CITY OF ROSEVILLE CALIFORNIA

X HOUSING ELEMENT

2021

RESOLUTION NO. 21-369

ADOPTING THE 2021 HOUSING ELEMENT COVERING THE PERIOD FROM 2021 TO 2029

WHEREAS, in March 2020 the Sacramento Area Council of Governments adopted the Regional Housing Needs Plan (RHNP); and

WHEREAS, the RHNP included the Regional Housing Needs Allocation (RHNA) for each member jurisdiction, allocating the City of Roseville 12,066 total units, of which 6,178 were lower income; and

WHEREAS, the City was required to update the 2013 Housing Element to demonstrate adequate capacity for the City's RHNA, as well as update the data, analysis, and content of the General Plan Housing Element to reflect current information and current Housing Law; and

WHEREAS, the City conducted extensive public outreach to receive feedback on the Housing Element update, including workshops in October 2020, publication of a Preliminary Draft in December 2020, publication of a Second Draft in June 2021, publication of an Adoption Draft in July 2021, and publication of a Final Draft in August 2021; and

WHEREAS, the updated 2021 Housing Element is responsive to both public comments and comments from the California Department of Housing and Community Development; and

WHEREAS, the Planning Commission held a public hearing on the proposed 2021 Housing Element on July 22, 2021; and

WHEREAS, on August 18, 2021, the City Council held a public hearing at which time the proposed 2021 Housing Element was considered; and

WHEREAS, the Council of the City of Roseville desires to approve said 2021 Housing Element as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City and with state law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the 2021 Housing Element (attached as Exhibit A) is hereby adopted.

BE IT FURTHER RESOLVED, that the Development Services Director is hereby directed to retain said 2021 Housing Element on permanent public display in the Development Services Department of the City of Roseville and is authorized to make typographical or other non-content corrections without further Council approval.

PASSED AND ADOPTED by the Council of the City of Roseville this 18th day of August, 2021, by the following vote on roll call:

AYES COUNCILMEMBERS: Houdesheldt, Roccucci, Mendonsa, Bernasconi

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Alvord

MAYOR

ATTEST:

City Clerk

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HOUSING

INTRODUCTION

In California, cities and counties are required to adequately plan for existing and future housing needs. This plan is the Housing Element, a component of the General Plan that includes analyses of barriers to housing production and strategies for producing the needed housing. This Housing Element covers the period from 2021–2029. The Housing Element includes the following major sections:

- **Introduction:** This section analyzes the purpose and relationship to other elements, and data sources.
- **Public Participation:** This section includes the outreach efforts taken by the City to engage all segments of the community throughout the Housing Element update process. More details on public outreach, including materials posted, letters received, and how comments were incorporated into the Housing Element can be found in Appendix H.
- **Housing Plan:** This section identifies housing goals, policies, and objectives for the 2021 Housing Element. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

- **Housing Needs Assessment:** This section includes an analysis of the city's demographic profile, housing characteristics, and existing and future housing needs.
- **Housing Resources:** This section includes a discussion of the City's Regional Housing Needs Allocation (RHNA), inventory/land availability, opportunities for energy efficiency and conservation, and financial resources.
- **Housing Constraints:** This section identifies potential governmental and non-governmental constraints, such as land use controls, fees and exactions, permit processing, land and construction costs, availability of financing, and equitable access to housing.
- **Glossary**: This provides an easy reference to explain terms used in the Housing Element.
- **Appendices:** Supporting technical materials and details are found within the appendices below.

  Appendix A – Review of the Previous Housing Element

  Appendix B – Regional Analysis of Impediments (Fair Housing)

  Appendix C – Detailed Sites Inventory

  Appendix D – Maps of Sites Inventory

  Appendix E – Rezone Program

  Appendix F – Accessory Dwelling Unit Affordability Study

  Appendix G – Homeless Resources

  Appendix H – Public Outreach

PURPOSE

The United States is facing increasing housing issues of housing insecurity as a result of many issues, including insufficient housing, rising housing costs, and rising proportions of cost burdened households (those paying more than 30% of their income on housing). Nationwide, nearly a third of households are cost burdened according to American Community Survey data (2014–2018), while in California nearly 40% of households are cost burdened. While there are many factors contributing to the housing crisis which are not within local government control, local land use regulations, housing plans, and other government constraints can have a significant influence on housing outcomes. This is why a Housing Element is an essential part of a successful and healthy community, because it requires local governments to review their progress on the production of housing, identify the housing needs particular to their community, identify areas for improvement, and establish a future housing plan that will help provide access to affordable housing for all sectors of the community.

The purpose of the Housing Element is to identify and analyze existing and projected housing needs in an effort to preserve, improve, and develop housing for all economic segments of the community. The Roseville Housing Element is an eight-year proactive document, comprising guidelines for the long-term development of housing in the city.

In accordance with Government Code Section 65583, the Housing Element for Roseville includes technical data from the 2010[1] Census and 2014–2018 American Community Survey (e.g., population, housing, growth rates, and income levels), an evaluation of existing policies and implementation measures, and a description of new programs designed to effectively implement the Housing Element.

[1] This Housing Element is being prepared in fall/winter 2020/2021. Updated 2020 census data will not be available until spring 2021, and therefore was not available for use in this Housing Element.

The overall components of the Housing Element reinforce the City's dedication to provide current and future residents a range of purchase and rental units affordable to all income groups. The City will meet housing affordability goals with policies, programs, and implementation measures detailed in this Element. The City, along with all segments of the community, including the development, business, and manufacturing sectors, will work together to ensure the success of affordable housing programs.

The City of Roseville adopted a 10% Affordable Housing Goal in 1988. The 10% Affordable Housing Goal has been retained and implemented through the General Plan (as amended) and several Housing Element updates. Since its adoption 30 years ago, the 10% Affordable Housing Goal has proven to be an effective tool in the production of affordable housing. . The 10% Affordable Housing Goal is not meant as a maximum goal to the development of affordable housing. In fact, the 10% goal does not ensure that Roseville meets its new RHNA allocation for the low- and very low income units for the 2021–2029 planning period.

The City's Affordable Housing Goal is not intended to be used as an inclusionary zoning program, whereby the property owner would be required to shoulder the entire responsibility of producing the affordable housing on a project-by-project basis. The intent of the 10% Affordable Housing Goal is to ensure City and developer willingness to actively work together to develop housing affordable to households of very low, low, and middle income as new Specific Plan areas in the City are planned. The City's experience has proven that incorporating the 10% Affordable Housing Goal as a long-term policy within the framework of the Housing Element provides the legal and social motivation for the City and developers to work together to designate, finance, and produce affordable housing units. However, the City will consider alternatives to achieving affordable housing within newly annexed areas, should conditions or legislation require the City to alter its approach to affordable housing.

Some of the base assumptions used in the element include:

- Future housing needs were derived from projections provided by the Regional Housing Needs Plan (RHNP), which was adopted by the Sacramento Area Council of Governments (SACOG) in March 2020. The California Government Code requires cities to use the growth rate projections contained in the RHNP.
- The City has established a 10% Affordable Housing Goal, which is based on existing and projected financial feasibility for housing projects.
- The provision of units for new households will not alter the need to maintain a 5% or less vacancy rate for both owner-occupied and rental units.
- The wage level associated with a majority of jobs created during the next eight years will not permit the purchase of a typical single-family detached unit in Roseville, unless a second wage earner contributes to total household income.
- There is a regional goal to continue to reduce commute traffic within the region by providing adequate housing in proximity to jobs, achieved, in part, by matching housing affordability to wage levels.
- Of current Roseville residents, very low- and low-income renters allocating in excess of 30% of their income for rent have a current unmet housing need.
- The City's 10% Affordable Housing Goal will be used to provide rental housing affordable to very low-and low-income households and purchase housing affordable to low-and moderate-income homebuyers.
- The State of California prefers to combine middle- and moderate-income levels into the moderate-income category. The City of Roseville considers 80% to 120% of median income too broad a range when dealing with housing affordability and has chosen to keep the two income levels separate. For purposes of clarification, the City of Roseville identifies middle-income households as having 80% to 100% of median income.
- The success of the Housing Element in attaining its goal of ensuring housing for all economic segments of the community will be measured through its ability to:

- Promote equal and fair housing opportunities for all individuals;
- Foster and maintain affordable housing for city residents;
- Promote public-private cooperation in the provision of affordable housing;
- Minimize governmental and non-governmental constraints to housing production;
- Incorporate energy efficiency and conservation into residential development;
- Continue housing monitoring programs.

The components of the Housing Element serve to reinforce the following overall principles:

- Roseville will work to accommodate the housing needs of its current and future residents by providing a range of purchase and rental housing affordable to all income groups.
- The City will strive to guarantee housing affordability over time through the adoption of policies and implementation measures as detailed in this Housing Element.
- The City's policy to provide affordable housing for all income groups is a social objective, and as such, it is the responsibility of all segments of the community to actively work together to achieve the goal. The City of Roseville, its development community, and its business/manufacturing community should work together to ensure the success of an affordable housing program.
- The City will take meaningful actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity.

Summary of Population and Housing Characteristics

- **Population** – According to the California Department of Finance, the population total for the City of Roseville was 145,163 people in 2020.
- **Persons per Household** – According to the 2014–2018 American Community Survey (ACS), the citywide person-per-household average was 2.68.
- **Number of Households** – According to the 2014–2018 ACS, the number of households in the city was 49,204.
- **Household Income** – According to the California Department of Housing and Community Development (HCD), the area median income (AMI) for a family of four in Placer County in 2020 was $80,100.
- **Employment** – According to the 2014–2018 ACS, approximately 63,060 Roseville residents 16 years and over are employed.
- **Regional Fair Share Allocation** – Roseville's fair share of the region's housing needs is 12,066 units, broken down into four income groups as follows:

Very Low income:	3,854 (32%)	Low Income:	2,323 (19%)
Moderate Income:	1,746 (15%)	Above Moderate Income:	4,142 (34%)

- **Residential Units** – According to the 2014–2018 ACS, there were 54,621 housing units in Roseville.
- **Owner-Occupied Households** – According to 2014–2018 ACS, 32,080 (65.2%) of the households were owner-occupied.
- **Renter-Occupied Households** – According to 2014–2018 ACS, 17,124 (34.8%) of households were renter-occupied.

- **Housing Vacancy Rates** – According to the 2014–2018 ACS, Roseville had a rental vacancy rate of 6.6% and an ownership vacancy rate of 0.9%.
- **Housing Stock by Unit Type** – According to the 2014–2018 American Community Survey, 76.4% of the city's housing stock was made up of single-family homes, 22.9% was multi-family units, and the remaining 0.7% was mobile homes.
- **Median Purchase Price** – According to realtor.com, the median sales price for homes in Roseville for the period from July 2020 to September 2020 was $507,000. This figure represents an increase of 4.2%, or $20,500, compared to the prior quarter and an increase of 8.2% compared to the prior year.
- **Rental Prices** – According to Forrent.com, in March 2021, one-bedroom apartments were renting for $744 to $2,790, two-bedroom apartments were renting for $888 to $4,840, and three-bedroom apartments were renting for $1,975 to $5,000, and meanwhile two-bedroom houses were renting for $1,375 to $1,925 and three-bedroom houses were renting for $2,195 to $2,495.

Data Sources

The most current and relevant data sources were used in the preparation of the 2021 Housing Element. The information in this document draws on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the 2014–2018 American Community Survey, the 2013–2017 Comprehensive Housing Affordability Strategy (CHAS) data, the California Department of Finance, Sacramento Area Council of Governments (SACOG) publications, and City documents. Information on available sites and services for housing comes from numerous public agencies. The 2020 Census results were not available during document preparation. Information on constraints on housing production and past and current housing efforts in Roseville comes from City staff, other public agencies, and some private sources.

General Plan Consistency

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city. An update to the City's 2035 General Plan was approved in 2020. The purpose of the update was to incorporate updates based on the California Office of Preservation and Research 2017 update of the General Plan Guidelines, revise outdated information, clarify policy language, and make the General Plan more readable and user-friendly. More specifically, the Open Space and Conservation Element, Circulation Element, Safety Element, Land Use Element, and Noise Element were all updated to reflect changes in state law, such as the need to address travel demand management (vehicle miles traveled), environmental justice, tribal consultation, multi-hazard mitigation, and to urbanize the City's noise standards. All elements of the Roseville General Plan have been reviewed for consistency in coordination with the update to the Housing Element and were found to be consistent with the other elements of the Roseville 2035 General Plan. All Specific Plan Amendments are accompanied by a General Plan Amendment, which ensures General Plan consistency is maintained on an ongoing basis throughout the Housing Element cycle.

Public Participation

State law requires a diligent effort be made to achieve public participation during the update of the Housing Element. Public participation assists the City with identifying and analyzing existing and projected housing needs in order to achieve the City's goal to preserve, improve, and develop housing for all income segments of the community.

It is important to note that the City of Roseville's effort to encourage community participation in development of its housing policies and programs is an ongoing process.

Public outreach efforts in conjunction with the Housing Element update are described below. Public outreach strategies for the Housing Element focused on digital options due to COVID-19. All of the City's outreach materials,

letters received, and a description of changes made to the Housing Element in response to comments are included as part of Appendix H. While the City experienced good levels of participation as part of initial outreach, Flash Vote, and during workshops, staff had concerns that all-virtual outreach might not be reaching lower income households or the Spanish-speaking community. To address this, staff specifically engaged in one-on-one interviews with stakeholders and community-based organizations which serve people experiencing homelessness, lower income households, and the Spanish-speaking community.

INITIAL OUTREACH

After presenting the Housing Element update as a publically-noticed informational item at the July 15, 2020 City Council meeting (virtual), staff began preparing for broader community outreach. A comprehensive website with both summary information and detailed information was launched in August 2020, and announcements about the website and the initiation of the project were published through NextDoor, Facebook, Twitter, an article in Roseville Today and in Business Matters, and via e-mail to the City's listserve. These announcements prominently featured an encouragement to sign up for future notification and outreach events, which resulted in over 100 sign-ups within the first week.

FLASHVOTE

The City distributed two Flash Vote surveys, with approximately 1,000 local respondents participating. On September 23, 2020 the City distributed a Flash Vote survey to receive initial feedback on housing types and outreach needs. The survey results suggest that respondents are somewhat evenly split between wanting smaller homes and larger homes; most want a mid-size yard or larger; and the cost of the home, size of the home, and distance to shopping/services are significant determining factors in choosing a home location. Only about a quarter of respondents indicated they understood the City's development process or how affordable housing gets constructed. As a result of this feedback the City devoted significant time to a discussion of processes and affordable housing at the City's first public workshop held on October 20, 2020 (see the Public Meetings and Hearing section, below).

A second Flash Vote survey on housing needs and concerns was distributed on October 20, 2020. When asked what type of housing the City needed most, over half chose single-family, but between 30 to 40 percent of respondents chose townhomes, senior housing, and multi-generational housing. These results speak to the need to provide flexible housing and age-in-place housing options. When asked about future growth concerns, people were most concerned about traffic, public safety, and the natural environment.

INTERVIEWS AND STAKEHOLDER OUTREACH

Outreach was targeted to community-based organizations serving lower-income residents and special needs groups, service providers, and affordable housing developers. Groups and service providers contacted for individual interviews included The Gathering Inn, Volunteers of America, AMI Housing, Meta Housing, Mercy Housing, Placer County Whole Person Care, and the Latino Leadership Council. This included soliciting and receiving oral comments on the December partial draft. City staff also discussed the project and took comments and other feedback at the November 18, 2020 meeting of the North State Building Industry Association and at the November 19, 2020 meeting of the Roseville Coalition of Neighborhood Associations. Key discussion topics received from various topics included:

- Ensuring the housing allocation and rezone program effects are distributed equitably through the community
- Helping low income households build financial equity by increasing access to affordable purchase programs
- Removal of barriers to accessing services and programs, such as poor credit or unavailable personal documentation
- Improving and strengthening the connections between the City's social services unit and community-based organizations
- Increasing trust within vulnerable and disenfranchised sectors of the community
- Providing more one-bedroom housing options as a means of providing more housing for seniors and people with extremely low income

- Supporting more housing for very low and extremely low income populations
- Ensuring that investment of affordable housing within high opportunity areas does not result in disinvestment within other areas of the City

In addition, many service providers and affordable housing developers commended the City of Roseville, indicating that staff were engaged, proactive, and supportive of affordable housing and housing services.

PUBLIC MEETINGS AND HEARINGS

The City of Roseville held a virtual workshop on October 20, 2020 to provide information on the project, the City's development processes, and affordable housing, and to take questions. Subsequently, the City held two virtual community meetings to receive comments and input on Housing Element development, one on October 27, 2020 at 6 p.m. and a second on October 29, 2020 at noon. Notice of these meetings was provided on the Housing Element website, in an e-mail to the City's listserve, and in Citywide communications. The purpose of the community meetings was to solicit public input and encourage public participation in the Housing Element update. Two meeting times were offered, one meeting during the daytime and one in the evening, in order to allow as many as possible from the community to attend the meetings. Each meeting was attended by City Planning staff and City Housing staff, including the Housing Manager. The evening community meeting was attended by seven people, including representatives from House Sacramento, Placer YIMBY, and representatives from local churches and the daytime meeting was attended by five people, including a representative from Placer Independent Resource Services (a non-profit providing advocacy and support for people with disabilities).

Attendees were very engaged and were very supportive of efforts to provide more housing, and more affordable housing. Each meeting group raised many questions and points of discussion on topics ranging from accessory dwelling units to accessibility. Key discussion topics included:

- Prioritizing infill development, particularly in commercial corridors, paired with discussions on how to promote conditions that result in "naturally occurring affordable housing."
- Policies or programs which could result in more medium density housing, such as bungalows and duplexes.
- The role of accessory dwelling units in affordable housing.
- Policies and/or programs which could result in more housing accessible to people with disabilities.
- Affordable housing for seniors and age-in-place development.
- Opportunities for non-profits and places of worship to help meet the region's housing needs.
- Funding and grant opportunities for affordable housing construction and purchase.

A partial preliminary draft of the Housing Element was published on December 18, 2020 and made available for review on the City's Housing Element Update website. The partial draft included the main body of the Housing Element but excluded appendices and the City's inventory; this first level of public review was focused on background, data, the fair housing discussion, and policies/programs. The City published a notice to the City's interested person listserve, Twitter, NextDoor, and Facebook to advertise the availability of the preliminary draft. The notice included a description of the changes which had been made to the Housing Element and, in addition to the standard request for review and comment, specifically asked reviewers to consider key questions in their responses, including: whether they had difficulty finding information and whether there was additional information the document should include. The City received written responses from the Sacramento Housing Alliance and three members of the community, and also received oral comments (see prior section) from community-based organizations.

Written comments covered a wide variety of issues, but areas of focus included jobs-housing, such as living wages, impact fees for commercial development, and housing in proximity to jobs; the addition of "equity earning" housing options for lower income households (i.e. for purchase housing); various recommendations to improve clarity, such as

adding a glossary, additional maps, and more explanatory text; various recommendations to add data to supplement the text; recommendations to improve the housing preservation analysis; and fair housing programs.

A second draft of the Housing Element was released on May 26, 2021 and made available for review on the City's Housing Element Update website. The second draft included an appendix with all comments received on the December draft, as well as a summary of the comments and the revisions the City made in response. A revised second draft Housing Element was released on June 1, 2021 and made available for review on the City's Housing Element Update website, with responses requested by July 1, 2021. The revised second draft included revisions made in response to preliminary feedback from HCD along with a descriptions of those revisions. Notice of both the second draft and revised second draft was sent to the City's interested person listserve, Twitter, NextDoor, Facebook, and in City news releases. Reminder notices were distributed to the listserve and posted to social media on June 21, 2021.

The City received written responses from HCD and a member of the community, and received oral comments from the Sacramento Housing Alliance. Comments covered a variety of topics, but included requests for additional analysis of fair housing as it pertains to transportation, environmental quality, homelessness, farmworkers, and housing conditions; realistic capacity of commercial mixed use sites; realistic capacity of nonvacant sites; and large households. Various program modifications were also requested, including adding a fair housing focus to multiple programs, adding more details and commitments in the large sites program, changing the requirements for community care homes, adding extremely low income program commitments, adding data on affordable housing production, indicating when the residential capacity monitoring program would be in place, and an estimate of the number of people who would be assisted by the Homeless Prevention and Rapid Rehousing Program.

A third, adoption draft of the Housing Element was released on July 9, 2021. The City held a public hearing before the City's Planning Commission on July 22, 2021 to review and receive public comment on the adoption draft Housing Element and to receive the recommendation of the Planning Commission. The City received written correspondence from 25 residents and from the Sacramento Housing Alliance, but received no oral comments at the hearing. After discussion, the Planning Commission unanimously recommended City Council approve the Housing Element. The final draft Housing Element was published on August 6, 2021. City Council held the adoption hearing on August 18, 2021, where the 2021 Housing Element was approved.

HOUSING PLAN

The City's programs listed in the Housing Element are organized to include program text, a timeline, objectives, the implementing agency, and funding sources for the program. Program timelines are generally stated as "ongoing," on a set time period (e.g. annually), and/or by a specific date (e.g. 2024). Programs with a timeframe of "ongoing" are existing programs where continuous implementation is ongoing. Programs which are new and must be implemented or which are only effective at certain times (such as annual applications for funds) include a specific date as the timeframe, and this represents the time by which the program will be effectuated or carried out. In addition to these timeframes, programs also include a set time period (monthly, annually, etc). The set time period reflects reporting rather than implementation, and indicates how frequently program results will be tracked or reported. For example, a program with a timeframe of "Ongoing, and at least annually" is an existing program being continuously implemented, with the results of implementation reported annually.

