented by Project Sentinel in April 2026.

Housing Division staff continues to record all housing complaints, including those regarding discrimination and work cooperatively with the local Legal Services branch. In the case of alleged discrimination, residents are provided with information regarding fair housing law, a HUD discrimination complaint form, and referrals to legal services, the State Department of Fair Housing and Employment, and other appropriate agencies.

The Roseville Housing Authority continues to request and receive VASH, Mainstream and Project- based vouchers. During the 2025 PY, the Housing Authority was awarded 15 VASH vouchers, which serve veterans who are homeless or at risk of homelessness.

The 2020 Analysis of Impediments to Fair Housing Choice, or AI, was conducted as a joint effort for the Sacramento Valley region, including Roseville. According to the AI, Roseville is one of several cities in the region where residents are most likely to have access to economically strong neighborhoods.

Additionally, residents of Roseville are one of several cities in the region where residents are most likely to have access to proficient schools. Survey results found that residents living in Roseville tended to rate each healthy neighborhood indicator (ease of getting to the places they want to go using their preferred transportation option, convenient access to grocery stores, job opportunities, and health care facilities, and park and recreation facilities of similar quality to other neighborhoods) higher than the regional average. Various recommendations for the City were identified in the AI adopted in 2020, including: expanding affordable rental opportunities; increasing homeownership among under-represented groups; and focusing on a range of equity issues.

In order to address these recommendations, the City has:

- Worked to expand equity in access to economic opportunity: One of the strategies in the AI to address fair housing barriers included the goal to expand equity in access to economic opportunity. In order to address this goal, the City has partnered with Placer County Adult System of Care (ASOC) with Mainstream Vouchers and also partnered with ASOC’s Full Service Partnership Program with Project Based Vouchers. The City administered Homeless Prevention and Rapid Rehousing (HPRR) program partners with mental health, recovery, and disability service providers to reduce housing instability.
- Administered the Family Self Sufficiency Program (FSS) for Housing Choice Voucher (HCV)

participants. When a participant of the program receives an increase in income, any rent increases are saved in an escrow account that they will receive once they successfully complete the program. In the 2025 PY, 26 participants enrolled in the program, and three graduated. \$23,399.66 was disbursed between the three graduates. Participants assisted included two female head of households, and one Hispanic households.

- Expanded affordable rental opportunities by increasing accessible and affordable housing opportunities. The City has affordable housing development agreements with 41 multi-family and senior complexes. Out of the total 3765 units, 812 are accessible units. Of the 41 multi-family apartments, twenty have 3-bedroom units, and two have 4-bedroom units to accommodate larger families.
- Contracted with a fair housing services provider, Project Sentinel. This organization has continued to work in conjunction with the City to provide comprehensive fair housing services of investigation, counseling and legal referrals for victims of housing discrimination. During PY 2025, Project Sentinel provided valuable community education and outreach regarding fair housing law and practices to Roseville residents, including tenants and landlords. More specifically, Project Sentinel accomplished the following actions:
 - o In the 2025 PY, outreach was directed to Roseville tenants, landlords, the public, as well as service providers, including:
 - In April 2026, Project Sentinel conducted a virtual workshop to service providers, city agencies and other non-profits. This workshop included a Fair Housing presentation with a strong focus on LEP discrimination, as well as disability, sex, and Familial Status.
 - o Received 20 calls and assisted 36 persons. Most calls were disability related, with some calls received based on sex, source of income, and criminal background.
 - o Opened 9 cases and conducted several audits based on source of income.
 - o Project Sentinel did not have any HUD or CRD referrals this last fiscal year. They were able to provide extended counseling to several clients and opened several cases for testing investigation.
 - o Currently the organization has brochures available in English, Spanish, Mandarin, Tagalog, and Vietnamese.