Program objectives indicate the metrics which will be used to determine program success, and are quantified wherever possible. The implementing agency indicates which agencies, departments, or divisions are responsible for carrying out the program. The funding source indicates the sources of funding for program implementation.

Citywide Housing Goals

The City of Roseville has the following citywide goals.

CITYWIDE HOUSING

Goal H1.1 **Provide decent, safe, inclusive, and affordable housing in sufficient quantities for all economic segments of the community.**

Goal H1.2 **Ensure that all segments of the Roseville community actively work together to provide affordable housing.**

Goal H1.3 **Preserve affordability, maintain, and improve Roseville's supply of affordable housing stock.**

Goal H1.4 **Increase the opportunity for low- and middle-income households to become homeowners, thereby freeing up rental housing for other low-income households.**

Goal H1.5 **Reduce the overall incidence of homelessness among Roseville individuals and families through regional coordinated and comprehensive housing and supportive services.**

The following goals, policies, and programs are divided into five sections:

- Affordable Housing
- Residential Land Inventory
- Equitable and Inclusive Housing Choice
- Government and Non-Governmental Constraints to Housing Production
- Residential Energy Efficiency and Conservation

Affordable Housing Goals and Policies

AFFORDABLE HOUSING

Goal H2.1 **Work with the development and business communities to provide affordable rental and homeownership opportunities for extremely low-, very low-, low-, and middle-income households.**

Goal H2.2 **Strive to ensure the affordability of Roseville's housing supply over time.**

Goal H2.3 **Maximize efforts to meet affordable housing needs by requiring 10% of new housing units be affordable to extremely low-, very low-, low-, and middle-income households.**

Goal H2.4 **Integrate the community in terms of income levels to avoid overconcentration of lower-income households.**

Goal H2.5 **Encourage the production of rental and owner-occupied high-density, multi-family housing units.**

Policy H2.1 *The City shall pursue programs that can provide a range of purchase and rental units affordable to all income categories.*

Policy H2.2 *Efforts to develop affordable units will be focused on multi-family rental units, with an emphasis on units affordable to the lowest income categories.*

Policy H2.3 *Multi-family rental units provide the most cost efficient way to provide affordable housing opportunities to extremely low-, very low-, and low-income households.*

Policy H2.4 *The 10% Affordable Housing Goal shall apply consistent with General Plan Land Use Element Policy LU5.5, which requires 10% of all new housing units to cost no more than 30% of the total monthly income of very low-, low-income, and moderate-income households. The Policy further requires the breakdown of the affordable units will be, at a minimum, 40% for rental to very low- and 40% for rental to low-income households. The remaining 20% may be reserved for moderate-income purchase (which will be priced to be affordable to households earning 95% of the Area Median Income) or may be distributed equally among the rental obligations.*

Policy H2.5 *The City shall strive to maintain an overall vacancy rate of 5% for both owner and rental housing units.*

Policy H2.6 *The City shall continue to pursue potential federal, state, and local subsidies for construction of new affordable housing as well as the continued availability of existing affordable housing.*

Policy H2.7 *The City shall provide direct financial assistance in support of local affordable housing activities when feasible.*

Policy H2.8 *The City shall encourage the Roseville business and development communities to participate in a community affordable housing goal.*

Policy H2.9 *Encourage construction of affordable housing units to be intermixed with market-rate units..*

Policy H2.10 *Encourage developers to incorporate accessory dwelling units, cohousing, and other flexible housing options into their projects.*

Policy H2.11 *Promote efficient and cost-effective development types, such as mixed-use projects, small-lot subdivisions and other medium density housing such as duplexes and townhomes, as a means of achieving housing affordability and carrying out the provisions of the Land Use Element.*

Policy H2.12 *The City shall work to preserve the affordability of assisted units.*

Implementation Measures/Programs

1. FEDERAL AND STATE PROGRAMS

The City shall pursue and continue to participate in the following federal and state programs:

Housing Choice Vouchers (Federal)

The Housing Choice Voucher (HCV) Program is administered by the Roseville Housing Authority (RHA) and provides rental assistance to extremely and very low-income households through direct payments to the property owner. The Housing Authority currently has 785 vouchers which includes separate vouchers for the following special needs groups:

- 75 vouchers for households with a head-of-household or spouse that are non-elderly and disabled (NED)

- 65 vouchers for veteran households that come by referral from the Veterans Affairs Department (VASH)

- 33 vouchers that assist households who have a non-elderly adult with a disability and are transitioning out of institutional and other segregated settings, or are currently homeless or at risk of becoming homeless (Mainstream – new program in 2018)

- 30 vouchers that are attached to specific units at the Main Street Plaza affordable project (Project Based Vouchers – new program in 2020). Of the 30 PBV vouchers:

  - 1 is a regular HCV voucher

  - 10 are regular vouchers layered with Placer County Mental Health Services Act funding, 3 of which much come from homelessness

  - 19 are VASH vouchers

- 50 new Emergency Housing Vouchers for those who are homeless or at risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, recently homeless, or having high risk of housing instability (new program in 2021)

All of the HCV programs listed above support Roseville households that are extremely low-income. The Housing Choice Voucher Rental Assistance Program requires that 75% of new households admitted to the program each year fall under the extremely low-income category. Between 2013 and 2020, RHA issued 525 vouchers to new households. Over the last 8 years, RHA has assisted 49 extremely low-income households per year, at the minimum. The HCV rental assistance program is promoted on the City's website, through program brochures and through service providers throughout the region.

Community Development Block Grant (Federal)

The City is an entitlement jurisdiction for Community Development Block Grant (CDBG) funds and sets aside a portion of its annual allocation of CDBG funds for the following housing activities:

- Owner Occupied Housing Rehabilitation Program
  The City began the Owner Occupied Housing Rehabilitation Program in 1980. The program is considered a key component in the City's affordable housing strategy as a means of preserving Roseville's housing stock affordable to lower-income households. The program, targeted to low-income homeowners, offers grants to elderly and disabled homeowners and deferred loans to all low-income households for health and safety repairs and energy efficient upgrades. Deferred loans become due and payable upon sale, change of title, change of use or 30 years. Any program income received as a result of a loan payoff is used to fund new loans and grants. The Housing Rehabilitation Program is promoted on the City's website and through the use of program brochures. Implementation of this program will be directed to disadvantaged geographic areas of the City, where there are overlapping factors such as poverty, overcrowding, cost burden, and poor housing conditions.

Home Investment Partnership Program (HOME) (State)

The City began its participation in the State-administered HOME Program in 1994 for the creation and maintenance of affordable housing. The City utilizes HOME funds for the following programs:

- Housing Rehabilitation Program
  The CDBG funds are leveraged with HOME funds to provide loans and CDBG grants to low-income homeowners. The Housing Rehabilitation Program is described above. Implementation of this program will be directed to disadvantaged geographic areas of the City, where there are overlapping factors such as poverty, overcrowding, cost burden, and poor housing conditions.

- First Time Home Buyer (FTHB) – Down Payment Assistance (DAP) Program
  The City sets aside a portion of its HOME grant for down payment assistance in the form of deferred, shared appreciation loans (second mortgages). The FTHB-DAP Program is targeted to low-income households. The homebuyer must qualify under the City's definition of a first-time home buyer, be able to provide at least a 1% down payment, and have attended a Home Buyer's Seminar. The buyer must also comply with the City's criteria with regard to home selection. Outreach for this program will be directed to disadvantaged geographic areas of the City, where there are overlapping factors such as poverty, overcrowding, cost burden, and poor housing conditions and where there is a higher proportion of communities of color.

- Multi-Family New Construction
  The City also pursues HOME funds for construction of multi-family affordable units. HOME funds are leveraged with other funding sources such as Section 202 funds, Low Income Housing Tax Credits, Tax Exempt Housing Bonds, etc., to provide affordable rental housing targeted to extremely low- and very low-income households. Projects in areas of high opportunity or in areas at risk of displacement will be prioritized to receive funds.

(Policies H2.1, H2.2, H2.5, H2.6)

Time Frame: Annual Applications, 2021–2029

Objectives: To support low income households that need assistance in order to stay housed by issuing a minimum of 65 Housing Choice Vouchers per year, 49 of them to extremely low income households, and assisting 6 low income homeowners per year.

Implementing Agency: Housing Division and Roseville Housing Authority

Funding Source: HUD, HOME, CDBG

2. DENSITY BONUS PROGRAM

The City shall continue to implement its Density Bonus Program to help promote and create affordable housing units. The program provides a property owner the ability to construct more income-producing units within the project that can offset the cost of providing affordable units. The Density Bonus Program is promoted on the City's website, and information is available at the City's Permit Center. The City's Housing Division staff also actively promotes the Density Bonus Program in conjunction with implementation of the 10% Affordable Housing Program.

The City's Density Bonus Program is consistent with State Government Code Section 65915–65918. 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.

A developer may qualify for a density bonus and additional incentives and/or concessions if the developer agrees to construct and maintain a minimum of one or more of the following:

- Five percent (5%) of the units affordable to very low-income households
- Ten percent (10%) of the units affordable to lower-income households
- Ten percent (10%) of the units in a condominium project affordable to moderate-income households
- A senior housing development or mobilehome park that limits residency based on age
- Donates land to the City dedicated for the construction of very low income units
- Includes a qualifying child care facility

- Ten percent (10%) of the units for transitional foster youth, disabled veterans, or homeless persons and dedicated to very low income households
- Twenty percent (20%) of the units for lower income students in a student housing development or
- One hundred percent (100%) of the units dedicated to lower income households, except that up to twenty percent (20%) of the units may be dedicated to moderate income households.

The density bonus is increased on a sliding scale, depending on the type and number of affordable units, up to a maximum 50% density bonus. The number of concessions/incentives granted by the City also increases based on the number and type of affordable units to be constructed. The developer must enter into an Affordable Housing Agreement to secure the affordable units for a minimum of 55 years prior to issuance of building permits or prior to final map approval.

(Policies H2.1, H2.2, H2.4)

Time Frame: Ongoing, and at least annually

Objectives: To increase the City's supply of affordable housing.

Implementing Agency: Housing Division and Planning Division

Funding Source: General Fund

3. ACCESSORY DWELLING UNITS ORDINANCE

An accessory dwelling unit (ADU) shall be as defined by Government Code Section 65852.2 as it now exists or may hereafter be amended, and means an attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary dwelling is situated. It also includes an efficiency unit and a manufactured home as defined in the Health and Safety Code. A junior accessory dwelling unit (JADU) shall be as defined by Government Code Section 65852.22, as it now exists or may hereafter be amended, and currently means a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. The City currently supports and promotes the development of ADUs and JADUs on the City's website and information is available at the City's Permit Center.

(Policies H2.1, H2.2, and H2.9)

Time Frame: Ongoing, and at least annually

Objectives: Issue building permits for a minimum of 10 units annually (five times the average rate between 2013 and 2017) for a total of 80 units.

Implementing Agency: Planning Division

Funding Source: General Fund

4. CONDOMINIUM CONVERSION ORDINANCE

The City shall continue to enforce its Condominium Conversion Ordinance to define those conditions under which the conversion of rental units to condominiums would be permitted. Under the ordinance, conversions cannot occur unless certain criteria are met, including the City's established minimum citywide vacancy rates for multi-family rental housing; a minimum percentage of multi-family rental units citywide; provision for affordable housing requirements and Community Benefit Fee; and tenant protections, including a Tenant Relocation Plan, etc.

If the conversion meets the required criteria, the developer must enter into an Affordable Housing Agreement to secure the affordable units provided as part of the conversion approval.

(Policies H2.1, H2.2, H2.4, and H2.11)

Time Frame: Ongoing, and at least annually

Objectives: To support the conversion of rental units to condominiums.

Implementing Agency: Planning Division and Housing Division

Funding Source: General Fund

5. STREAMLINE PROJECT PROCESSING

To provide certainty and facilitate application processing, the City publishes processing schedules for all entitlements, provides pre-application review to ensure applications are complete prior to submittal, and provides an online permit system. The online permit system allows applicants to submit an application, pay fees, and process comments and revisions entirely online. The online permit system streamlines development and reduces applicant costs by eliminating the need for printing, travel to City offices, and mailing delays. The City's entitlement processing timelines are included within Table X-37 on page 148. .

(Policies H2.1 and H2.2)

Time Frame: Ongoing, as applications are processed.

Objective: Complete 100% of complete applications within the City's adopted schedules.

Implementing Agency: Development Services Department

Funding Source: General Fund

6. SPECIFIC PLAN AREAS (SPA)

The provision of affordable housing is a societal goal, one that should be achieved through the efforts of the entire community. The City shall ensure that Specific Plans are consistent with the goals and policies of the General Plan. The primary purpose of the Specific Plan Area process is to guide the comprehensive urbanization of land use in a mix of residential neighborhoods, schools, parks, open spaces, supporting retail and public facilities, employment uses, and an affordable housing component. The Specific Plan Areas are the first step in implementing programs such as the 10% Affordable Housing policy.

The City's General Plan Land Use Element contains a section called Growth Management, which establishes the policy framework the City uses when considering new growth and annexation. Land Use Policy LU8.5 states "The City shall use the specific plan process to ensure a comprehensive, logical growth process for new development areas (e.g. annexations) or any areas where significant land use changes are considered." The City's General Plan establishes that the City does not grow in a piece-meal fashion. Instead, the City considers all annexations or significant land use plans inside the context of a detailed Specific Plan process. Additional Land Use Element policies describe the minimum standards, information, and benchmarks which must be met by new Specific Plans, which includes demonstration of compliance with the City's 10% affordable housing policy.

The City's 10% affordable housing policy has produced over 3,000 units since program inception, which is an average of 100 units per year. Furthermore, over the last decade the City's average overall housing production has been approximately 950 units per year, which means that on average 10% of the City's growth during the prior Housing Element cycle has been affordable housing. The 10% goal is applied within each Specific Plan as well, not just for the City as a whole. For example, the Stoneridge Specific Plan included capacity for 2,861 total units, 286 units of which were required to be affordable. At the time the Specific Plan was adopted in 1998 the City's policy did not require a

40/40/20 split of very low/low/moderate income units, so the Specific Plan called for a split of 75% very low and low (combined) and 25% moderate income units. The Specific Plan is nearly fully built with a total of 2,745 total units constructed, of which 251 are affordable, with 116 mixed income units remaining, of which 29 are lower income[2]. Of the constructed affordable units, 73 were moderate income purchase, 150 were low and very low income rental (for seniors), and 28 were low income purchase. The sites where these units were built are distributed through the plan area, not concentrated.

Compliance with the City's General Plan growth management policies results in a robust and detailed Specific Plan. The City's Specific Plans are divided into large lots, and each of these, if residential, is assigned a specific number of allocated units. This is evident in the City's residential capacity inventory in Table X-29 (page 77), where each Specific Plan includes a list of numbered large lots (e.g. AR-1 for Amoruso Ranch Specific Plan Large Lot 1) and these are assigned a land use designation, zoning designation, density, and specific number of allocated units. In turn, this allows the City's infrastructure planning for roads, drainage, sewer, and water, as well as service planning for parks, schools, fire services, and transit to be extremely robust and detailed. Each plan specifically defines the size and location of infrastructure and services, including lift stations, electric substations, wells, and fire stations. The detailed planning process enables the California Environmental Quality Act (CEQA) process to be likewise detailed and specific, resulting in the ability of future subdivision or multifamily projects consistent with the Specific Plan to use CEQA exemptions.

As part of assigning each large lot a specific unit allocation and density, a new Specific Plan must designate at least 10% of the total units as affordable. The affordable housing section or chapter of each Specific Plan includes a table or list of all large lots with an affordable housing obligation, along with the type of units and targeted income categories. Strategies, including City and landowner obligations, are described. A provision for the payment of in-lieu fees for affordable housing may be included, if appropriate. The City works with the Specific Plan applicant(s) to ensure an appropriate mix and type of residential and non-residential uses, and to ensure that affordable housing sites are distributed through the planning area in order to avoid the creation of concentrated affluence. The City does not meet its affordable housing policy in a piece-meal or project-by-project fashion; the affordable housing plan is established at the time the Specific Plan is approved. Additional discussion regarding the City's Specific Plan Areas is provided under the 10% Affordable Housing Goal in the Housing Constraints section of this Housing Element.

(Policies H2.1, H2.2, H2.3, H2.4, H2.8, and H2.10)

Time Frame: Ongoing, as SPAs are approved

Objectives: Ensure affordable units are integrated throughout the SPA and provide 10% of total SPA units as affordable units, consistent with Land Use Element Policy LU5.5.

Implementing Agency: Housing Division and Planning Division

Funding Source: General Fund

7. PUBLIC/PRIVATE PARTNERSHIPS

While the Specific Plan Areas program above establishes the process by which affordable housing is scoped and planned within each Specific Plan, the Public/Private Partnerships program ensures the requirement is recorded on each property and defines the responsibilities of the City and property owner. Within each of the adopted Specific Plans, the City has included a provision for a public/private partnership, between developers of housing and the City, to achieve the 10% Affordable Housing Goal. In addition to implementing the Affordable Housing Goal within the Specific Plan, the City also requires the affordable housing plan to be reflected within a Development Agreement. The Development Agreement restates the land use plan, including the units allocated and the affordable housing

[2] These affordable units are located on Parcel 17 (4 purchase units), Parcel 54 (69 purchase units), Parcel 21 (150 rental units), and Parcel 23 (28 purchase units), which are distributed through the Specific Plan. The map is located here: https://www.roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/Stoneridge%20Specific%20Plan/Stoneridge%20Tables%20and%20Map.pdf

obligations, but also includes a financing plan. The financing plan uses the detailed infrastructure and service studies to establish the per-unit fees which will be applied to every residential unit or non-residential project. This makes fees predictable and transparent for developers. Roseville has identified the following specific roles in this partnership to provide affordable housing:

City of Roseville
The City shall continue with an aggressive affordable housing program designed to maximize potential funds available through existing federal, state, and local programs. Developers for each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the Specific Plan Development Agreement. The Development Agreement requires a developer to enter into an Affordable Housing Agreement prior to building permits being issued or recording of the final map. The City of Roseville will assist all property owners in obtaining appropriate and available subsidies for construction of the affordable housing obligation.

Development Community
Developers for each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the Specific Plan Development Agreement.

(Policy H2.7)

Time Frame: Ongoing Roseville Specific Plan Process

Objectives: Ensure affordable units are integrated throughout the SPA and provide 10% of total SPA units as affordable units, consistent with Land Use Element Policy LU5.5.

Implementing Agency: Housing Division and Planning Division

Funding Source: General Fund

8. AFFORDABLE HOUSING AGREEMENTS

Implementation of the City's Affordable Housing Goal begins with planning of the Specific Plan, is established by the Development Agreement, and then when a developer is ready to pursue construction on a site with an affordable housing obligation, is effectuated by the Affordable Housing Agreement. The City shall require Affordable Housing Agreements for all housing projects subject to affordability requirements. Such agreements shall stipulate: (1) the number of affordable units to be constructed; (2) the affordable purchase calculations or rental price; (3) the income group to whom the units will be affordable; and (4) the length of time the units will remain affordable. Maximum rents and purchase prices will be determined based on unit size and occupancy levels as follows:

Unit Size	Household Size
1 Bedroom	1.5 Persons
2 Bedroom	3 Persons
3 Bedrooms	4.5 Persons
4 Bedrooms	6 Persons

The City shall, on an annual basis, review all Affordable Housing Agreements for compliance with affordability provisions. Any property owner who fails to comply with the requirements of an Affordable Housing Agreement may be found by the City Council to be in default of the agreement.

(Policies H2.1, H2.2, H2.3, H2.7, H2.9, and H2.10)

Time Frame: Ongoing and Annual Monitoring

Objectives: Provide 10% of total SPA units as affordable units, consistent with Land Use Element Policy LU5.5.

Implementing Agency: Housing Division

Funding Source: General Fund

9. IN-LIEU FEES

The City prefers affordable housing be developed as specified under the 10% Affordable Housing Goal within each of the Specific Plan Areas. The collection of in-lieu fees presents a challenge to the City, since the City does not control or own land to ensure the development of the affordable units. Therefore, the City has not established a formal in-lieu fee program and encourages the development of affordable housing. In-lieu fees may be considered on a case-by-case basis. In all cases where in-lieu fees are considered as an alternative to producing affordable units, Housing Division staff will review the project based on: (1) a good faith effort by the owner to secure and use available subsidies; (2) the type of project and its ability to absorb the affordable units; and (3) the ability to use the in-lieu fees within the same Specific Plan or infill areas. Projects in areas of high opportunity or in areas at risk of displacement will be prioritized to receive any funds collected.

Development Agreements shall be the mechanism used to secure implementation of the affordable housing program.

(Policies H2.1, H2.2, and H2.3)

Time Frame: Ongoing, as SPAs are approved.

Objectives: Provide 10% of total SPA units as affordable units, consistent with Land Use Element Policy LU5.5.

Implementing Agency: Housing Division

Funding Source: General Fund

10. NON-RESIDENTIAL CONSTRUCTION FEE

The City shall consider the establishment of a non-residential construction fee program, and has initiated a nexus study to review the establishment of a non-residential construction fee which would levy a fee on non-residential construction to assist in the development and retention of affordable housing. The rationale behind this fee is that new employment is a factor in the need for additional housing. The City will review the establishment of a non-residential construction fee by 2021, at which time the City will determine if it will pursue a program and, if so, the specifics of the program. The program shall prioritize funds for projects in areas of high opportunity or in areas at risk of displacement.

(Policy H2.7)

Time Frame: 2021

Objectives: Provide additional funding sources for affordable housing.

Implementing Agency: Development Services Department

Funding Source: Affordable Housing and Planning Administration for nexus study - Funds would be generated as part of this program to provide affordable housing.

11. PRESERVATION OF AFFORABLE HOUSING

The City shall designate, in 2021, a Preservation Coordinator who will:

- On an annual basis, update and analyze the risk of conversion to the highest risk properties.
- Register with State HCD as a Qualified Entity in 2022 to receive notices of properties facing a potential loss of affordability.

- If the Preservation Coordinator identifies projects with affordable units at risk, the City will contact the owner regarding their interest in selling properties or maintaining the rental units as affordable.
- The City will work with property owners to assist with the provision of the required notifications to tenants, local governments, and Qualified Entities in addition to assisting qualified local nonprofit organizations to register as a Qualified Entity.
- The City will assist with the identification and application for federal, state, and local subsidies to ensure the continued affordability of housing units.
- The City will make available to tenants of projects at risk of conversion, referral and contact information regarding tenant rights and conversion procedures, as well as information regarding other affordable housing opportunities within the City.

(*Policy H2.6, H2.11)*

Time Frame: Ongoing, and at least annually

Objectives: To ensure affordable units remain affordable for as long as possible.

Implementing Agency: Housing Division

Funding Source: General Fund

12. HOUSING SUCCESSOR AGENCY

All redevelopment agencies were dissolved in California effective February 1, 2012. The City of Roseville elected to function as the successor to the former Redevelopment Agency ("Successor Agency") and to form a Housing Successor to serve as the governing body for the former agency's low and moderate income housing assets. Housing Successors receive the non-cash housing assets of the former Redevelopment Agencies and are charged with monitoring and maintaining existing low-and moderate income housing assets and meeting outstanding requirements for former redevelopment agencies.

Beginning in 2015, agreements were made to spend the remaining $5.9 million in bond proceeds on an affordable housing development constructed by Mercy Housing. That project was completed in 2018 and the total distributed to Mercy in the form of a loan was $5.76 million. After the expenditure of those funds, there are no longer any significant funding sources available.

The Housing Successor receives 20% of loan repayment revenues, approximately $240,000 annually, until all loans are paid back, which is projected to be 2036. As of October 2020 there are current projects, planned for yet unencumbered, totaling approximately $1.2 million. The Housing Successor may spend up to $250,000 for Homeless Prevention and Rapid Rehousing (HPRR) each year, the maximum allowed in the law. The City will annually track the demographics of the people benefiting from these funds to ensure they are equitably distributed, and make adjustments to funding if they are not; this assessment shall use the best available data, including updated Census, ACS, Point in Time counts, and other data. Going forward the fund's revenues will be only from loan payment funds. Surplus funds may provide small gap funding for future affordable development projects. Projects in areas of high opportunity or in areas at risk of displacement will be prioritized to receive any funds collected.

Time Frame: 2021–2029

Objectives: Gap financing for future developments and Homeless Prevention and Rapid Rehousing Program

Implementing Agency: Housing Division

Funding Source: City loan payoffs

RESIDENTIAL LAND INVENTORY GOALS AND POLICIES

LAND INVENTORY

Goal H3 **Maintain adequate land within the various land use categories that allows development of housing to meet projected demand for high-density units.**

Policy H3.1 *Encourage development of mixed-use and infill projects in accordance with goals and policies contained in the Land Use Element.*

Policy H3.2 *Continue to encourage developers to use accessory dwelling units, cohousing, and other flexible housing options in their housing projects as part of the City strategy for maximizing affordability of land development and the availability of housing.*

Policy H3.3 *Encourage the development of accessory dwelling units, including on existing multi-family sites.*

Policy H3.4 *Continue to support the use of Voluntary Rezones to encourage and facilitate increased land use density, thereby maximizing the affordability of land development either through increasing the permitted density of properties zoned for residential use or rezoning non-residential parcels to mixed use or high density residential use.*

Policy H3.5 *Encourage development of higher density residential units by use of mixed use zoning within three key commercial corridors with underutilized infill parcels: the Douglas Boulevard/Harding Boulevard corridor, Douglas Boulevard/Sunrise Avenue corridor, and the Atlantic Street corridor.*

Implementation Measures/Programs

13. RESIDENTIAL CAPACITY MONITORING (NO NET LOSS)

The City will continuously monitor the development of all sites identified in the adequate sites inventory, to ensure the minimum Regional Housing Needs Allocation for each income category is met at all times. The City will use an evaluation and tracking procedure pursuant to Government Code Section 65863. A tracking procedure consistent with the Government Code is currently in place. The City will track all instances where a site identified in the City's adequate sites inventory is developed with greater or fewer units (at the specified income level) than had been identified in the inventory. If a project is proposed which would reduce the City's capacity in any income category below the amount allocated by the City's Regional Housing Needs Assessment, the City will identify and, if necessary, rezone within six months sufficient sites to offset the shortfall and ensure no net loss in capacity.

(Goal H3)

Time Frame: Ongoing as applications are received, and at least monthly.

Objectives: Evaluate 100% of residential applications for RHNA consistency.

Implementing Agency: Planning Division and Housing Division

Funding Source: General Fund

14. REZONE PROGRAM FOR ADEQUATE SITES

The City has been allocated a RHNA of 12,066 total units, of which 6,178 units must be lower income (a combination of low and very low income). As of the writing of this Housing Element, the City has insufficient units to meet the lower

income RHNA, and has therefore committed to providing adequate sites through a rezone program consisting of the below. Each strategy describes two figures: the total capacity and the realistic capacity. The total capacity describes the total number of units which could result from full implementation of the strategy. The realistic capacity is a smaller number of units and represents the units the rezone program could realistically achieve within the 8-year planning period. The rezone program has generally been designed to operate as a menu, identifying a broad array of sites which could accommodate units from which to select in order to achieve the RHNA obligation.

1. **Commercial Corridors:** The City has identified three commercial corridors for revitalization. The Douglas Boulevard/Harding Boulevard Corridor 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 Douglas Boulevard/Sunrise Avenue Corridor includes a mix of land uses, including commercial businesses and business professional offices with large, minimally improved parking fields and single-family homes, duplexes, and apartments. The Atlantic Street Corridor includes a mix of uses along the street frontage, with residential uses to the rear; many of the residential properties contain more than one housing unit, or room for additional units. The Commercial Corridors strategy will consist of the preparation of Specific Plans for each corridor, the establishment of 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 anticipates adding capacity for a minimum of 400 lower income residential units, which represents both the total and realistic capacity. See Appendix E for details.

2. **Infill Intensification**: The central core of Roseville where development occurred prior to the 1980s is known as the City's "Infill Area," and is approximately 8,500 acres. This older area of the City is not within a Specific Plan, and much of the development occurred prior to the adoption of the City's General Plan or Zoning regulations. Consequently, inconsistencies between a property's land use and zoning designations are relatively common, and the land use designation density typically reflects the built conditions rather than planned future conditions. These factors have presented regulatory barriers to development and redevelopment. The City would amend the land use and zoning designation of selected properties in the Infill Area, to remedy inconsistencies between land use and zoning and to increase the permitted residential densities. This program has the potential to add capacity for 832 units at all levels of affordability. The realistic capacity of this program is 186 units, based on the assumption that vacant or significantly underutilized sites are most likely to develop. See Appendix E for details. This program will include a replacement program, to ensure that if units are demolished and replaced the residents are not displaced and at least as many homes are rebuilt as were removed.

3. **Opportunity Sites**: Staff examined vacant sites throughout the City to find properties with the potential to be converted to a high density residential land use designation. After screening out sites due to the presence of approved entitlements, Development Agreements, or significant environmental constraints (floodplain, wetland preserves, etc), the City has identified potential sites for evaluation as part of this rezone program. Additional sites may be identified as the City develops this option and sites on this list may be removed due to constraints. The current list of sites has the potential to add a total capacity of 1,350 lower income (high density) residential units. The realistic capacity of this strategy is 600 lower income (high density) units. See Appendix E for details.

4. **Vacant Sites—Residential Intensification**: The western areas of the City include multiple vacant sites with High Density Residential land uses at densities below 25 units per acre. Increasing the land use density of these sites to 30 units per acre would yield additional units. As part of this strategy the City would develop and adopt a Land Use Amendment Policy requiring all Specific Plan Amendment projects involving land use changes to also amend the land use of High Density Residential sites the applicant/property owner controls to between 25 and 30 units to the acre. If all of the sites were amended to 30 units per acre the total capacity is 1,880 high density units. However, the realistic capacity is 900 units. See Appendix E for details.

The above rezone program has a realistic capacity of 2,086 lower income (high density) units. In adopting this program the City is approving a menu of strategies which may be pursued, and providing evidence for the realistic capacity which

could be added by each. In implementing the rezone program, the City may choose to implement one, all, or portions of these, based on need and to the extent necessary to ensure the City achieves the minimum required RHNA capacity, which currently requires the addition of 1,791 lower income units. The City's rezone program, in combination with other programs, shall result in the City's achievement and maintenance of the minimum required capacity of 6,178 lower income units. As stated in Housing Element Program 15, the City's adopted Zoning Ordinance permits ministerial (by-right) development of multifamily projects where at least 20% of the sites are affordable to lower income households. All of the sites identified in the City's rezone program shall be zoned with a minimum density of at least 20 units per acre, and more than 50% shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted.

(Policy H3.2, H34, H3.5)

Time Frame: 2024

Objectives: Achieve a minimum lower income capacity of 6,178 units by 2024.

Implementing Agency: Planning Division

Funding Source: General Fund/Grant Funding

15. AFFORDABLE HOUSING STREAMLINING

The City has a ministerial approval process 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 Objective Design Standards though the ministerial Building Permit process in lieu of the City's discretionary Design Review Permit process. The Objective Design Standards are available on the City's Planning Division website. The City's discretionary Design Review Permit process is required for any developer seeking exceptions, variances, or modifications to objective zoning or objective design standards, excluding modifications granted as part of a density bonus concession, incentive, parking reduction, or waiver of development standards pursuant to Density Bonus Law or the City's density bonus program. The program applies citywide to all affordable housing projects meeting the affordability requirement, including to sites which have been included in the inventory for more than one Housing Element cycle.

(Policy H3.1)

Time Frame: Ongoing as applications are received, and at least annually.

Objectives: To streamline the approval of affordable housing projects by providing a ministerial approval process, thereby shortening timeframes by an average of three to five months and fees by $8,000 or more.

Implementing Agency: Housing Division and Planning Division

Funding Source: General Fund

16. PRIORITIZE AFFORDABLE HOUSING

The City will prioritize the timely and efficient processing of affordable housing projects through various means, particularly for projects in areas of high opportunity or in areas at risk of displacement, including via the City's ministerial approval process, prioritizing utility services for affordable projects, and providing support and assistance in securing grants and other financial subsidies, particularly for projects in areas of high opportunity or in areas at risk of displacement.. The City will also develop a phasing program for affordable housing sites, which will include streamlined processes for lot line adjustments, parcel maps, and similar entitlements which may be necessary to support construction and financing of affordable housing. At minimum, the phasing program will provide for ministerial processing of lot line adjustments, voluntary mergers, and parcel maps. The City will annually also investigate the

development of fee reductions for affordable housing projects. The City will annually track the use of Program 16 to determine its effectiveness, which will be evaluated based on the percent of affordable housing projects using the program, as well as the percent of large site property owners/developers using the program. The City will annually meet with affordable housing developers to discuss and, as needed, implement program improvements to ensure the City meets its goal of 100% of affordable housing projects using the program. The City will annually meet with affordable housing developers to discuss constraints to the production of affordable housing, and based on this feedback, commits to implementing program improvements to ensure the City meets its goal of 100% of affordable housing projects using the program.

(Policy H3.1)

Time Frame: 2024 and ongoing

Objectives: To facilitate and incentivize the construction of affordable housing. The goal is for 100% of affordable housing projects to leverage this program.

Implementing Agency: Housing Division and Planning Division

Funding Source: General Fund

17. HOUSING REPLACEMENT PROGRAM

Sites that have residential uses, or which had residential uses that were vacated or demolished anytime within the prior five years, shall be subject to this replacement program if any of the units were subject to an affordable housing agreement (or other affordability requirement pursuant to Government Code Section 65583.2). Development proposals on such sites shall maintain all affordable units at the same or lower income level, or shall be contingent on the replacement of all lost affordable units, at the same or lower income level.

(Policy H3.1)

Time Frame: Ongoing, as applications are received.

Objectives: To ensure conservation and replacement of affordable units.

Implementing Agency: Housing Division and Planning Division

Funding Source: General Fund

18. ACCESSORY DWELLING UNIT OUTREACH PROGRAM

The City will develop an accessory dwelling unit outreach program targeting existing multifamily sites, to help educate the owners of multifamily properties about the use of accessory dwelling units as a means to add units on multifamily sites without the need for additional entitlements. The program is intended to promote and create affordable housing units. The program will be promoted on the City's website and information will be available at the City's Permit Center. The City's Housing Division staff will also actively promote the program in conjunction with implementation of the 10% Affordable Housing Program and other Housing programs.

(Policy H3.2, H3.3)

Time Frame: 2022

Objectives: Ensure 100% of multifamily property owners who contact the City receive information on accessory dwelling units.

Implementing Agency: Planning Division and Housing Division

Funding Source: General Fund

EQUITABLE AND INCLUSIVE HOUSING CHOICE

HOUSING CHOICE

Goal H4.1 **Ensure the availability of quality housing opportunities for the elderly, the disabled, large families, female heads of households, and the homeless.**

Goal H4.2 **Participate in local and regional efforts to provide a network of facilities and resources to aid the special needs populations.**

Goal H4.3 **Design and implement programs to affirmatively further fair housing and promote housing opportunities throughout the City for protected classes to address significant disparities in housing needs and access identified within the Sacramento Valley Fair Housing Collaborative Analysis of Impediments to Fair Housing Choice**

Policy H4.1 *Special housing needs shall be met through direct rental subsidies and below-market construction financing.*

Policy H4.2 *Continue the City's housing rehabilitation loan and grant programs to assist low-income elderly and disabled households.*

Policy H4.3 *Encourage construction of 3+ bedroom units in multi-family rental complexes to help meet the housing needs of low–income, large families.*

Policy H4.4 *Actively facilitate construction of rental units that include childcare facilities affordable to lower-income, female heads of households.*

Policy H4.5 *Work in conjunction with other Placer County jurisdictions, agencies, and organizations to provide shelter and supportive services for homeless individuals and families.*

Policy H4.6 *Encourage programs and developments that support inclusive, racially and ethnically diverse, and mixed-income residential communities throughout the City.*

Policy H4.7 *Support resources and assistance that help individuals who were justice-involved to locate, obtain, and maintain affordable housing.*

Policy H4.8 *Support programs and services which provide housing discrimination protection.*

Policy H4.9 *Support programs and measures that increase the affordability and availability of housing for people with disabilities.*

Implementation Measures/Programs

19. FEDERAL AND STATE PROGRAMS

The City shall pursue the below state and federal sources that will assist the City in addressing the housing and supportive needs of special needs populations. Implementation of these programs shall include a monitoring component to regularly complete analysis of the characteristics of the beneficiaries of housing and service programs relative to the income-adjusted resident population, and will implement affirmative marketing to groups who are shown to have limited access to the program. The City shall meet a minimum of once annually with affordable housing developers to discuss barriers to the production of affordable housing, with a particular emphasis on the production of extremely low income housing and housing for special needs groups. Consistent with this program and other housing

programs (such as Program 8, 9, 10, 12, and 16) the City shall prioritize, incentivize, and facilitate the construction of housing for extremely low income and special needs households, including by using financial resources to provide gap funding.

Section 8 Housing Choice Voucher Program (Federal)
The Department of Housing and Urban Development (HUD) provides funding for rental subsidy payments for households earning 50% or less of the area median income. Special vouchers have also been made available for veterans, called Veterans Administration Supportive Housing (VASH), as well as Mainstream Vouchers which serve those with mental illness and are homeless or near homelessness. The HCV programs serve households who are extremely low income and/or disabled and are administered by the Roseville Housing Authority. The Roseville Housing Authority (RHA) shall provide Housing Choice Vouchers (HCVs) to very low- and extremely low-income households in order to provide affordable housing options to those most in need; 75% of new households receiving vouchers shall be extremely low income. RHA shall offer Small Area Fair Market Rents and provide landlord education on the benefits of participating in the program. RHA shall also consider implementing a Landlord Incentive Program based on available federal funding and other best practices to incentivize new landlords to participate in the program. RHA will provide outreach materials to multifamily property owners and managers in areas of high opportunity on the benefits of accepting HCVs and will work to increase the number of properties accepting HCVs in high opportunity areas.

Section 202 (Federal)
HUD provides long-term, direct loans to private, non-profit sponsors to finance new construction of elderly and disabled housing affordable to households earning 50% or less of the median income. The City will support applications by non-profit housing developers for Section 202 funding.

HOME Investment Partnership Program (State)
The Housing Division utilizes State-administered federal HOME funds for the First Time Homebuyer Program, which provides down payment assistance to low-income first time homebuyers. The City's First Time Home Buyer Down Payment Assistance Program allows displaced homemakers to qualify as first time home buyers. The City also uses HOME funds to leverage Community Development Block Grant funds for the Housing Rehabilitation Program described below. The City will pursue HOME funds for financing of affordable multi-family rental projects targeted to special needs groups such as seniors and those with disabilities.

Community Development Block Grant (CDBG) (Federal)
The City will continue to set aside CDBG funds for the following programs that address the needs of special needs populations, including elderly, disabled, and homeless individuals and families.

Housing Rehabilitation Program
Deferred loans up to $100,000 are available to low-income homeowners for health and safety repairs and general home improvements. Elderly and disabled homeowners can also receive a $5,000 grant for health and safety repairs. Outreach for this program will be directed to disadvantaged geographic areas of the City, where there are overlapping factors such as poverty, overcrowding, cost burden, and poor housing conditions and where there is a higher proportion of communities of color based on the most current census data.

Public Service Funds
The City has made CDBG Public Service funds available to non-profit agencies and organizations that provide supportive services to special needs populations. The City will continue to consider applications for funding for special needs activities under the Public Service category during the Annual Action Plan process.

(Policies H4.1, H4.2, H4.3, H4.4 and H4.5)

Time Frame: Ongoing, as funding is available, and at least annually.

Objectives: Effectively implement federal and state programs and leverage funding opportunities, increase the number of participating properties in high resource areas of the City, and obtain funding for affordable housing projects serving special needs populations.

Implementing Agency: Housing Division

Funding Source: Housing Choice Voucher, CDBG, HOME, Section 202

20. HOMELESS PREVENTION AND RAPID REHOUSING PROGRAM

The City Council has approved Roseville Homeless Prevention Rapid Rehousing (HPRR) funds consisting of Permanent Local Housing Allocation funds and up to $250,000 in Low and Moderate Income Funds to assist Roseville homeless and those about to be homeless with grants for payment of past due rent, security deposits, first month's rent, past due utility bills, and emergency motel vouchers. Non-profits apply for program funds annually. On average, the HPRR program serves the community by providing over 37,000 bed nights for the homeless annually, providing rental assistance to maintain permanent housing for approximately 500 households, placing 50 individuals into transitional or treatment facilities, and permanently housing 15 people from homelessness per year. The City will annually track the demographics of the people benefiting from these funds to ensure they are equitably distributed, and make adjustments to funding if they are not.

(Policy H4.5)

Time Frame: Ongoing, as funding is available, and at least annually.

Objectives: Fund non-profits to implement homeless prevention and rapid rehousing programs such as rent, utilities and deposit payments, homeless hotel vouchers, and ready-to-rent programs.

Implementing Agency: Housing Division& Non-profits that apply for funding

Funding Source: Permanent Local Housing Allocation and Low and Moderate Income Fund

21. ROSEVILLE COMMUNITY GRANTS FUNDS

The Grants Advisory Commission reviews grant applications and makes grant recommendations on an annual basis to the City Council for the following community grants:

Citizens' Benefit Fund
The Citizens' Benefit Fund was established in 1993 following the sale of the City-owned Roseville Hospital. The proceeds were invested and a portion of the interest earned each year is made available for grants with the purpose of improving the quality of life for the citizens of Roseville. Public agencies, schools and non-profit 501(c)3 or 501(c)4 are eligible to apply.

REACH Fund
The Roseville Employees Annual Charitable Hearts Fund (REACH) is a community giving fund created through the generosity of Roseville employees and retirees. These employee-donated funds are dispersed to local charitable organizations that serve youth, seniors and families in the South Placer County region.

(Policy H4.5)

Time Frame: Ongoing, as funding is available, and at least annually

Objectives: Provide funding to public agencies and non-profits for programs that benefit and support the Roseville community.

Implementing Agency: Housing Division, City Manager, City Council

Funding Source: Citizens' Benefit Trust, and REACH Fund

22. ADDRESS SIGNIFICANT DISPARITIES AND INCREASE OPPORTUNITIES

To Achieve Getting People and Families off the Street, the City will:

- Create opportunities for development of permanent supportive housing for people experiencing homelessness, including families, by identifying sites and properties and prioritize local funding and incentives for that use. Current activities include consideration of a Project Homekey development which would create new permanent supportive housing units for people experiencing homelessness.

- Create and fund rehousing plans to move people from emergency COVID sheltering to permanent affordable housing, and in the future, respond similarly to major health or housing displacement emergencies. In its COVID response, the City has partnered with Placer County on a COVID rehousing program and will apply for program funding in 2021.