Through the actions listed above, the City is providing valuable services to address various issues of discrimination found in the community. The programs and progress directed through the City's Housing Division, in conjunction with the outreach efforts conducted by Project Sentinel, is translating to more residents becoming aware of services as well as rights when it comes to fair housing.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Each year, the City conducts a risk assessment of subrecipients to determine the need for monitoring. All subrecipients are subject to a minimum of desk monitoring. If the risk assessment reveals the need, on-site monitoring is also conducted. Staff will monitor 2025 PY subrecipients in the fall and winter of 2026.

Additionally, individualized technical assistance was provided to subrecipients on an as-needed basis throughout the program year.

Roseville seeks to ensure minority business owners are included in any outreach and comprehensive planning requirements. In order to do so, public notices are translated and offered in Spanish, and any request for additional translation is available for those who request it. All organizations applying for funding are provided technical assistance to ensure they have info they need to apply. Notices of Funding Availability (NOFA) are provided to a variety of groups to encourage diverse populations have access to the information, including the Placer County Continuum of Care, the Latino Leadership Council, and Placer Collaborative Network. NOFA's are also posted in public locations such as City libraries. Any Requests for Proposals released by the City are noticed in the local newspaper and posted on the City's website in order to ensure a variety of submittals are attained. Contracts include language regarding equal opportunity and nondiscrimination, and contracts requiring subcontractors are encouraged to reach out to minority and women owned businesses for the work to be subcontracted.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City published a notice in the Roseville Press Tribune on August 28, 2026, announcing the availability of the CAPER for public review, the public comment period, to whom comment should be submitted, and the scheduled public hearing. The notice was published in English and in Spanish. Notice was also published on the City's website.

The public will be invited to comment during a minimum 15-day period, August 29, 2026 through September 16, 2026. Will note any comments received.

The Roseville City Council reviews, conducts the public hearing, and approves the CAPER prior to submission to the Department of Housing and Urban Development.

The City notified public service agencies directly via an email to several local non-profit collaborations regarding the availability of the 2025 CAPER and attached electronic copies/links of the public

review/hearing notice and Draft document. Agencies notified included the Placer Collaborative Network, the Placer Consortium on Homelessness, the Latino Leadership Council, and the Health Education Council. The Latino Leadership Council is a local nonprofit that provides services to underserved Spanish-speaking populations by connecting Latinos to a multitude of health, education, and youth development services. The Health Education Council serves residents in under-served communities, particularly minorities. These organizations all provide services to minorities and persons with disabilities. The City encourages all agencies who receive these types of notices to share this information with their clients and other organizations who may be interested in the Draft CAPER.

A public hearing will be held before the City Council on September 16, 2026, to review the City's progress in meeting its Housing and Community Development needs. The public hearing will allow additional opportunity for the public to comment on the 2025 CAPER. Will note any comments received.

During the public hearing on September 16, 2026, City Council members were given the opportunity to ask questions. Will note any questions asked by council.

In order to address access to public meetings for persons with disabilities, Roseville Transit offers ADA Paratransit for ADA-certified passengers. Additionally, all information is available in an accessible format to persons with visual impairment upon request. All public notices state:

The hearing will be available for live access on Comcast 14 and the City's YouTube channel. All interested persons are invited to appear and be heard. Meeting facilities are accessible to persons with disabilities. By request, translation services and documents, as well as alternative accessible document formats are available to persons with varying language needs or disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, please contact the City of Roseville by calling 916-774-5200 (voice) or 916-774- 5220 (TDD) a minimum of two business days prior to the meeting.

The CAPER will be submitted to HUD by September 30, 2026, for review.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

During the program year, the jurisdiction set aside \$700,000 for affordable rental housing development. The jurisdiction issued a Notice of Funding Availability (NOFA) three times but did not receive any applications that could be funded. After these efforts, the jurisdiction determined that there was not enough viable interest in the program to effectively use the funds for the intended purpose.

As a result, the \$700,000 will be carried forward into the next program year and the City of Roseville Public Works Department will use them for an ADA curb cuts project and address accessibility needs in the community. This project will allow the jurisdiction to continue to evaluate community demand and adjust funding priorities when needed to make sure CDBG funds are being used effectively.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

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