To Achieve Keeping People in their Homes, the City will:

- Provide Rental Assistance: fund rental assistance and work with tenants, nonprofit housing providers, advocates and the state to find solution on rent that keep tenants out of debt, prevent displacement, and sustain financial security of nonprofit housing providers. City's CDBG-CV3 funds are supporting a COVID rental assistance program. The City is partnering with Placer County on rental assistance for low-income households who are facing hardships due to the COVID-19 pandemic.

- Continue and adopt policies to prevent displacement as part of all specific plans, master plans, or other redevelopment/reinvestment programs which are proposed in areas that are within the City's Infill area or within areas of the City at risk of displacement including strategies to protect senior and low-income homeowners such as targeting home repair programs and no-net loss policies for existing affordable housing and condo conversion ordinances. The City will continue its income-qualified Owner-Occupied Housing Rehabilitation deferred loan and grant program. Applications and outreach materials are posted in English and Spanish. The City will direct implementation of these policies and programs into geographic areas of the community at greatest sensitivity or risk of displacement.

To Increase and Preserve the Affordable Housing Supply, the City will:

- Undertake all preservation programs outlined in the preservation section of the HE which includes continuing to annually monitor and support preservation of existing regulated affordable homes at risk of converting to market rates. The City currently monitors such developments and will enhance its program by naming a Preservation Coordinator.

- Provide outreach on targeted first-time homebuyer programs in neighborhoods that have suffered from historic disinvestment to increase awareness and access to such programs like HUD Section 8 Homebuyer assistance. Outreach will be in English and Spanish.

- Strengthen its local housing trust fund with local revenue sources. Currently the City's revenue sources include in lieu fees and pay offs from affordable purchase loans. Actions to include re-applying for state Local Housing Trust Fund (LHTF) Program as they are released.

Metrics**:** Number of households assisted with rental assistance; owner occupied rehab; number of permanent supportive housing projects the City explores.

(Policy H4.10)

Time Frame: Ongoing, and at least annually

Objectives: To ensure that direct and indirect government activities and influence is equitable and supports access to housing opportunists for all groups. Metrics for success include 700 low, very low, and extremely low income households assisted with rental assistance; 15 owner-occupied rehab projects (based on current funding levels) within a disadvantaged community area or area at risk of displacement; at least 1 permanent supportive housing project explored annually.

Implementing Agency: Housing Division

Funding Source: Community Development Block Grant, General Fund

23. HOMELESS OUTREACH

The Roseville Police Department uses a Social Services Unit consisting of two full-time Problem-Oriented Policing Officers and two Homeless Outreach Workers from Placer County Health and Human Services to link homeless individuals to services throughout the County and to build trust with unsheltered individuals, particularly among communities where distrust is widespread and acts as a barrier to accessing services.

(Policy H4.5)

Time Frame: Ongoing, and at least annually

Objectives: Contact 50 high-risk community members per month.

Implementing Agency: Roseville Police Department Social Services Unit

Funding Source: Community Development Block Grant, Downtown Roseville Partnership, General Fund

24. FAMILY MOBILE TEAM

The Roseville Police Department collaborates with Placer County Mental Health on a Family Mobile Team unit, which responds to family crisis situations and calls from minors in dangerous situations, to connect these individuals to support and services to avoid these situations from resulting in homelessness.

(Policy H4.5)

Time Frame: Ongoing, and at least annually

Objectives: A minimum of 350 interactions annually.

Implementing Agency: Roseville Police Department Social Services Unit

Funding Source: Community Development Block Grant, Downtown Roseville Partnership, General Fund

25. FAMILY REUNIFICATION PROGRAM

Continue the Family Connect and Reunification Program to assist those experiencing homelessness to be reconnected with family and friends who can help support the individual, including by providing transportation to the friend or family member.

(Policy H4.5)

Time Frame: Ongoing, and at least annually.

Objectives: Reunification of 20 individuals experiencing homelessness

Implementing Agency: Roseville Police Department Social Services Unit

Funding Source: Grant program or other funding

26. REGIONAL HOUSING PROGRAMS

When feasible, the City will address affordable housing issues on a regional basis.

Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act Funds
The City's Housing Division will continue to participate in the Placer Consortium on Homelessness (PCOH) with other jurisdictions, local organizations, and service providers to establish and promote a network of facilities and resources to assist the homeless population and other special needs populations. The City will continue to participate in the preparation of the Placer County Continuum of Care annual application for Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act funds.

(Policy H4.5)

Time Frame: Annually

Objectives: Participate in regional approaches to affordable housing.

Implementing Agency: Housing Division

Funding Source: Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act funds (Federal)

27. FAIR HOUSING AND HOUSING DISCRIMINATION LEGAL SERVICES

In 2019, the City completed a regional effort that updated the 2000 Analysis of Impediments to Fair Housing Choice (AI) pursuant to the 2015 AFFH Final Rule. Relevant sections are incorporated into the Housing Element.

The City shall continue to actively participate in the ongoing region-wide collaborative effort to improve fair housing choice and affirmatively further fair housing.

The City's 19 fair housing indicators for zoning codes analysis for ideal outcomes to prevent fair housing barriers included in the AI based on a checklist developed by the Region IX HUD office found that all of the 19 indicators supported fair housing and that none of the City's zoning codes create barriers to fair housing or impact housing choice. The City will work to ensure that it does not create barriers in its future actions to fair housing or impact housing choice by:

- Regularly complete analysis of the characteristics of the beneficiaries of housing and service programs relative to the income-adjusted resident population.
- Require that developers receiving public subsidies (monetary or in the form of density bonuses and fast track review) use affirmative fair housing marketing practices.
- Monitor how public sector investments can contribute to economic changes in neighborhoods, possibly accelerating displacement of low-income residents as part of all specific plans, master plans, or other redevelopment/reinvestment programs which are proposed in areas that are within the City's Infill area or within areas of the City at risk of displacement.
- Conduct robust and meaningful public engagement activities and events when considering adoption of polices to ensure all voices in the community are heard.
- In making planning decisions, be aware of how the built environment communicates inclusiveness or exclusiveness to different types of residents.

- Holding monthly housing meetings for non-profit organizations and local stakeholders, including the Latino Leadership Council to share regional resources and ensure equitable distribution of resources.

- Encourage and support affordable housing across the City in all neighborhoods, with a focus on areas of high opportunity.

The City will continue to provide assistance regarding equal housing opportunities through its Housing Division and Housing Authority in addition to funding a program which will provide the services of legal counsel to persons experiencing housing discrimination.

The City of Roseville will continue its collaborative Housing Education Campaign to provide fair housing counseling workshops and one-on-one counseling for Roseville residents, landlords/property owners, and tenants, with counseling provided by Project Sentinel or similar HUD qualified fair housing provider, through the City's Fair Housing Education Program. Under contract with the City, fair housing provider will also offer fair housing workshops, respond to inquiries and provide wide-ranging fair housing information. Its website is a rich resource with information in six languages.

In addition to the provision of workshops and one-on-one counseling, the City's website includes fair housing information and referral service data with links to other Fair Housing resources.

(Policies H4.6, H4.7, H4.8)

Time Frame: Ongoing, and at least annually.

Objectives: To ensure residents are informed of their housing rights and are provided with support on fair housing issues, and that City actions do not create barriers to fair housing or impact choice. Annually, 50 responses to inquiries; at least 1 Fair Housing Workshop; Adequate annual funding, $12,000 for 2022, future years amount responsive to resources/needs.

Implementing Agency: Housing Division and Roseville Housing Authority

Funding Source: Housing Choice Voucher Rental Assistance**,** Community Development Block Grant Funding, City's Low- and Moderate-Income Fund, General Fund

28. SUPPORT FOR HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

Work with the Alta California Regional center to implement an outreach program that informs families and housing developers within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website. The City will also revise the Zoning Ordinance to require an Administrative Permit for large Community Care homes (7 to 12 persons) instead of a Use Permit. Standards for approval of an Administrative Permit for large Community Care homes will be developed, to facilitate objectivity and certainty in review.

(Policies H4.1, H4.8, H4.9)

Time Frame: Ongoing, and at least annually

Objectives: To ensure residents are informed of housing options for persons with developmental disabilities

Implementing Agency: Housing Division

Funding Source: General Fund

29. ALLOW SHARED HOUSING UNDER HOUSING CHOICE VOUCHER FOR PERSONS WITH DISABILITIES

Continue Roseville Housing Authority's policy to allow Shared Housing to enable persons with disabilities to use their voucher in housing that is shared with non-related persons. The rent and rental subsidy for these households is based on the use of one bedroom (or two if a live-in aide is required). The HCV rental assistance Shared Housing option does not factor in the income of the other household members who may be providing an increased level of independence for the disabled HCV participant.

RHA has operated this policy for more than 20 years and a number of developmentally disabled individuals have made use of the Shared Housing option. The program has received positive feedback from the participants, their families and landlords on the benefit of this provision.

(Policies H4.1, H4.9)

Time Frame: Ongoing, and at least annually

Objectives: To provide rental assistance for residents with disabilities

Implementing Agency: Roseville Housing Authority

Funding Source: Housing Choice Voucher Rental Assistance

GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION

GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION

Goal H5 **Promote affordable housing development through the local government permit process.**

Policy H5.1 *The City shall continue to explore options to restructure how fees are assessed.*

Policy H5.2 *The City shall review and modify its Subdivision Improvement Standards, where reasonable, to provide cost savings in the development of residential units while continuing to ensure the public health, safety and welfare.*

Policy H5.3 *The City recognizes the importance of providing affordable housing to support job growth, and shall prioritize communicating this message to the community.*

Policy H5.4 *The City shall ensure that its Zoning Ordinance is regularly updated to be in compliance with new legislation.*

Implementation Measures/Programs

30. PROCESS AND FEE STRUCTURE REVIEW

Permit Process – To expedite project facilitation and provide internal support to project applicants, the City established the Economic Development Advisory Committee to advise and assist the City Council in creating a community environment conducive to existing businesses, attracting new businesses, and promoting tourism. In order to expedite project facilitation and provide internal support to project applicants, the Economic Development Advisory Committee

also functions as a liaison, building relationships between the City, the development community, and business owners. The Committee provides input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas. The Committee regularly reviews the City's fee system to work toward reducing the cost of development impact fees, as well as provide direction on the Economic Development Strategy.

Fee Structure – The City will continue to review its fee system and work toward graduated fees as a means of reducing the cost of housing development.

The Development Services Department will work with the Economic Development Advisory Committee.

(Policy H5.1)

Time Frame: Annually review process and fee structure.

Objectives: Review process and fee structure once per year.

Implementing Agency: Development Services Department

Funding Source: General Fund

31. REVIEW OF SUBDIVISION IMPROVEMENT STANDARDS AND ZONING ORDINANCES

The City will regularly review the Subdivision Improvement Standards and Zoning Ordinance to ensure residential development standards are appropriate, aligned with the City's housing-related policies, reflective of modern planning practices, and are not unduly burdensome or restrictive. The City will annually review housing legislation and update the Zoning Ordnance as needed to comply with new state laws. Current amendments needed pursuant to this program include reducing the parking requirements for emergency shelters consistent with AB 139, adding employee housing (for six or fewer people) as a permitted residential use, and adjusting the description of transitional and supportive housing to state that these uses are permitted by right where multifamily and mixed use are permitted (to ensure consistency with AB 2162).

(Policy H5.2)

Time Frame: Ongoing, and at least annually

Objectives: Complete review of the Subdivision Improvement Standards and Zoning Ordinance once per year.

Implementing Agency: Planning Division

Funding Source: General Fund

32. PUBLIC EDUCATION PROGRAM

The City will continue to educate the greater Roseville community about the necessity of providing the affordable housing needed to support the job growth occurring in Roseville and the region. Specifically, this information will focus on the need to provide affordable housing in close proximity to jobs for multiple reasons, including to reduce the traffic and air quality impacts that result from long commutes and reduce inequities by ensuring all sectors of the City's employment base can afford to live in the community where they work. In addition, the City will continue to monitor community opposition to affordable housing projects in an effort to remove negative perceptions. Education will occur through public hearings, presentations to various service organizations and other community groups, and articles published in the local newspaper and the City's newsletter.

(Policy H5.3)

Time Frame: Bi-annually.

Objectives: 100% of staff reports or other City materials for affordable housing projects will include information about the necessity of affordable housing and City newsletters will contain such materials a minimum of twice annually. A FlashVote survey or other survey will be distributed annually to evaluate the community's perceptions of affordable housing.

Implementing Agency: Housing Division, Planning Division

Funding Source: General Fund

33. PUBLIC PARTICIPATION

The Planning Division will continue to provide multiple ways for residents to be informed of development projects and multiple opportunities and means for community input on proposed projects within the City, including:

- Uploading initial notices that an application was received to the Roseville Coalition of Neighborhood Associations' (RCONA) website.
- Maintenance of the City's Development Activity website, which includes a list of all new applications received during the previous week, a description of all active development proposals in the City, and interactive maps displaying the location of current and upcoming construction in the City.
- Maintenance of the City's Planning Projects of Interest website, where project details and documents are uploaded for projects generating significant community interest.
- Maintenance of the City's Online Permitting Services portal, which allows the public to look up documents and details for all active applications in the City.
- For General Plan Amendments, physically posting a notice of the project application on the project site.
- Encouraging applicants to hold neighborhood meetings before the public decision-making process begins, to ensure the community understands the proposal and to receive any concerns and questions early in the process.
- Uploading public hearing notices and notices of intent to approve a project to the RCONA website, in addition to the direct mailing of such notices to properties within 300 feet of the project.

Neighborhood forums and other outreach allows people affected by a project to have their questions and concerns addressed early in the planning process, which can reduce costs by avoiding late-stage design changes due to unexpected comments. Outreach also has the potential to improve community investment in a project and ensure the achievement of equity goals. The intent of the City's public participation process is to provide clear processes and means for community notice and input as part of a timely and transparent decision-making process. This program is also consistent with the City's General Plan, which directs the City to continue and improve our public participation programs.

(Policy H5.3)

Time Frame: Ongoing, as projects are processed through the Planning Division.

Objectives: Provide multiple means and opportunities for public participation as part of Planning entitlement projects.

Implementing Agency: Planning Division

Funding Source: General Fund

34. SPECIAL NEEDS HOUSING LAWS

The City will review the Zoning Ordinance and its other planning documents and, if necessary, make changes to ensure compliance with the Supportive Housing Streamlining Act (AB 2162), AB 101 (Low-Barrier Navigation Centers), and other existing and future legislation.

AB 2162 requires supportive housing to be considered a use by right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development meets specified criteria. AB 101 requires that Low-Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed-use and nonresidential zones permitting multi-family uses. LBNC provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals and families to income, public benefits, health services, permanent housing, or other shelter.

(Policy H5.4)

Time Frame: Within two years of adoption of the Housing Element

Objectives: City ensures compliance with AB 2162 and AB 101 and other legislation

Implementing Agency: Planning Division

Funding Source: General Fund

RESIDENTIAL ENERGY EFFICIENCY AND CONSERVATION

RESIDENTIAL ENERGY EFFICIENCY AND CONSERVATION

Goal H6 **Continue efforts to encourage energy efficiency in housing construction and maintenance.**

Policy H6.1	*Roseville Electric shall pursue reasonable and cost-effective energy efficiency, conservation, and load management programs that provide benefits to the community.*
Policy H6.2	*Roseville Electric shall continue to apply energy-efficiency requirements to all residential construction.*
Policy H6.3	*Roseville Electric shall continue the Electric Rate Assistance Programs for residential customers whose medical status or income qualify.*

Roseville's conservation efforts contribute to needed reductions of greenhouse gas emissions. Such sustainable goals and policies throughout the General Plan are designated with an icon: .

Implementation Measures/Programs

35. ROSEVILLE ELECTRIC PROGRAM

Peak Load Management Program

Roseville Electric will continue to explore and implement peak load management programs deigned to most efficiently manage energy use during critical peak demand.

Energy Audits

Roseville Electric will continue to offer online energy audits and custom energy information to aid customers in reducing home energy costs. These tools will include suggestions for low- and no-cost conservation practices and an analysis of recommended energy efficiency measures.

Energy Efficiency Rebates and Renewable Energy Rebates

Roseville Electric will continue to offer rebates to electric customers who install or upgrade their homes with qualified energy-efficiency measures. Renewable energy options are available through Roseville Electric's community solar program. Electric Rate Assistance Programs

Roseville Electric offers a discount to residential customers whose income is no greater than specified by the US Department of Housing and Urban Development as "very low" for Placer County. Roseville Electric also offers Medical Support Rate Reductions for customers who have medical devices in their homes.

Roseville Electric may offer energy efficiency rebates to low-income customers through a partnership with the City's Housing Division.

Roseville Utility Exploration Center

The Utility Exploration Center is an interdepartmental project sponsored by Roseville Electric and the Environmental Utilities Department with support from the Parks, Recreation and Libraries Department and the City Manager's Office. The center is a key component of Mahany Park and is a one-of-a-kind center offering an exciting new take on preserving our natural resources and protecting our environment through new technologies and measures in energy efficiency, water efficiency, recycling, and water quality, with environmentally sustainable building materials making the center an exhibit in itself. The center offers children and adults fun and interactive tools for learning.

Community Solar Program

Roseville Electric Utility offers a solar option for residents interested in solar without long-term commitments or the need to install costly equipment. This program offers various participation levels as well as options for income qualified residents. The program began in 2019 as a pilot and is expected to continue through 2029.

(Policies H6.1, H6.2, H6.3)

Time Frame: Ongoing, as funding is available, and at least annually.

Objectives: Meet the City's Renewable Portfolio Standards requirements.

Implementing Agency: Roseville Electric Department, Housing Division

Funding Source: Roseville Electric

36. NEW CONSTRUCTION EFFICIENCY MEASURES

The Roseville Building Department will continue to enforce Title 24 of the Building Code. Title 24 is the State residential energy conservation standard, which defines construction standards for energy requirements to promote energy efficiency and conservation.

(Policies H6.1, H6.2)

Time Frame: Ongoing, as applications are received.

Objectives: Review 100% of building permits for consistency with Title 24 requirements.

Implementing Agency: Building Department

Funding Source: General Fund

QUANTIFIED OBJECTIVES

Table X-1 provides the City's quantified housing availability objectives for the 8-year planning period by income group and strategy type (e.g. new construction, rental assistance, etc). These quantified objectives are based on the City's RHNA, which allocates the City 6,178 units lower income units and 12,066 total units.

Table X-1 | Quantified Objectives By Income Group

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	1,320	1,660	2,260	1,636	4,150	11,026
Rental Assistance	610	205				815
First Time Homebuyer/Affordable Purchase			10	130		140
Housing Rehabilitation		60	60			120
Unit Conservation						
Housing Agreements[1]	28	831	1,913			2,772
Purchase Agreements[2]				45		45
Homebuyer Assistance[3]		10				10
Housing Voucher[4]	551	184				735
Other programs[5]	20	50	50	35		155
Total Quantified Objectives	2,529	3,000	4,293	1,846	4,150	15,818
AFFH Units[6]	1,724	2,551	4,038	1,651	4,102	14,066

1. The City's affordable housing agreements will maintain the affordability of 2,000 units during the 8-year housing cycle; details are provided in Table X-20.
2. The City's affordable purchase housing agreements create and secure the affordability of purchase housing for moderate income households. The program will assist a minimum of 45 households during the 8-year housing cycle.
3. The First Time Homebuyer Down Payment Assistance Program targeted to low-income households will assist at least 10 households to secure and maintain affordable housing during the eight-year housing cycle.
4. The City's Housing Choice Voucher Program (HCV) provides rental assistance to extremely and very low income households, to ensure their housing remains affordable. At least 75% of the 735 vouchers are required to target extremely low income households.
5. The City offers multiple other conservation programs, including programs aimed at ensuring housing remains affordable and habitable; utility rate discounts which target extremely low and low income households, as well as households with medical devices in their homes; and allowing shared housing to enable persons with disabilities to use their voucher in housing shared with non-related persons.
6. This is the subset of the Total Quantified Objectives which are part of an Affirmatively Furthering Fair Housing program which directly results in housing production or conservation. This includes new construction units within High or Highest Opportunity areas (93% or 10,204 units); rental assistance and vouchers which are used in areas of High or Highest opportunity, in areas at risk of displacement, or are offered only to certain special needs groups pursuant to Program 1 (minimum 30%, minimum 30%, and minimum 40%, respectively, for a total of at least 775 units so directed); first-time homebuyer units which target disadvantaged populations and are units located in High or Highest Opportunity areas (minimum of 40/40% split respectively with a minimum of 150 units), Rehabilitation units which target disadvantaged communities (100% with a minimum of 120 units), and Housing Agreements and Purchase Agreements for units within High or Highest Opportunity areas (100% with a minimum of 2,817 units). These totals include units created by funding assistance from Programs 9 and 12, the City's In-Lieu funds and Housing Successor Agency funds (100% of the existing funds will be used for projects in areas at risk of displacement).

COMMUNITY PROFILE

Population Characteristics

POPULATION GROWTH

According to the California Department of Finance, the population total for the City of Roseville is 145,163. When looking at the US Census, the City's population has risen steadily over the last ten years, increasing 18.2% from 118,788 in 2010. Roseville's population growth began in the late 1980s, due mainly to a strong economy and development in the City's specific plan areas.

Table X-2 | Population

Jurisdiction	Total Population		Growth	
	2010	2020	Total Increase	Percentage
Roseville	118,788	145,163	26,375	18.2%
Placer County	348,432	403,711	55,279	13.7%

Source: 2010 Census and California Department of Finance

Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents.

According to the 2014–2018 ACS, a little more than half (51.8%) of the population is working age, between 20 and 59 years of age, and a little more than one-quarter (26.2%) of the population is school age or below, between 0 and 19 years of age. The population 60 years and over represents the remaining percentage of 22%.The age distribution for Roseville is presented in Table X-3.

Table X-3 | Age Characteristics, 2014 to 2018

Years of Age	Number	Percentage
0–5	7,715	5.8%
5–9	9,081	6.8%
10–14	8,940	6.7%
15–19	9,183	6.9%
20–24	7,811	5.9%
25–34	15,711	11.8%
35–44	18,795	14.1%
45–54	18,426	13.8%
55–64	15,225	11.4%
65–74	11,968	9.0%
75–84	6,695	5.0%
85 and over	3,499	2.6%
Median Age	**39.1 years**	

Source: 2014–2018 ACS

Race and Ethnicity

As shown in Table X-4, the largest racial group in Roseville according to 2014–2018 ACS identified themselves as white (68.5%), followed by Asian (10%). Hispanics represented 15.2% of the population in Roseville.

Table X-4 | Race and Ethnicity, 2014–2018

Race/Ethnicity	Number	Percentage
White	91,180	68.5%
African American	2,303	1.7%
American Indian/Alaska Native	284	0.2%
Asian	13,363	10%
Hawaiian/Pacific Islander	280	0.2%
Some Other Race	5,464	4.1%
Hispanic	20,175	15.2%

Source: 2014–2018 American Community Survey (5-year estimates)

HOUSEHOLD CHARACTERISTICS

Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

Households Type and Size

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, while non-family households generally occupy smaller apartments or condominiums.

Table X-5 displays household composition as reported by the 2014–2018 American Community Survey (5-year estimates). In the City of Roseville, families comprised 68.9% of all households, of which 34.6% have children under 18 years of age. The average household size was 2.68 persons.

Table X-5 | Household Characteristics, 2014–2018

	Number	Percentage
Total Households	49,204	100.0%
Family Households	33,872	68.8%
Families with Children Under 18	17,040	34.6%
Non-Family	15,332	31.2%
Average Household Size	**2.68 persons**	

Source: 2014–2018 American Community Survey (5-year estimates)

Overcrowded Housing

The US Census defines overcrowding as more than one person per room in a housing unit. The Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, recreation and family rooms, permanently enclosed porches, and rooms used for offices in the definition of a “room.”

According to the 2012–2016 Comprehensive Housing Affordability Strategy (CHAS) data, 0.9% of Roseville's owner-occupied households (approximately 270 units) and 3.0% of renter-occupied households (approximately 500 units) were overcrowded (more than 1 person per room). Generally, overcrowding reflects a household's inability to afford a larger housing unit.

Overcrowding does not appear to be a significant problem in Roseville. However, it can be assumed that those households living in an overcrowded situation are most likely lower-income households that cannot afford to rent market-rate, adequately-sized units that meet their space needs.

Household Income

Along with housing prices and rents, household income is the most important factor affecting housing opportunities in Roseville. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, household size and type often affect the proportion of income that can be spent on housing.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Placer County, the area median income (AMI) for a family of four in 2020 was $80,100.

- Extremely Low Income — Up to 30% of AMI ($0–$25,100)
- Very Low Income — 30–50% of AMI ($25,101–$40,050)
- Low Income — 50–80% of AMI ($40,051–$64,100)
- Moderate Income — 80–120% of AMI ($64,101–$96,100)
- Above Moderate Income — Above 120% of AMI (more than $96,100)

Table X-6 | Placer County Income Limits, 2020

Income Category	Household Size							
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Extremely Low	$16,850	$19,250	$21,650	$25,100	$29,420	$33,740	$38,060	$42,380
Very Low	$28,050	$32,050	$36,050	$40,050	$43,300	$46,500	$49,700	$52,900
Low	$44,900	$51,300	$57,700	$64,100	$69,250	$74,400	$79,500	$84,650
Moderate	$67,250	$76,900	$86,500	$96,100	$103,800	$111,500	$119,150	$126,850

Source: HCD 2020

Extremely Low-Income Households

In 2020, the median income for a household of four in Placer County was $80,100. Households that earn 30% or less than the county's median income are considered "extremely low-income." The 2012–2016 Comprehensive Housing Affordability Strategy (CHAS) data indicate that 4.9% of owner-occupied households (1,485) and 17.6% of renter-occupied households (2,935) are extremely low income.

The Roseville Housing Authority (RHA) is authorized to provide 785 households with Housing Choice Voucher (HCV) rental assistance. This total includes special vouchers for the following special needs groups:

- 75 vouchers for households with a head-of-household or spouse that are non-elderly and disabled (NED)
- 65 vouchers for veteran households that come by referral from the Veterans Affairs Department (VASH)
- 33 vouchers that assist households who have a non-elderly adult with a disability and are transitioning out of institutional and other segregated settings, or are currently homeless or at risk of becoming homeless (Mainstream – new program in 2018)
- 30 vouchers that are attached to specific units at the Main Street Plaza affordable project (Project Based Vouchers new program in 2020). Of the 30 PBV vouchers:
    - 1 is a regular HCV voucher
    - 10 are regular vouchers layered with Placer County Mental Health Services Act funding,
        - 3 of these households must come from homeless
    - 19 are VASH vouchers
- 50 new Emergency Housing Vouchers for those who are homeless or at risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, recently homeless, or having high risk of housing instability (new program in 2021)

All of the HCV programs listed above support Roseville households that are extremely low-income. The Housing Choice Voucher Rental Assistance Program requires that 75% of households admitted to the program each year earn 30% of the area median income or less. Between 2013 and 2020, RHA issued 282 vouchers to new households. Over the last 8 years, RHA has assisted 26 extremely low-income households per year, at the minimum.

In addition to the City's Housing Choice Voucher program, the City has multiple programs serving the homeless population or populations at risk of homelessness; these are extremely low income populations. Supportive programs include Programs 20 through 24, which create opportunities for permanent supportive housing, create and fund rehousing plans to move people from temporary to permanent shelter, provide rental assistance, prevent displacement, and undertake preservation programs; link homeless individuals to services throughout the County; respond to family crisis situations and calls from minors to connect individuals to support and services which will avoid homelessness; connect individuals experiencing homelessness with family and friends who can support the person; and use Homeless Emergency Assistance and Rapid Transition to Housing Act funding, respectively.

Cost Burden

State and federal housing law defines cost-burdened households as those paying more than 30% of gross income for housing expenses. Housing cost burdens are especially problematic for lower-income households that have limited resources for other living expenses. For renters, housing costs include rent and utilities paid by the tenant. For owners, housing costs include mortgage payment, taxes, insurance and utilities. According to HUD's definition, housing is not affordable, and a cost burden occurs when households pay more than 30% of their income for housing costs and a severe cost burden occurs when households pay more than 50% for housing costs.

Table X-7 shows to what extent occupied housing units (households) are cost burdened for housing cost by their income category in the City of Roseville. Of the lower-income households in the city, 11,505 (24.0%) were cost burdened. For homeowners, data on cost burden takes into account whether the home is owned free and clear or whether it is mortgaged.

Table X-7 | **Total Households Overpaying by Income**

Income Range	Renter-Occupied		Owner-Occupied		All Occupied Housing	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low (0–30%AMI)	2,715	38.6%	1,505	33.7%	4,220	36.7%
Very Low (30–50% AMI)	1,930	27.4%	1,210	27.1%	3,140	27.3%
Low (50–80% AMI)	2,390	34.0%	1,755	39.3%	4,145	36.0%
Total Burdened Households	7,035	41.6%	4,470	14.4%	11,505	24.0%
Total Households	**16,910**	**–**	**30,940**	**–**	**47,850**	**–**

Source: 2013–2017 CHAS data

EMPLOYMENT CHARACTERISTICS

Roseville's Labor Force

According to data from the 2013–2017 U S Census American Community Survey (5-year estimates), the City of Roseville has 65,414 persons in the civilian labor force, of which 61,692 are employed. At the time of data collection, the City had an unemployment rate of 5.7%. Of the employed persons, the top occupations were management, business, and financial occupations; and sales and office occupations (see Tables X-8 and X-9). Table X-10 provides the number of persons within each business sector to the percent each industry represents.

Table X-8 | Summary of Labor Force

Summary Information	
Total In civilian labor force	65,414
Civilian employed population 16 years and over	61,692
Unemployment rate	5.7%
Average travel time to work	25.8 minutes

Source: 2013–2017 U S Census American Community Survey (5-year estimates)

Table X-9 | Employment by Occupation

Occupation	Number	Percentage	Median Income
Management, business, and financial occupations	27,938	45.3%	$71,804
Service occupations	9,766	15.8%	$20,422
Sales and office occupations	16,873	27.4%	$39,276
Natural resources, construction and maintenance occupations	3,715	6.0%	$50,216
Production, transportation, and material moving occupations	3,400	5.5%	$32,606
Total	**61,692**	**100%**	

Source: 2013–2017 American Community Survey (5-year estimates)

Table X-10 | Business by Sector

Business by Sector	Number of Workers	Percent	Number of Jobs
Agriculture, Mining, Oil, and Gas Extraction	145	0.2%	50
Arts, Entertainment, Accommodations and Food Services	5,590	9.1%	8,963
Construction	3,254	5.3%	3,825
Education, Health Care and Social Assistance	14,795	24.0%	14,699
Finance, Insurance, and Real Estate	5,819	9.4%	7,696
Information	1,346	2.2%	943
Manufacturing	3,779	6.1%	3,442
Other Services [except Public Administration]	2,732	4.4%	2,611
Professional, Scientific, Management Services	7,592	12.3%	5,260
Public Administration	4,526	7.3%	1,721
Retail Trade	7,785	12.6%	12,525
Transportation and Warehousing	2,457	4.0%	887
Wholesale Trade	1,872	3.0%	1,732
Total	**61,692**	**100%**	**64,354**

Source: 2013–2017 American Community Survey (5-year estimates). SACOG 2019. (Workers).
2015 and 2017 Longitudinal Employer-Household Dynamics (LEHD) (Jobs).

NOTE: Labor Market is residence based, not work location based. These data represent the industry sector in which the resident population works.

HOUSING STOCK CHARACTERISTICS

This section describes the housing characteristics and conditions that affect housing needs in Roseville. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

Housing Type

According to the 2014–2018 American Community Survey, 76.4% of the city's housing stock was made up of single-family homes, 22.9% was multi-family units, and the remaining 0.7% was mobile homes.

Table X-11 | Housing Units by Housing Type

Housing Type	Number	Percentage
Single-Family Detached	40,337	73.8%
Single-Family Attached	1,414	2.6%
Multi-Family 2–4 Units	2,827	5.2%
Multi-Family 5+ Units	9,653	17.7%
Mobile Homes	390	0.7%
Total Housing Units	**54,621**	100.0%

Source: 2014–2018 American Community Survey

Housing Tenure

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference.

Table X-12 details housing tenure in Roseville according to the2014–2018 American Community Survey. Almost two thirds of Roseville households were owner-occupied (65.2%), leaving a little more than one third renter-occupied (34.8%).

Table X-12 | Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	32,080	65.2%
Renter-Occupied Households	17,124	34.8%

Source: 2014–2018 American Communities Survey

Vacancy Rate

Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units and a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

Table X-13 shows the occupancy status of the housing stock according to the 2014–2018 ACS. The City of Roseville had a rental vacancy rate of 6.6% and an ownership vacancy rate of 0.9%. The vacancy rate among rental households is slightly higher than optimum while the vacancy rate among for sale households is lower than optimum.

Table X-13 | Occupancy Status of Housing Stock, 2014–2018

Type	Number	Percentage
Occupied	46,986	95.5%
Vacant	2,218	4.5%
For rent	1,129	2.3%
For sale	319	0.6%
Rented or Sold, not occupied	322	0.7%
For seasonal/recreational or occasional use	146	0.3%
All other vacant	302	0.6%
Total Owner Households	**32,080**	----
For Sale Vacancy Rate		0.9%
Total Renter Households	**17,124**	----
For Rent Vacancy Rate		6.6%
Total Households	**49,204**	**100.0%**

Source: 2014–2018 American Community Survey

Condition of Housing Stock

There are several ways to assess the condition of housing stock and estimate the need for housing rehabilitation, including the age of housing stock, estimates obtained from experts within the city, or surveys. As a general rule in the housing industry, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years require major renovations to remain in good condition. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, thereby depressing neighboring property values and impacting the quality of life in a neighborhood. Maintaining and improving housing quality is an important goal for the City.

In July and August 2020, the City undertook a housing conditions windshield survey of units built prior to 1980 and looked at a few select neighborhoods (reference Figure X-1 for each neighborhood surveyed), which included homes built within any time frame, to assist with determining the condition of housing stock. The City's survey methods were consistent with both US Department of Housing and Urban Development (HUD) and California Department of Housing and Community Development (HCD) guidelines. The windshield survey included only an exterior assessment of the condition of the roof, siding, windows, and foundation. Interior conditions were not inspected.

The condition of housing was assessed by an exterior survey of quality, condition, and improvement needed. Each residential structure was scored according to structural criteria established by the HCD. There are five structural categories (foundation, roofing, siding, windows, and electrical). Based on scores assigned to the five categories, each housing structure was rated as being in sound or dilapidated condition, or in need of minor, moderate, or substantial repairs (defined below).

The majority of units, 504 units (72.01%), were found to be in sound condition, with 148 units (21.14%) in need of minor and 45 units (6.42) requiring moderate repairs. Only 3 units (0.43%) were in need of substantial rehabilitation or in dilapidated condition (see Figure X-1).

According to the 2014–2018 American Community Survey (ACS), approximately 22.2% of the city's housing stock was built prior to 1980 and 8.7% prior to 1960. Looking at the ACS and the 2020 housing condition survey results, it is safe to assume that approximately 25% of the housing stock is in need of some type of rehabilitation.

DEFINITION OF HOUSING CONDITIONS

Sound – A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

Minor – A unit that show signs of deferred maintenance, or which needs only one major component, such as a roof.

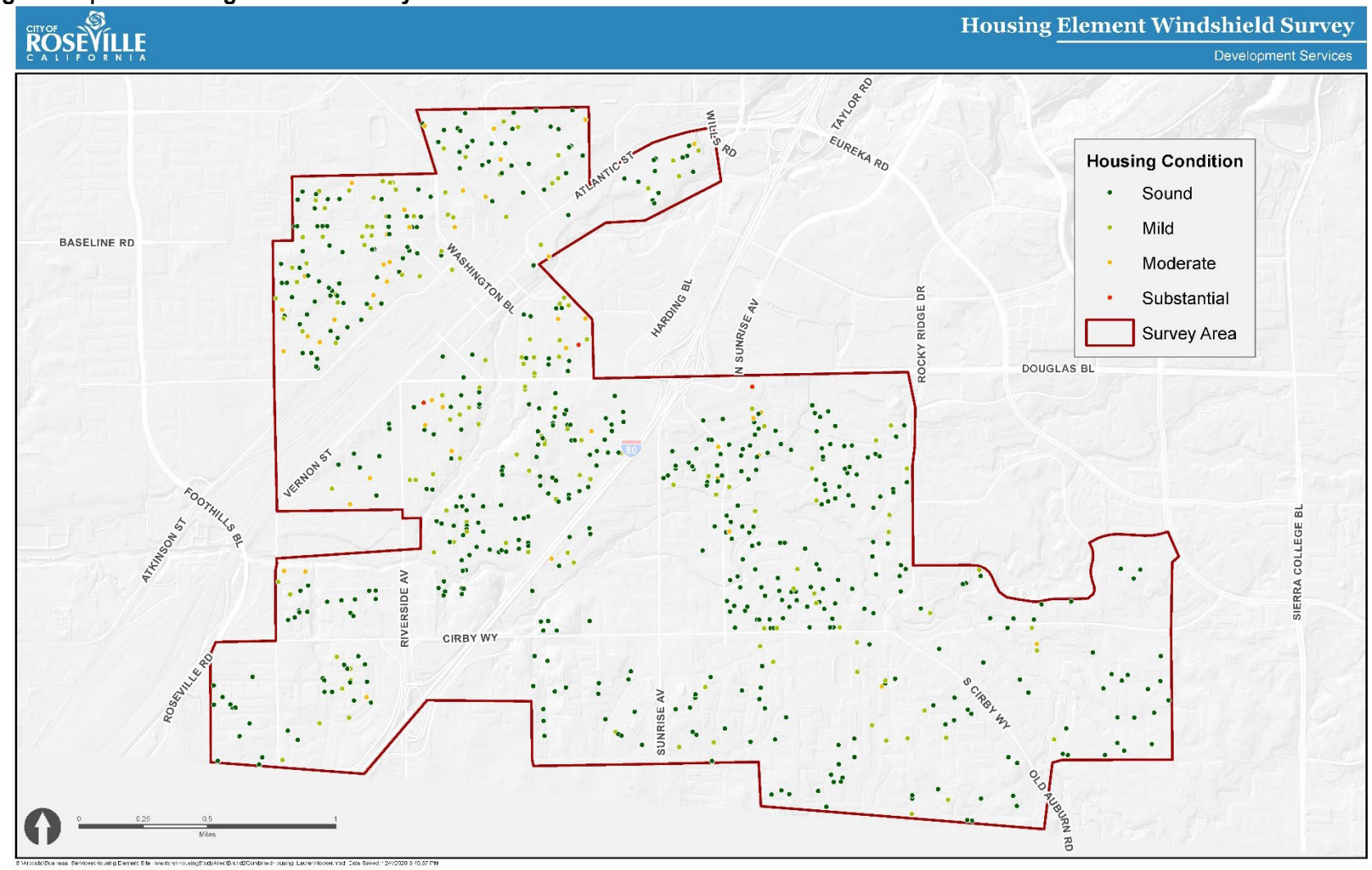
Moderate – A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

Substantial – A unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).

Dilapidated – A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, is not fit for human habitation in its current condition, may be considered for demolition, or at minimum, major rehabilitation will be required.

Through this survey, the City was able to identify specific rehabilitation needs and formulate efforts to meet such needs. Based on the windshield survey, 196 units (28.0%) of those surveyed (700 units) were in need of rehabilitation. A large majority of units that require rehabilitation; 148 units (75.5%) require only minor rehabilitation.

Figure X-1 | 2020 Housing Condition Survey Results



Housing Rehabilitation

The Roseville Housing Rehabilitation Program provides a means to preserve Roseville's housing stock affordable to lower-income households. The Housing Rehabilitation Program assists low-income, owner-occupied households with deferred loans up to $100,000 for health and safety repairs and general property improvements, and provides $5,000 grants to elderly and disabled owner-occupied households to address health and safety repairs. Over the eight-year planning period, an estimated 50 households (6 per year) will be assisted with the Housing Rehabilitation Program during 2021–2029.

The City's Housing Rehabilitation Program maintains an ongoing waiting list of low-income, owner-occupied households in need of housing rehabilitation and completes an average of 6 rehabilitation projects each year.

Housing Cost and Affordability

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is based on the relationship between household income and housing expenses. According to the US Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly housing cost is no more than 30% of a household's gross income.

SALES PRICES

The median sales price for homes in Roseville for the period from May 2020 to July 2020 was $492,000. This figure represents an increase 1.4%, or $6,500, compared to the prior quarter and an increase of 5.8% compared to the prior year. Sales prices have appreciated 29.5% over the last five years in Roseville. The average sale price for Roseville homes for sale on Redfin.com was $495,000 for the week ending August 28, 2020. The market was in the most competitive range with most homes getting multiple offers and sell for around the list price. Average price per square foot for Roseville was $277 in 2020, an increase of 4.1 % compared to the same period in the previous year (see Table X-14).

Table X-14 | Median Sales Prices

No. Bedrooms	May – July 2020	Year of Year Change	3 Months Prior	1 Year Prior	5 Years Prior
1 bedroom	$245,000	+2.08%	$240,000	$247,000	$138,500
2 bedrooms	$370,000	+2.77%	$320,000	$360,000	$200,660
3 bedrooms	$449,900	+5.64%	$385,000	$425,000	$342,000
4 bedrooms	$594,000	+6.26	$550,000	$559,000	$482,000
All properties	**$492,000**	+5.80%	**$485,500**	**$465,000**	**$380,000**
Square Foot (average)	$277	+4.1%	$269	$266	$199

Source: MetroList Services (MLS) Comparative Market Analysis (CMA) Report, August 2020. Realtor.com. https://www.realtor.com/realestateandhomes-search/Roseville_CA/housing-market. Redfin.com https://www.redfin.com/city/16146/CA/Roseville/housing-market. Accessed September 24,2020

(1) Realtor.com website data

RENTAL PRICES

In August 2020, a rental survey was conducted to determine rent rates for housing units in Roseville (see Table X-15).

Table X-15 | Rental Cost

Number of Bedrooms	Monthly Rental Range	Median Monthly Rental
1 bedroom	$744–$3,400	$1,450
2 bedrooms	$888–$5,000	$1,865
3 bedrooms	$1,023–$4,180	$2,197
4 bedrooms	$2,195–$6,000	$2,595

Source: Forrent.com, realton.com, Zumper.com, August 2020

HOUSING AFFORDABILITY

Table X-16 provides the affordable rents and maximum purchase price, based on the 2020 HCD income limits for Placer County. As shown in Table X-16, the maximum affordable rent for a very low-income four-person household is $916 monthly. As shown in Table X-15, two-bedroom apartments were renting for $888 to $5,000, meaning that very low-income households would be able to afford a two-bedroom apartment at the lowest end of the rent spectrum. But the number of units affordable at this level are limited.

The median sales price for single-family homes in Roseville has almost fully recovered from the 2008 recession low and had a 29.5% increase in the last five years. From May 2020 to July 2020, the median sales prices in the city were $449,900 for a three-bedroom home, and $370,000 for a two-bedroom home and $245,000 for a one-bedroom home. (Table X-14). The maximum affordable sales price for a four-person household is $152,244 for a very low-income household, $251,279 for a low-income household, and $398,883 for a moderate-income household. This indicates that low-income households would be able to afford a one-bedroom home and moderate income households would be able to afford a one or two-bedroom home in Roseville..

Table X-16 | Housing Affordability by Income Level

	Income Level		
	Very Low	Low	Moderate
Annual Income	$43,150	$69,050	$103,550
Monthly Income	$3,596	$5,754	$8,629
Maximum Monthly Gross Rent[1]	$916	$1,561	$2,426
Maximum Purchase Price[2]	$152,244	$251,279	$398,883

Source: 2020 income limits: HCD; Monthly mortgage calculation: primelending.com

[1] Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

[2] Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 3.75% annual interest rate.

OVERPAYMENT

Housing cost burden is the most prevalent housing issue facing Roseville residents, even among homeowners and upper income households. HUD defines affordable housing costs to be no more than 30% of a household's gross income, including utilities. Very low-income (VLI) and extremely low-income (ELI) households (those between 31-50% AMI and those below 30% AMI respectively) experience a cost burden greater than 50% of income to a significantly greater degree than households in the low- or moderate-income categories (51% AMI or greater). VLI and ELI households have little, if any, disposable income available to handle unexpected expenses or income disruption and have a higher rate of becoming homeless. The City's programs are responsive to VLI and ELI households needs.

According to CHAS data, using 2013-2017 ACS data, approximately 33.2% of Roseville households paid more than 30% of their income towards housing costs. HUD considers households paying more than 50% of their income

towards housing costs to be "cost burdened" and at risk of losing their housing. In Roseville, 14.1% of households paid more than 50% of income.

Of the VLI renters, 89.4% are cost burdened and 53.9% are extremely cost burdened. In the ELI renters, the data is significantly different finding that 78.7% are cost burdened and 74.3% are extremely cost burdened. However, even at the highest income-levels (>100% AMI) 9.3% of renters are cost burdened, and 40.9% of moderate-income renters (>80% to 100% AMI) are cost burdened.

Statewide, 72.6% of ELI households are renters. However, in Roseville the number are more evenly divided between renters and homeowners with 63.9% of ELI households are renters, and 36.1% are homeowners. This finding supports the City's efforts to manage programs that address both ELI renters and owners, such as rental assistance and owner occupied rehabilitation programs.

Overall, in Roseville, 47.8% of renters are cost burdened and 23.6% are severely cost burdened. Of the City's homeowners, 25.2% are cost burdened and 9.0% are severely cost burdened. Statewide, 51.1% of renters are cost burdened and 26.6% are severely cost burdened. For homeowners, the City's percentages are lower than California homeowners where statewide 30.8% are cost burdened and 13.3% are severely cost burdened.

SPECIAL NEEDS GROUPS

In accordance with Section 65583(a)(6) of the Government Code, this section of the Housing Element evaluates the special housing needs and needs for supportive housing services within the City of Roseville. Special housing needs categories include persons with disabilities, seniors, large families, female-headed households, farmworkers, and homeless individuals and families.

The City has made CDBG Public Service funds available to non-profit agencies and organizations that provide supportive services to special needs populations. The City will continue to consider applications for funding for special needs activities under the Public Service category during the Annual Action Plan process. Public Service programs that serve all special needs groups over the last 8 years include:

- Lighthouse Counseling Services
- Handyperson Program
- Supportive Housing Case Management
- BAGS Program for Elderly and Disabled Adults
- Transportation Services
- Child and Family Therapy
- Transitional Housing for Homeless Persons with Mental Illness
- Emergency Homeless Shelter
- Mental Health Clinician
- Family Mental Wellness Counseling
- Housing Supportive Services
- Fair Housing Services

Persons with Disabilities

The 2014–2018 ACS identified 9.8% (13,164 persons) of Roseville's population 5 years and older as having one or more disabilities. There are a variety of disabilities, including sensory, physical, mental, and developmental. Disabilities can result in mobility, self-care, and employment limitations. Of the 13,164 persons identified to have a disability, 5,294 are within the labor force age group of 18-64 years old. Within this labor force group, 2,119 are employed (40%), 330 are unemployed (6.2%), and 2,845 (53.7%) are not considered eligible to be included the labor force. The majority of disabled persons have income significantly lower than that of the non-disabled population and require housing

assistance. While it is difficult to determine how many of the disabled require supportive housing services, it can be assumed that those with mobility and/or self-care limitations have special needs and require in-home supportive services and special housing accommodations. Table X-17 provides information on disabled Placer County residents, by type of disability.

Placer Independent Resource Services (PIRS) is a primary resource for disabled persons in Placer County, including in the City of Roseville. PIRS advocates for the rights of people with disabilities, educates the community about disability issues, and provides services to persons with disabilities to live independent, productive lives. PIRS identified a need for programs that provide assistance with accessibility improvements that create more accessible and safer home living environments for the disabled and senior populations.

Persons with mental health disabilities range from those that can live and work within the community to those with severe mental illness that require special housing accommodations, constant medical attention, and supportive services. Placer County Adult System of Care (ASOC) provides a variety of services to the mentally ill. ASOC identifies housing as a constant struggle for the severely mentally ill. Mental health clients are typically low income; in addition, their illnesses have resulted in rental histories or credit histories that do not meet typical rent requirements and limit their housing options.

The Roseville Housing Authority will continue to apply for the following Housing Choice Vouchers when applications are made available:

- Non-Elderly Disabled (NED) - used to provide rental assistance to households with a member who is under the age of 62 and disabled
- Veterans Administration Supportive Housing (VASH) – used to house veteran households who are homeless or at risk of becoming homeless
- Mainstream (MV) – used to house households with a disabled non-elderly adult who is transitioning out of institutional and other segregated settings, or is currently homeless or at risk of becoming homeless

Residential care facilities and single-room occupancy (SRO) units provide additional housing options for the disabled. These housing types can house persons with similar disabilities, assist with case management efforts, and provide an environment where residents support one another.

In summary, disabled persons generally do not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, disabled persons need housing in close proximity to public services and public infrastructure and facilities that are accessible with special design features that alleviate the disability. The City offers multiple programs to help close this gap, including the Housing Choice Voucher program (in combination with the Shared Housing program), the Owner Occupied Rehabilitation Program, and the City's affordable housing goal to provide 10% of all new units as affordable. The City also offers the Electric Rate Assistance program, which offers a discount to residential customers whose income is very low or lower, and also offers a Medical Support Rate Reduction for customers with medical devices in their homes. The City's programs have been highly effective, with the Roseville Housing Authority designated by HUD as a "High Performing Housing Authority" for the past fifteen years.

The City adopted a Reasonable Accommodation Ordinance to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, rules, policies, practices and/or procedures of the City. Reasonable accommodation is necessary in instances where an accommodation is needed in order to make housing available or livable for a person with a disability. The process allows approval of ministerial accommodations (ramps, walls, handrails, or other minor physical improvements) by the Planning Manager. Other requests are forwarded to the Planning Commission as a request for an Administrative Permit.

Although the City has established this process, it is rarely used, primarily because the City's existing land use, zoning, and other procedures are not unduly burdensome and do not generally restrict individuals from making the necessary improvements to a property. For example, a typical improvement would be a ramp with hand rails to replace a step up

to a porch or front door. The City's Zoning Ordinance does not apply setbacks or other regulations to decks (and similar structures) of up to 30 inches tall, which is equivalent to between four and seven steps, depending on the riser height. When they are included at all, homes typically only have a few steps up to the front door, and therefore the City's existing development regulations already accommodate the addition of a ramp. The City's existing development regulations do not unduly restrict improvements to property needed to support individuals with disabilities, and has established a Reasonable Accommodation Ordinance for those rare instances where an improvement may not meet development regulations.

Table X-17 | Disabled Residents, by Disability Type (Placer County)

Age Group and Disability Type	# of People	% of Disabled Residents	% of Total Population
Hearing Difficulty	**13,782**	**19%**	4%
Under 18 years	460	1%	--
18 to 64 years	3,641	5%	--
65 years and over	9,681	13%	--
Vision Difficulty	**5,795**	**8%**	2%
Under 18 years	223	0%	--
18 to 64 years	2,424	3%	--
65 years and over	3,148	4%	--
Cognitive Difficulty	**14,198**	**19%**	4%
Under 18 years	2,070	3%	--
18 to 64 years	6,839	9%	--
65 years and over	5,289	7%	--
Ambulatory Difficulty	**18,990**	**26%**	5%
Under 18 years	234	0%	--
18 to 64 years	6,389	9%	--
65 years and over	12,367	17%	--
Self-care difficulty	**7,566**	**10%**	2%
Under 18 years	649	1%	--
18 to 64 years	2,272	3%	--
65 years and over	4,645	6%	--
Independent living difficulty	**13,915**	**19%**	4%
18 to 64 years	5,719	8%	--
65 years and over	8,196	11%	--
TOTAL DISABLED RESIDENTS	**74,246**	--	**19%**

Source: 2015–2019 American Community Survey, based on a population of 382,926 people

PERSONS WITH DEVELOPMENTAL DISABILITIES

Senate Bill (SB) 812 requires the City to include in the "Special Housing Needs Analysis", the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are

provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The Alta California Regional Center provides the City point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The information in the tables below from the Alta California Regional Center provides a closer look at the disabled population.

Table X-18 | Developmentally Disabled Residents, by Age, for Roseville

Roseville Zip Codes	0–14 Years	15–22 Years	23–54 Years	55–65 Years	65+ Years	Total
95661	231	22	17	0	5	275
95678	343	50	23	0	0	420
95747	678	48	22	2	2	752
Total	**1252**	**120**	**62**	**2**	**2**	**1447**

Source: Alta California Regional Center Client Master File, March 2021

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Housing Choice Vouchers (aka Section 8), special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating "barrier-free" design in all new multi-family housing is especially important to provide the widest range of choices for disabled residents.

Table X-19 | Developmentally Disabled Residents, by Residence Type

Zip Code Area	Home of Parent/ Family/ Guardian	Independent/ Supported Living	Community Care Facility	Intermediate Care Facility	Foster Family /Home	Other	Total
95661	231	22	17	0	0	5	275
95678	343	50	23	0	0	4	420
95747	678	48	22	2	2	0	752
Total	**1252**	**120**	**62**	**2**	**2**	**9**	**1447**

Source: Alta California Regional Center Client Master File, March 2021

In order to assist in the housing needs for persons with developmental disabilities, the City will continue to implement programs to coordinate housing activities and outreach with the Alta California Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. The City offers multiple programs to help close this gap, including the Housing Choice Voucher program (in combination with the Shared Housing program), the Owner Occupied Rehabilitation Program, and the City's affordable housing goal to provide 10% of all new units as affordable. The City also offers the Electric Rate Assistance program, which offers a discount to residential customers whose income is very low or lower, and also offers a Medical Support Rate Reduction for customers with medical devices in their homes. The City's programs have been highly effective, with the Roseville Housing Authority designated by HUD as a "High Performing Housing Authority" for the past fifteen years.

More than twenty (20) years ago, the Roseville Housing Authority (RHA) adopted a policy allowing Shared Housing under their Housing Choice Voucher (HCV) Program. Shared Housing enables persons who may have developmental disabilities to be able to use their voucher in housing that is shared with other non-related persons. The rent and rental subsidy for these households is then based on the use of only one bedroom (or two if a live-in aide is required). The HCV rental assistance Shared Housing option does not take into account the income of the other household members who may actually be assisting in providing some independence for the developmentally disabled HCV participant. RHA has had a number of developmentally disabled individuals make use of this option of Shared Housing and has received positive feedback from the participants, their families and landlords regarding the benefit of this provision.

Female Heads of Household

Female-headed households are considered a special needs group because of the higher incidence of poverty in this type of household as compared with all families. Most female-headed households are either single women over the age of 65 or single women (mothers or other female relatives) with minor children.

Of the 33,872 families in the City, according to the 2014–2018 ACS, 4,893 were female-headed families, or 14.4%. Approximately 53.2% (2,604) of female-headed families have minor children. Approximately 19.3% of female-headed families are classified as living below the poverty level and 23.5% have children under the age of 18. Comparatively, only 6.6% of all families in Roseville had household incomes below the poverty level.

It may be assumed that the majority of lower-income, female-headed households are cost burdened for housing (i.e., more than 30% of their income) or are experiencing other unmet housing needs. As a result of poverty, female heads of families often spend more on immediate needs such as food, clothing, transportation, and medical care than on home maintenance, which results in living units falling into disrepair. Female-headed families have a greater need for affordable housing, located in areas near child care, schools, parks, transportation, shopping, and other services. Access to affordable childcare can be particularly key for female-headed households with minor children. The City's regulations provide for childcare in all but the Industrial zones of the City; in-home daycare is a by-right residential use. Childcare facilities are also permitted in commercial zones and are permitted as an accessory use to a school or church.

In addition to the City's overall programs to provide affordable housing, including the Housing Choice Voucher program (in combination with the Shared Housing program), the City's affordable housing goal to provide 10% of all new units as affordable, and the Electric Rate Assistance Program, the City also offers programs which can specifically assist with issues more particular to female-headed households. The City's Owner Occupied Rehabilitation Program assists residents such as these whose homes may fall into disrepair because funds are needed for food and transportation.

The City's programs have been highly effective, with the Roseville Housing Authority designated by HUD as a "High Performing Housing Authority" for the past fifteen years. The City's Housing Rehabilitation program has assisted 49 households with general repairs, 47 with exterior paint, and 417 households with handyperson repairs. The City continues to offer this program and targets the assistance of a minimum of 15 households annually, for a total of 120 over the housing cycle.

Seniors

According to the 2014–2018 ACS, there are 22,162 seniors (persons age 65 or older) residing in Roseville. Seniors age 65 and older account for 16.7% of the city's population. Examining the last decade of data on seniors and tenure indicates that rates of homeownership and rental have remained fairly steady. Approximately 28% of homeowners are seniors while approximately 16% of renters are seniors. Seniors are more likely to have lower incomes than the general population, and according to the 2014–2018 ACS, 9.0% of the senior population is at or below the poverty level. Many seniors face financial challenges due to limited incomes and need affordable housing. Seniors also face housing challenges related to physical disabilities. Many of the disabilities are age related, including declining mobility and self-care issues that interfere with their ability to remain independent.

Seniors have a variety of housing options, including:

- Independent living – seniors reside in their home or apartment with little support or care
- Assisted living facilities – senior maintains a level of independence, residing in an apartment and receives varied levels of support and assistance such as light housekeeping, meals, transportation, and/or medication
- Residential care facilities – typically a smaller licensed facility, often with 6 or fewer residents, that provides services similar to those provided by assisted living facilities
- Intermediate care or skilled nursing facilities – a licensed facility that provides a higher, continuous level of professional care

Although there are a variety of housing options for seniors, and all housing options are available in Roseville, facilities providing supportive services and a higher level of care are expensive. Most affordable senior housing is classified as independent living and does not provide supportive services. Lower-income seniors cannot afford to take advantage of many of the housing options and consequently, remain in independent living situations struggling with self-care issues.

Seniors First/Senior Link, located in Placer County, provides a link to variety of senior programs, referral services, and housing options and serves as an advocate for seniors within the community. The Area 4 Agency on Aging serves a seven-county area including the City of Roseville.

In addition to the City's overall programs to provide affordable housing, including the Housing Choice Voucher program (in combination with the Shared Housing program), the Owner Occupied Rehabilitation Program, the City's affordable housing goal to provide 10% of all new units as affordable, and the Electric Rate Assistance Program, the City also offers programs which can specifically assist with senior low income households. This includes the Medical Support Rate Reduction for customers with medical devices in their homes. Seniors often struggle with medical difficulties related to age which require equipment, such as oxygen, that can require more energy than average. Offering reduced electric rates for these residents can significantly reduce expenses related to necessary medical devices. The City's programs have been highly effective, with the Roseville Housing Authority designated by HUD as a "High Performing Housing Authority" for the past fifteen years and Roseville Electric currently assists over 1,700 households with rate assistance.

Large Families

Large families are defined by HUD as family households with five or more persons. The 2014–18 ACS reports that 9.2% of the total households (4,528 households) in Roseville are large families, and of those 33% are renters and 67% are homeowners. Data from the City's 2020 Consolidated Plan found that of the large families, 70.1% have an AMI greater than 100% and 5.4% are moderate income. Low-income large families make up 7.5% of the total of large families in the City; and fewer than 300 or 6.5% of the large families are extremely low-income.

For renters, the Consolidated Plan data showed that 625 large families were cost burdened and 310 large family renters were extremely-cost burdened. There were 335 large family homeowners that were cost burdened, and 215 that were extremely cost-burdened.

There are approximately 23,395 units (47.5%) in the city with three or more bedrooms, indicating that the City of Roseville has a sufficient supply of large housing units for the 4,528 large households residing in the city. Of the total number of all sizes of units, for homeowners, 85% of the housing stock have 3 or more bedrooms and 37% of the rental units have 3 or more bedrooms. Since the proportion of for-sale and rental housing closely aligns with the number of large households which are owners versus renters, the City's housing stock provides sufficient supply by tenure type.

The City's housing supply includes sufficient units in total and by tenure type to support large families, and other than living space the needs of lower income large families are similar to those of other lower income households. Therefore, the City's programs to help close affordability gaps, including the Housing Choice Voucher program (in combination with the Shared Housing program), the Owner Occupied Rehabilitation Program, and the City's affordable housing goal to provide 10% of all new units as affordable provides the needed support for this special needs group. The City

also offers the Electric Rate Assistance program, which offers a discount to residential customers whose income is very low or lower, and also offers a Medical Support Rate Reduction for customers with medical devices in their homes. The City's programs have been highly effective, with the Roseville Housing Authority designated by HUD as a "High Performing Housing Authority" for the past fifteen years.

Farmworkers

Farmworkers tend to have low incomes due to the lower-paying nature of their work. The Employment and Earnings of California Farmworkers in 2015 by U.C. Davis and the California Employment Development Department reveals that the average annual earnings of persons with at least one farm job in California was $20,500, which is below the extremely low income limit for a family of four. Farmworkers who are permanent residents, particularly those who are part of large family households, face many of the same difficulties in obtaining suitable affordable housing as other extremely low-income families. Farmworkers who migrate on a seasonal basis face the issue of finding suitable, short-term housing.

The City of Roseville does not contain any farmlands, nor does the City have agricultural or farmland zoning or land use designations. The 2013–2017 ACS indicates that 0.2% of the working population (persons 16 years and older) are employed in the broader agriculture, mining, oil, and gas extraction industries (50 jobs total). In the greater County, the U.S. Census of Agriculture (2017) indicates there are 277 hired farm labor positions (farms) and a further 1,386 farm labor positions (workers). Of the farm labor workers, 67% work fewer than 150 days, which generally means these are seasonal jobs.

In some cases farmworker housing is provided on or adjacent to farms and agricultural facilities in rural County areas, but there are benefits to farmworker households living in cities, because there is greater access to services. Farmworker households share many factors in common with other extremely low income housing, as they need very low cost housing combined with larger units, so that multiple households can share accommodations—and therefore costs. As evaluated in the Large Families section of the Housing Element, above, nearly half of the City's housing units have three or more bedrooms, making them suitable for shared households. The City also has many programs which support extremely low income households. For example, the City's Housing Choice Voucher Rental Assistance program requires that 75% of vouchers serve extremely low income families. Because the number of farmworkers in the City and within Placer County is very low and the needs of this group are shared by other extremely low income households, the City's programs serving extremely low income households and the City's capacity of large units will provide support for this special needs group.

Homelessness

People struggling with homelessness have complex, multiple needs and require integrated and coordinated services. A lack of affordable housing can make it difficult for families to move from shelters and temporary supportive housing into permanent housing and puts many low-income families at risk of becoming homeless as well. It is difficult to estimate the number of individual households and households with children who are at risk of becoming homeless. It can be assumed that those most at risk are lower-income households with severe cost burden (households pay more than 50% of their income for housing costs).

Each January Placer County and its partners participate in the annual Point in Time Count and interview homeless individuals. A point-in-time count is simply a snapshot reflecting those persons identified as homeless for one night and is not an absolute number. Many people move in and out of homelessness throughout a year. According to the 2020 count, the City of Roseville had 197 homeless persons. Most, 73 percent, said they lived in Placer County at least one year before becoming homeless. The infographic below provides information regarding homeless persons within Placer County. As shown, the number of homeless individuals counted in Roseville has been consistently dropping over the past several years. The 2021 count was not conducted due to safety concerns related to COVID-19, but it is expected there has been an increase in the number of homeless individuals resulting from COVID-19 impacts.

The City's homeless population tends to be most concentrated in the central area of the City. The central area of the City is a hub for transit and trails, and has robust access to services, employment, and open spaces and parks. There

are multiple non-profits which operate in this area, providing overnight shelter, meals, and access to restrooms and other facilities. The City also operates both warming and cooling centers in this area.

The analysis in the table below is based on the 2020 count, since that is the most recent complete data set. When applying an equity lens to homelessness there are two key questions to ask: whether certain racial or ethnic populations are disproportionately affected by homelessness and whether racial or ethnic populations are receiving shelter services equitably. The evaluation below compares the percentage of a racial or ethnic population as it relates to: the total population, the homeless population, and the homeless population receiving shelter services. If populations were not disproportionately affected and services are evenly distributed, then the percentage of the total population, homeless population, and sheltered population for each racial or ethnic group should closely align[3].

Table X-20 | Homeless Population Demographics

Race or Ethnicity	% of Total Population	% of Homeless Population	% of Sheltered[1] Population
Placer County			
American Indian or Alaska Native	0.3%	4.7%	4.4%
Asian	6.8%	1.2%	1.2%
Black or African American	1.4%	8.5%	12.1%
Hispanic/Latino	13.6%	13.8%	15.9%
Multiple Races	3.7%	2.4%	5.6%
Native Hawaiian or Other Pacific Islander	0.1%	0.4%	0.6%
White	73.8%	80.2%	76.1%
City of Roseville			
American Indian or Alaska Native	0.2%	2.5%	8.1%
Asian	10.0%	1.0%	2.5%
Black or African American	1.7%	8.6%	18.1%
Hispanic/Latino	15.2%	13.7%	13.8%
Multiple Races	4.1%	9.1%	4.4%
Native Hawaiian or Other Pacific Islander	0.2%	1.0%	0%
White	68.5%	65.0%	28.8%

Source: 2020 Point in Time Count and 2013 to 2017 ACS 5-Year Estimates. Total homeless population is 744 people and total sheltered population is 405 people.

1. "Sheltered" means people who are homeless and receiving housing from an emergency, transitional, or safe haven shelter.

At both the county and local level there are variances between population-level demographics and homeless population demographics. Some of these figures seem like small variances—for example the Native Hawaiian or other Pacific Islander community is 0.1 percent of the Placer County population and 0.4 percent of the homeless population, which is only an increase of 0.3 percent. However, this means that this group is overrepresented in the homeless population by a factor of four times. At the County level the most disproportionately impacted communities are the American Indian or Alaskan Native community, which is overrepresented by a factor of sixteen times; the Black or African American community, by a factor of six times; and the Native Hawaiian or other Pacific Islander community, by a factor of four times.

When examining those receiving services at a shelter, there are two populations receiving shelter at disproportionately lower rates, though the disproportionality is relatively low. The American Indian or Alaskan Native community and the white population accessing shelter services are both underrepresented by a factor of one time.

[3] That is if a particular group is 50% of the total population, then that group should make up close to 50% of the homeless population and 50% of the sheltered population.

At the local (Roseville) level homelessness disproportionately impacts the American Indian or Alaskan Native community, by a factor of thirteen times; the Black or African American community, by five times; and the Native Hawaiian or other Pacific Islander community, by five times. The most disproportionately impacted communities at the County level remain the most impacted in Roseville, but the degree of the impact is slightly reduced.

In response to the patterns and trends observed above, the City's Homeless Prevention and Rapid Rehousing program (Program 12 and Program 20) has been amended to include annual monitoring to determine whether the funding is being equitably distributed, and commit to making funding adjustments if not. The Fair Housing Program (Program 27) also includes monitoring of the demographics of the beneficiaries of housing and service programs, and includes meeting monthly with non-profits and local stakeholders to share regional resources and ensure equitable distribution of resources.

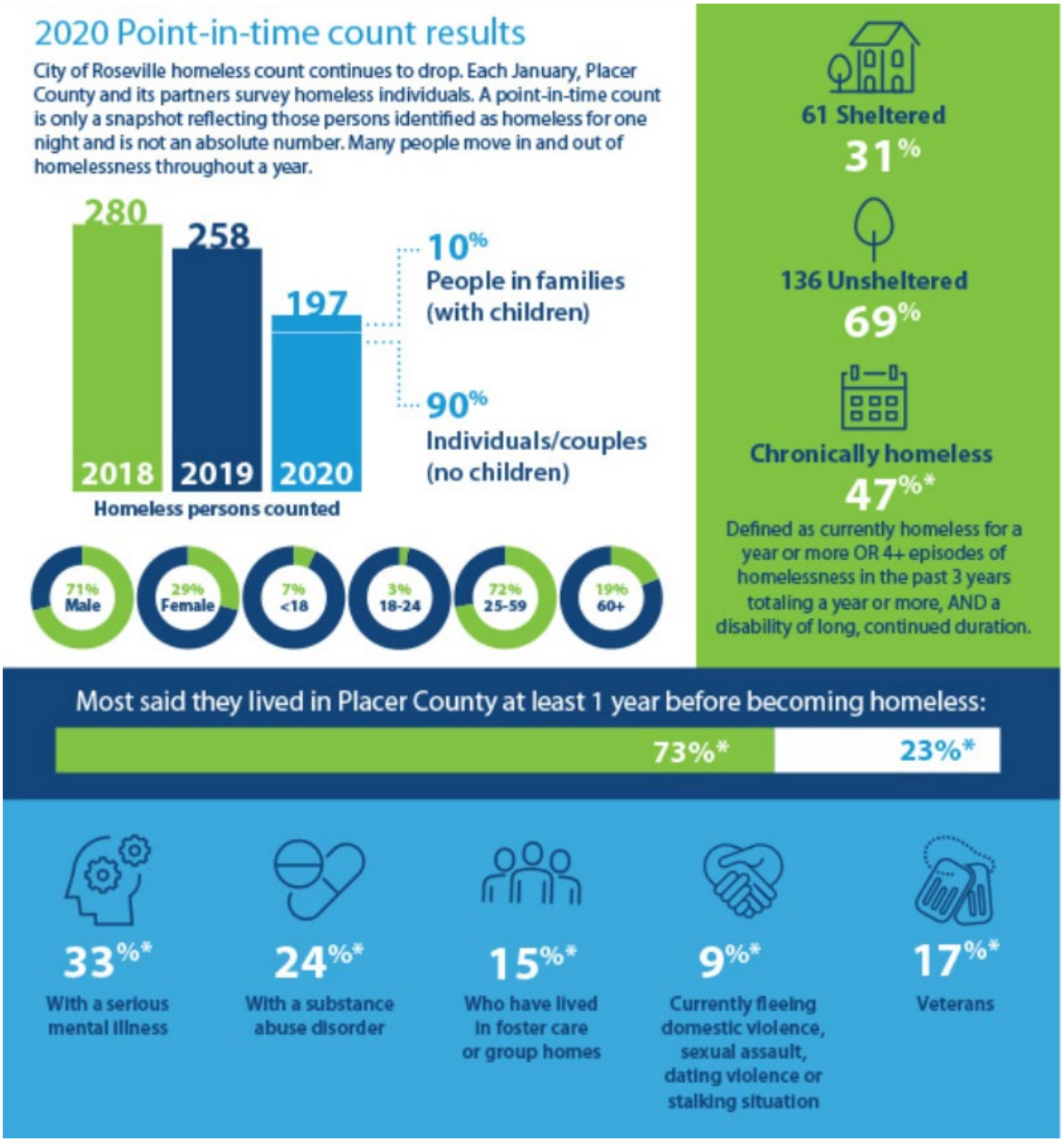
While the Hispanic or Latino community is, based on the analysis above, not disproportionally affected by homelessness or underrepresented in accessing shelter services, it is important to consider that this homeless population may be undercounted. The Latino Leadership Council conducts grassroots outreach to the Latino community, which includes outreach and assistance activities for people struggling with homelessness. During Housing Element outreach, the Latino Leadership Council indicated that fear of being questioned about immigration status inhibits people from seeking services, and that many members of the Latino community hide or avoid contact during homelessness surveys. This fear impacts both documented and undocumented individuals, because people struggling with homelessness or other housing insecurity may simply not have access to their documentation.

In response to this feedback, the City invited the Latino Leadership Council to join the monthly coordination meetings for homeless outreach organizations, added the Latino Leadership Council to the City's list of homeless support service organizations, contacted service agencies and provided a confirmed list of support organizations that affirmed they do not ask about immigration status, and provided the Latino Leadership Council with contact information for the City's Social Services Unit to improve coordination in the field. The City's Homeless Outreach program also emphasizes building trust within communities where distrust is widespread and acts as a barrier to accessing services.

The City of Roseville, Placer County, other cities in Placer County, service agencies, and faith-based organizations collaborate to support and work as part of a cooperative effort through the Placer Collaborative Network (PCN) and the Placer Consortium on Homelessness (PCOH) (a subgroup of the PCN) to address homelessness and provide comprehensive services on a regional basis. In addition to regional collaboration, the City has an internal Homeless Response Team made up of representatives from Housing, Parks and Open Space, Police Department's Social Services Unit (SSU), City Attorney's Office, and Public Affairs and Communication. Roseville Police Department's SSU uses a balanced approach of services and enforcement, with a team including Problem Oriented Policing (POP) officers, a sergeant for the unit, outreach workers, Placer County Probation, a family mobile unit, and a mental health crisis team. Through a partnership with the City, Placer County and the Downtown Roseville Partnership (DRP), the City has secured homeless outreach workers who work with Police Department's Social Services Unit and the County.

Through the support of Kaiser Permanente, the City is a member of the Built for Zero team along with Placer County's Adult System of Care and The Gathering Inn. Built for Zero is a data driven and system wide approach to encourage a place where homelessness is rare overall and brief when it occurs. As part of the Built for Zero initiative, the City participates in regional collaboration to house the most vulnerable homeless residents of Placer County.

The spectrum of City and regional housing and services includes outreach and SSU services, accessing ready to rent programs, mental health, food and healthcare services, accessing emergency shelter, accessing transitional housing programs, obtaining rental assistance, obtaining an affordable housing unit, living with family or friends, and utilizing ongoing supportive services to maintain housing.



Initiated in 2017 by a three-year partnership with Sutter, the City continues to administer and fund the Homeless Prevention and Rapid Rehousing program to help homeless service providers keep people housed and address barriers to housing. Non-profits apply for funds annually to provide grants to residents for utility bills, credit and background check fees, deposits, rent, and more.

Roseville Housing Authority provides rental assistance, which allows participants of the program to remain housed, preventing homelessness. More than half of participants are senior or disabled and about 75 percent are extremely low-income (earning 0-30 percent of Area Median Income). Roseville Housing Authority addresses homelessness with several different vouchers specifically for the homeless population:

- VASH vouchers permanently house homeless veterans
- Mainstream vouchers permanently house homeless non-elderly disabled

- Project Based Vouchers with Mental Health Services Act (MHSA) funding establish permanent supportive units for homeless with a disability.

Placer County's homeless service providers strive to meet the multiple needs of the homeless and provide integrated, coordinated services. Placer County and Roseville services can be accessed by calling 211 Connecting Point, which is a resource and information hub that connects people with community programs and services through a searchable web page and 24/7 local call center serving Nevada County, Placer County, and the Tahoe-Truckee region. For a complete listing of homeless resources available in Placer County, please refer to Appendix G.

The City's past programs focused heavily on the use of vouchers and emergency housing, and though these programs were successful—serving nearly 1,000 households—the City's homeless population continued to struggle to find resources and long-term housing. Leading up to this Housing Element cycle, the City convened a task force spanning multiple Departments, including Housing, Planning, Economic Development, Parks and Recreation, and Police, to develop new programs and add new staff to provide better assistance. The City's current Housing Element now includes multiple programs to assist unsheltered populations and those in danger of becoming unsheltered. These programs include the Homeless Outreach program to link homeless individuals to services and build trust with unsheltered individuals, the Family Mobile Team which responds to family crisis situations, the Family Reunification Program which seeks to link homeless individuals with supportive friends or family, and the City's existing programs which have been brought forward, which include Regional Housing Programs and the Homeless Prevention and Rapid Rehousing Programs.

ANALYSIS OF AT-RISK HOUSING

State housing element law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions and the development of programs aimed at their preservation. Consistent with State law, this section identifies publicly assisted housing units in the City and analyzes their potential to convert to market rate housing uses.

Inventory of Affordable Units

A list of the City's assisted housing developments, including expiration dates, is provided in Table X-21 and the locations are shown in a map in Figure X-2. There are three assisted multi-family rental housing development in the City that have government assistance and/or expirations of restrictions on use that will expire during this Housing Element period and one that is at-risk in the 10-year period. Units include: Somersett Hill, 25 units that expire in 2024; Colonial Village, 56 units that will expire in 2025 and 34 units at Preserve at Creekside that will expire in 2029. In the 10 year period, 62 units at Manzanita Place will expire. The City will continue to monitor these at-risk units and should a notice of intent to convert to market rate be filed, work with potential purchasers to preserve the units, and ensure that tenants were properly notified of their rights under California law.

Table X-22 lists the inventory of at-risk units in the 10-year period. A total of 177 units are at-risk in the City over the 10-year period and 115 units are at-risk in the 9-year period that is the effective term of this housing element. The 25 units at Somersett Hill and 34 units Preserve at Creekside are considered highest priority, due to owner types. Somersett Hill and Preserve at Creekside are owned by profit motivated entities. Somersett Hill is managed by a national firm that manages 12 housing developments in the City, including other affordable housing developments.

Colonial Village was developed and is currently owned and managed by Project Go. Inc., a Roseville housing non-profit that also developed, owns, and operates 236 elderly affordable units at Maidu Village I, II and II. As a mission driven non-profit, the Colonial Village units are low-risk. Manaznita Place with 62 units for the elderly is owned by Volunteers of America, a non-profit organization and will most likely seek to preserve affordability therefore is also considered low-risk.

Table X-21 | Affordable Housing Developments

Apartment Complex	Earliest Date Affordability Period Expires	Type of Government Assistance Received	Very Low-Income Units 0–50% AMI	Low-Income Units 51–80% AMI	Total Units	Units per Acre
Senior Apartments						
Eskaton Roseville Manor 1725 Pleasant Grove Boulevard	2050	HUD 202/811; City HOME funds; Low Mod fund	48 @ 50%		49	19.6
Maidu Village I Apartments (Elderly 62+) 1750 Eureka Road	2041	LIHTC; City covenant		79 @ 60%	80	13.6
Maidu Village II Apartments (Senior 55+) 101 Sterling Court	2040	LIHTC; City covenant		82 @ 60%	84	25.6
Maidu Village III Apartments (Senior 55+) 109 Sterling Court	2059	LIHTC; City Low Mod Fund	23 @ 50%	52 @ 60%	76	22.9
Manzanita Place (Elderly 62+) 1019 Madden Lane	2030	LIHTC; HUD 202/811; City Low Mod Fund	62@ 50%		63	35
Silver Ridge Apartments (Senior 55+) 1101 Stone Canyon Drive	2033	LIHTC; City covenant	30@ 50%	125 @ 60%	156	29
Sutter Terrace Apartments (Elderly 62+) 6725 Fiddyment Road	2038	LIHTC; HUD; CalHFA; City Low Mod Fund	19 @ 50%	80 @ 60%	100	25
Vintage Square at Westpark 2351 Wharton Lane	2064	LIHTC; City Affordable Housing Fund	75 @ 50%	75 @ 60%	152	19.3
Woodcreek Terrace Apartments (Senior 55+) 1295 Hemingway Drive	2039	LIHTC; City covenant	4 @ 50%	99 @ 60%	104	19.5
Subtotal of Units per Income Limit			*261*	*592*		
Multi-Family Apartments						
Campus Oaks Apartments Phase I 500 Roseville Parkway	2042	LIHTC; CDBG; City Low Mod Fund	42 @ 50%		186	20.4

Campus Oaks Apartments Phase II 350 Roseville Parkway	2073	LIHTC	45 @ 50%		210	23.6
Colonial Village Apartments 3881 Eureka Road	2025	LIHTC; City covenant	50 @50%	6 @ 60%	56	12.87
Crocker Oaks Apartments 8000 Painted Desert Way	2042	LIHTC; CDBG; City Low Mod Fund	14 @ 50%	52 @ 60%	131	21
Villages at Galleria (formerly Haverhill) 701 Gibson Drive	2032	City covenant		20 @ 80%	321	15.3
Heritage Park Apartments 1098 Woodcreek Oaks Boulevard	2047	LIHTC; City covenant	65 @ 50%	260 @ 60%	328	19.4
Highland by Vintage 800 Gibson Drive	2043	LIHTC; City Low Mod Fund	54 @ 50%	129 @ 60%	184	21.5
Lohse Apartments 623 Vernon Street	2070	LIHTC; City Housing Taxable Bonds Fund	5 @ 30% 15 @ 40% 20 @ 50%	15 @ 60%	56	50
Main Street Plaza Apartments 140 Main Street	2072	LIHTC; HUD, CDBG; City covenant	8 @35%	12@ 60%	21	56
Main Street Plaza Apartments 134 Main Street	2072	LIHTC; CDBG; City covenant	23@30% 6@50%	14@60%	44	56
The Oaks at Woodcreek Apartments 1550 Pleasant Grove Boulevard	2031	LIHTC; City covenant		34 @ 60%	80	14.81
Pearl Creek 1298 Antelope Creek Drive	2044	City covenant	9 @ 50%	14 @ 80%	224	19.1
Pinnacle at Galleria Apartments 1100 Roseville Parkway	2031	City covenant		12 @ 60% 23 @ 80%	200	16.42
Preserve at Creekside 1299 Antelope Creek Drive	2029	City covenant		34 @ 100%	336	19.1
Siena Apartments 2501 Hayden Pkwy	2064	LIHTC; City Low Mod Fund	78 @ 50%	77 @ 60%	156	22.5
Somersett Hill 3 Somer Ridge Drive	2024	CalHFA		25	124	
State Hotel Apartments 324 Lincoln Street	2058	City Low Mod Fund	15 @ 50%		15	15
Terraces at Highland Reserve Apartments 700 Gibson Drive	2032	City covenant		27 @ 80%	273	18.2

Venu at Galleria Apartments 301 Gibson Drive	2034	City covenant		26 @ 80%	258	20.12
Vineyard Gate Apartments 1601 Vineyard Road	2032	City covenant		5 @ 60% 9 @ 80%	280	19.35
Subtotal of Multi-Family Units per Income Limit			*449*	*794*		
Total Number of Units per Income Limit			**710**	**1,386**		

Source: City of Roseville, 2021; California Housing Partnership Preservation Database, 2021; State of California, Office of the Treasurer, List of (LIHTC) projects, 2021

Figure X-2 | Location of Affordable Housing Sites

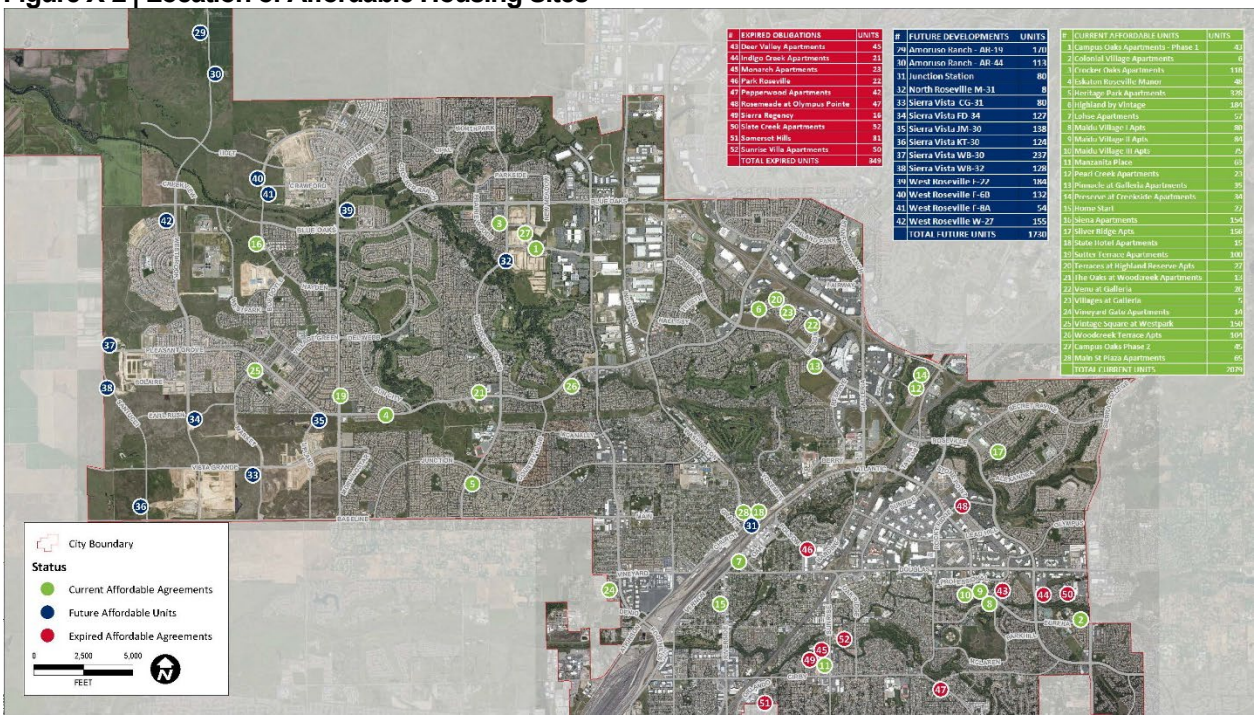


Table X-22| Inventory of At-Risk Units in the Ten-Year Period

Year	Name of Project	Non-Elderly Units	Elderly Units	Total
2021	No Projects At risk	0	0	0
2022	No Projects At risk	0	0	0
2023	No Projects At risk	0	0	0
2024	Somersett Hill	25	0	25
2025	Colonial Village Apartments	56	0	56
2026	No Projects At risk	0	0	0
2027	No Projects At risk	0	0	0
2028	No Projects At risk	0	0	0
2029	Preserve at Creekside	34	0	34
2030	Manzanita Place	0	62	62
Total		**115**	**62**	**177**

Source: City of Roseville, 2021; California Housing Partnership Preservation Database, 2021; State of California, Office of the Treasurer, List of (LIHTC) projects, 2021

Preservation Options

Preservation of the high-risk units can be achieved in several ways: 1) facilitate transfer of ownership, or purchase of similar units, of these projects to nonprofit organizations; 2) purchase of affordability covenants; 3) provide rental subsidies and 4) construction of new units. Preservation of the low-risk units often includes rehabilitation and renewal of rent subsidies.

Transfer of Ownership

Long-term affordability of lower income units can be secured by transferring ownership of these projects to non-profit housing organizations. By doing so, these units would be eligible for a greater range of government assistance. In most situations, unless some form of mortgage assistance is available to the interested nonprofit organizations, rental income alone from the lower income tenants would not likely be adequate to cover the mortgage payment, and rental subsidy would be required.

Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk project is to provide a financial assistance package to the owner to maintain the project as affordable housing. Assistance could include writing down the interest rate on the remaining loan balance (if funding source allows), providing a lump-sum payment, and/or supplementing the rents to market levels.

Rent Subsidy

Project and tenant-based rent subsidies could be used to preserve the affordability of housing. In addition to Housing Choice Vouchers, the City through a variety of potential funding sources could provide a voucher to low-income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a low-income household.

Construction of Replacement Units

The construction of new low-income housing units is a means of replacing the at-risk units if they are converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction.

Table X-23 | New Construction Replacement Cost Estimates

Expiration Time Period	Number of Units	Costs
2021 – 2025	81	$22,586,850
2026 - 2030	96	$26,769,600

Note: Costs in 2021 dollars. Cost based on actual development cost per affordable unit in the City from four recent affordable developments. The cost of a unit ranges from $198,525 to $350,000 with the average cost per unit at $278,850.

Table X-24 | Investment Value of At-Risk Housing Units Estimates

Expiration Time Period	Number of Units	Costs
2021 – 2025	81	$14,587,290
2026 - 2030	96	$17,288,640

Note: Cost in 2021 dollars. Investment value is estimated using the Gross Rent Multiplier Method (GRM) with the following assumptions. All units are 1 bedroom and have a median monthly market rent of $1,450 (Table X-15). The GRM for Sacramento-Roseville-Arden Arcade is 10.35. Apartment Property Valuation data accessed 3/15/2021.

Cost Comparison

The cost to build new housing to replace the 177 at-risk units has an estimated total cost of more than $49,355,000. The cost of new construction is substantially higher than the estimated cost associated with purchase/ transfer of ownership which is $31,875,000.

PUBLIC AND PRIVATE NONPROFIT ENTITIES

Public and Private nonprofit entities serving Placer County, including Roseville, known to the City and Qualified Entities that have the legal and managerial capacity to acquire and manage these housing developments.

- ACLC, Inc.
- Affordable Housing Foundation
- Auburn Villa Tenant Association
- Christian Church Homes of Northern California
- Eskaton Properties, Inc.
- Pacific Housing, Inc.
- Project Go, Inc.
- ROEM Development Corporation
- Rural California Housing Corp
- Sacramento-Yolo Mutual Housing Association
- Volunteers of America National Services

RESOURCES FOR PRESERVATION

The City has access to state, federal and local funding that can be used to preserve assisted housing developments. These programs include

Community Development Block Grant (CDBG)

The CDBG Program is administered by HUD. Through this program, the federal government provides funding to jurisdictions to undertake community development and housing activities. The City's FY 2021-22 allocation is approximately $730,000 A portion of these funds are frequently used to assist non-profit organizations that support affordable housing opportunities to low-income households.

Home Investment Partnership Act (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for lower income households (<80 percent of AMI). The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. The City, or a developer, can apply for HOME funds which can be used for activities that promote affordable rental housing and homeownership by low-income households: An example of the City's use of HOME funds includes assisting with 49 affordable elderly units in 2010.

Permanent Local Housing Allocation (PLHA)

The PLHA program provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. Funding amounts will vary from year to year based on annual revenues to the Building Homes and Jobs Trust Fund.

Housing Choice Voucher Assistance (HCV)

The City administers the Roseville Housing Authority and manages the Housing Choice Voucher program, which extends rental subsidies to very-low income (up to 50 percent of AMI) family and seniors who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent.

City of Roseville Affordable Housing Fund Program

The City holds in-lieu fees, in addition to loan payoffs from the Affordable Purchase Program. In Lieu fees totaling $1,036,410 were collected between 2013 and 2021. These fees are part of the $4.36M reservation of funds for the 80 affordable units project at Junction Crossing.

Junction Crossing is a 100% affordable, 80-unit apartment complex proposed by St. Anton, a non-profit housing entity. Slated for 120 Pacific Street in Old Town Roseville, this complex will house 20 studio apartments and 60 one-bedroom units. The project will have 55-year affordability covenants.

Unit Conservation

Important components of the City's affordable housing strategy are programs aimed at maintaining and improving existing affordable housing stock. The following programs, in addition to the Housing Rehabilitation Program, will help conserve housing affordability.

- The City will continue the practice of using Affordable Rental Housing Agreements to secure the affordability of rental housing on a long-term basis. These agreements will maintain affordability for approximately 2,700 units during the eight-year planning period.
- The City will continue the practice of using Affordable Purchase Housing Agreements to create and secure the affordability of purchase housing for middle income buyers. These agreements will create and maintain affordability for approximately 45 units during the eight-year planning period
- The First Time Homebuyer Down Payment Assistance Program targeted to low-income households could assist up to 10 households during the eight-year planning period if the average cost of homes in Roseville decreases and the program receives future funding.
- The City's Housing Choice Voucher (HCV) Program administered by the Roseville Housing Authority (RHA) provides rental assistance to extremely and very low-income households through direct payments to the property owner. The Housing Authority currently has the 735 vouchers, which can conserve the availability of affordable housing.
- The City offers several energy-conservation programs which, by lowering the cost of utilities, can help to conserve affordability. These programs include energy audits, which provides suggestions for low- and no-cost practices and adjustments which can reduce energy usage; energy efficiency rebates for individuals who install energy efficient appliances and fixtures; and Roseville Electric offers a discount to residential customers whose income is very low or extremely low or for customers who have medical devices in their homes.
- Roseville Housing Authority's policy to allow Shared Housing to enable persons with disabilities to use their voucher in housing that is shared with non-related persons also helps to conserve affordable housing, by allowing more flexible use of the Housing Choice Voucher.

Non-profit Entities
Non-profit entities serving Placer County, including Roseville, can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Placer County area includes:

- ACLC, Inc.
- Affordable Housing Foundation
- Auburn Villa Tenant Association
- Christian Church Homes of Northern California
- Eskaton Properties, Inc.
- Pacific Housing, Inc.
- ROEM Development Corporation
- Rural California Housing Corp
- Sacramento-Yolo Mutual Housing Association

RESIDENTIAL LAND INVENTORY

REGIONAL HOUSING NEEDS ALLOCATION

An important component of the Housing Element is the identification of sites for future housing development and an evaluation of the adequacy of these sites in fulfilling the City's share of the RHNA, as determined by Sacramento Area Council of Governments (SACOG). The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. Additionally, a major goal of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

The 2021–2029 Regional Housing Needs Plan, adopted in March 2020 by SACOG, mandates Roseville's share of the region's housing needs for all income categories as 12,066 units. Table X-25 shows the Regional Housing Needs Allocation for the planning period from 2021 to 2029 for the City of Roseville.

Table X-25 | Regional Housing Needs Allocation, 2021–2029

Income Category	Regional Housing Needs Allocation	
	Number of Units	Percentage of Total Units
Extremely Low	1,927	16.0%
Very Low	1,928	16.0%
Low	2,323	19.2%
Lower Income Total	**6,178**	**51.2%**
Moderate	1,746	14.5%
Above Moderate	4,142	34.3%
Total	**12,066**	**100.0%**

Source: Sacramento Area Council of Governments, March 2020
Note: The RHNP allocates the City 3,855 units in the Very Low income category, which for the purposes of this table has been equally divided between Extremely Low and Very Low incomes.

NOTE: The formerly-named Benefits of the Specific Plan Process and Infill Development sections have been moved to follow the inventory below, and have been renamed Specific Plan Areas Realistic Capacity and Infill Development Realistic Capacity.

AVAILABILITY OF LAND AND SITES INVENTORY

To demonstrate the City's capacity to meet its RHNA, an adequate sites inventory was conducted. This section begins with a discussion of the relationship between density and affordability, along with an analysis to determine the minimum density appropriate for lower income units. This is followed by a summary of the City's inventory and then a detailed inventory, including vacant land, underutilized land (i.e. land with redevelopment potential), and accessory dwelling units. The Housing Element is required to provide discussion and supporting evidence that the units in the inventory are achievable, also known as "realistic capacity." Each inventory is followed by an analysis of realistic capacity.

Zoning and Density to Accommodate the Development of Housing Affordable to Lower-Income Households

An adequate sites inventory must identify the specific parcels of land where units meeting the City's RHNA allocation can be accommodated, at specified levels of affordability. In general, while the affordability of future residential projects is unknown the density of a residential project tends to correlate with levels of affordability. That is, single family homes on large lots (low density residential) tend to be more expensive than apartments (high density residential). Consequently, density is used in inventories to estimate affordability levels.

In addition, housing element law specifically requires jurisdictions to provide a requisite analysis demonstrating that densities identified as adequate for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) use default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for a jurisdiction of the City of Roseville's size is 30 dwelling units per acre. The City has elected to provide an analysis, rather than rely on default density standards.

For the purposes of determining affordability, the City's inventory assumes that above-moderate income housing needs are fulfilled by Low Density Residential development (fewer than 7 units per acre), moderate income housing needs are fulfilled by Medium Density Residential development (7 to 12 units per acre) plus High Density Residential development of 13 to 22 units per acre, and lower income housing needs are fulfilled by High Density Residential development of 23 units per acre or greater plus Commercial Mixed Use development. Commercial Mixed Use (CMU) is where residential units are intermixed with commercial uses.

Typical mixed use developments in the City include either ground-floor retail with second and third floor apartments, or a small apartment building connected to or adjacent to retail. Typical density calculations do not apply in these instances, since the acreage is mixed between commercial and residential. However, in order to accommodate the allocated units plus commercial building area, the apartment sizes and designs are of necessity compact and correspond to apartments constructed at densities of 30 units to the acre and higher. While the City's CMU zone does not require construction of the allocated residential units, it is uncommon for these units to remain unbuilt, for financial reasons. There is a loss of potential revenue and in some Specific Plans there are implications for the financing plans when allocated units are simply unbuilt. An evaluation of the City's developed/built sites which had been vacant sites zoned to permit both residential and commercial uses (CMU, Village Center, etc) finds that 100% of these sites have been developed with the allocated units. As a current example, a prospective applicant is currently discussing building housing on vacant CMU sites KT-40A and B in the Sierra Vista Specific Plan; the application is expected by the end of summer. The housing is anticipated to be market rate, so these sites have been included in the moderate income category of the City's inventory. In fact, the analysis found that the land use trend during the last housing cycle—a trend which is continuing—is for applicants to apply to rezone commercial property to residential uses.

As a result of Roseville's Affordable Housing Goal, units affordable to low-income households have been produced on parcels with densities lower than 20 units per acre. For example, North Roseville Specific Plan Parcels WN-4 and WN-5 (medium-density residential parcels with densities of less than 9 units per acre) included a combined affordable housing goal of 43 units. The solution resulted in halfplex developments on corner lots**.** The halfplexes were priced at rates affordable to low-income households using private financing. In another example, tax credits used for Northwest Roseville Specific Plan Parcel 91 allowed affordable units to be developed at 15 units per acre. The project resulted in 80 rental units, 32 of which are affordable to low-income households (60% of median). The remainder is affordable to households of moderate income (80% to 120% of median). These projects demonstrate that an effective affordable housing program can produce affordable units on project sites with densities less than 20 units per acre. The full list of all multi-family affordable housing developments can be found in Table X-21, while Table X-26 lists the multi-family affordable housing developments in the City at less than 25 units per acre.

In addition, the City contacted local affordable housing developers to receive input on appropriate densities for the production of affordable housing. The City received feedback from The Grupe Company, Mutual Housing, and Mercy Housing.. Based on those conversations, it was determined that densities of 20–25 units per acre are appropriate for development of affordable housing. Mercy Housing stated that the push toward a minimum density of 30 dwelling units per acre has proven problematic, while The Grupe Company specifically stated that it would be helpful to have more land zoned for the 20–25 dwelling unit range, particularly in infill areas of the community. Most critically, Mutual Housing pointed out that at 20–25 units per acre State Density Bonus Law enables a project to increase density by 80%, up to 36–40 units per acre. Therefore, a land use density of 20–25 units per acre already provides flexibility for a range of 20–40 dwelling units per acre. For this reason, Mutual Housing indicated that—provided a site allows at least 20 units per acre—the more critical rule of thumb is the total number of units which can be realized. They indicated that their projects must be no less than 60 units, and preferably at least 100 units, in order to be financially feasible; the higher the total units, the more development and operating cost efficiencies are realized and the project's viability is increased.

The City also received feedback on what is needed from a jurisdiction in order to make an affordable project work. Mutual Housing expressed that a key issue is the need for localities to provide a local contribution in order to qualify for State and Federal affordable housing financing programs, which are essential for all affordable housing developments. Mutual Housing specifically stated that "without a local contribution, increasing allowed density will not result in new affordable housing development." Therefore, gap financing is more critical to the success of affordable housing production than increasing minimum densities.

In examining current market conditions, the City has seen the completion of multiple apartment developments within the past several years, including Harvest at Fiddyment Ranch (market-rate), Campus Oaks Apartments Phase I and Campus Oaks Apartments Phase II, Lohse Apartments, and Main Street Apartments. The market-rate complex offers 1–3 bedrooms with high-end finishing and amenities, and advertised rents range from $1,700 to $2,400/month; this development is located within the West Roseville Specific Plan. All of the other listed developments provide affordable rents from 30 percent to 60 percent of median income, and are located in the City's Downtown Specific Plan and Campus Oaks Master Plan (North Industrial Planning Area).

Based on the above information, taking into account conversations with affordable housing developers, and looking at what has been built in the community in the past eight-year cycle, the City of Roseville strongly believes it is appropriate to rely on parcels of 20 units per acre or greater to meet a portion of lower-income RHNA. However, as previously stated the City is relying on sites of 23 units per acre or greater, as discussed in the Sites Inventory section below.

Table X-26 | Affordable Housing Developments, Less Than 22 Units Per Acre

Apartment Complex	Affordability Expires	Very Low Income	Low Income	Total Units	Du/Acre
Campus Oaks Apartments Phase I 500 Roseville Parkway	7/2074	42 @ 50%		186	20.4
Campus Oaks Apartments Phase II 350 Roseville Parkway		45 @ 50%		210	23.6
Colonial Village Apartments 3881 Eureka Road	2/2025		6 @ 60%	56	12.87
Crocker Oaks Apartments 8000 Painted Desert Way	11/2042	14 @ 50%	38 @ 60%. 66 @ 80%	131	21
Haverhill at Highland Reserve Apartments 701 Gibson Drive	4/2032		20 @ 80%	321	15.3
Heritage Park Apartments 1098 Woodcreek Oaks Blvd.	9/2047	65 @ 50%	263 @ 60%	328	19.4
Highland Creek Apartments 800 Gibson Drive	1/2043	55 @ 50%	129 @ 60%	184	21.5
The Oaks at Woodcreek Apartments 1550 Pleasant Grove Blvd.	9/2031		13 @ 60%	80	14.81
Pearl Creek 1298 Antelope Creek Drive	12/2043	9 @ 50%	14 @ 80%	224	19.1
Pinnacle at Galleria Apartments 1100 Roseville Parkway	9/2031		12 @ 60% 23 @ 80%	200	16.42
Preserve at Creekside 1299 Antelope Creek Drive	4/2028		34 @ 100%	336	19.1

Source: City of Roseville

Sites Inventory

Table X-27 compares the City of Roseville's RHNA to the undeveloped land capacity. The City currently has capacity for 1,166 units at 30 dwelling units per acre or more, meeting 19% of the lower-income RHNA on these sites. A further 1,961 units of lower-income capacity will be met on ten sites zoned to allow 25 to 29 dwelling units per acre (32% of the lower-income RHNA), and 705 units of lower-income capacity will be met on five sites zoned to allow 23–24 units per acre (11% of the lower-income RHNA). Table X-28 displays the City's existing land capacity by land use acreage and Table X-29 displays the City's inventory by Plan Area.

The lower-income vacant land total includes all sites with a deed-restricted affordable housing obligation, regardless of the site density. Parcels with a recorded affordable housing obligation include footnotes in Table X-27, below, noting the amount and affordability level of the obligation. Including vacant land, underutilized opportunity sites (in the Downtown and Riverside Gateway Specific Plans), and accessory dwelling units, the City has a slight surplus of above-moderate unit capacity, a significant surplus of moderate income unit capacity, and a 1,791-unit shortfall of lower income unit capacity. The City's plan to address this shortfall is addressed in Housing Element Program 14 (Rezone Program) and within Appendix E.

Table X-27 | Comparison of Regional Housing Need and Existing Residential Unit Capacity

Income Category	Regional Housing Needs Allocation	Vacant Land	Underutilized Opportunity Sites	Accessory Dwelling Units	Housing Unit Surplus or Deficit[4]
Very Low[1]	3,855	3,985	357	45	**-1,791**
Low[1]	2,323				
Moderate[2]	1,746	4,676	42	34	**3,006**
Above Moderate[3]	4,142	4,644	0	1	**503**
Total	**12,066**	**13,305**	**399**	**80**	**1,718**

Source: Sacramento Area Council of Governments; City of Roseville 2021
[1] Capacity based on sites with a density of 23 du/acre or greater and/or a lower income affordable housing obligation
[2] Capacity based on sites with a density of 7–22.9 du/acre
[3] Capacity based on sites with a density of less than 7 du/acre
[4] This number is derived from the current existing housing unit capacity minus the regional housing need number for the planning period.

Table X-28 | Summary of Vacant Residential Land by Land Use Density

Land Use Category	Density (units/acre)	Undeveloped Acres	Undeveloped Units	% of Total Units
Low Density Residential (LDR)	0.5 to 6.9	870	4,617	34%
Medium Density Residential (MDR)	7.0 to 12.9	351	3,017	22%
High Density Residential (HDR)	13.0 and above	214	5,283	39%
Mixed Use (CC)	--	44	598	4%
TOTAL		**1,502**	**13,796**	**100%**

Table X-29 | Summary of All Residential Land Inventory by Plan Area

Plan Area	Undeveloped Acres					Undeveloped Units				
	LDR	MDR	HDR	Mixed Use	Total	LDR	MDR	HDR	Mixed Use	Total
ARSP	240	49	38	27	354	1,252	542	873	159	2,826
CSP	155	39	13	0	208	791	520	420	0	1,731
DTSP	0	0	0	5	5	0	0	0	257	257
NCRSP	0	0	20	0	20	0	0	322	0	322
NIPA	25	15	0	0	40	121	113	0	0	234
NRSP	0	0	8	0	8	0	0	98	0	98
RSG	0	0	0	6	6	0	0	0	142	142
SVSP	329	216	92	6	642	1,674	1,465	2,337	40	5,516
WRSP	113	26	38	0	178	731	307	1,136	0	2,174
INFILL	9	6	4	0	19	48	70	97	0	215
Total	**870**	**351**	**214**	**44**	**1479**	**4,617**	**3,017**	**5,283**	**598**	**13,515**

Note: Several of the City's Specific Plans are not included in this list, because they are fully developed and have no further undeveloped land.

UNDEVELOPED RESIDENTIAL LAND INVENTORY

The following section includes an inventory of all undeveloped residential land in the City based on the City's Specific Plan parcels. Table X-30 displays the City's Specific Plan parcel number, the land use and zoning designation, the land use density, the number of undeveloped units allocated to the parcel, and the income category the units satisfy. Because the City comprehensively plans for development as part of its Specific Plan process, sufficient public services and facilities exist or are planned and fully funded to serve the parcels listed. The final column indicates whether any of the vacant sites were included within the past two Housing Element inventories (the 2008 and 2013 Housing Elements). Footnotes are included for those sites with a recorded affordable housing obligation, describing the breakdown of units by affordability. Appendix E includes maps of all inventory sites and a map of all undeveloped sites in the City with a land use designation of at least 23 units per acre. A more detailed inventory based on Assessor's Parcel Number is included as Appendix C of this Housing Element.

Table X-30 | Specific Plan and Infill Sites Inventory, (A through H)

A. Amoruso Ranch Specific Plan							
Parcel Number	**Land Use**	**Zoning**	**Acres**	**Allocated Units**	**Density**	**Undeveloped Units**	**Previous Inventory Y/N**
Above Moderate Income							
AR-1	LDR	R1	20.2	68	3.4	68	N
AR-2	LDR	R1	24.7	97	3.9	97	N
AR-3	LDR	R1	27.3	80	2.9	80	N
AR-4	LDR	RS	7.3	41	5.6	41	N
AR-5	LDR	RS	2.8	17	6.1	17	N
AR-6	LDR	RS	5	34	6.8	34	N

AR-7	LDR	RS	3.1	18	5.8	18	N
AR-8	LDR	RS	8.4	52	6.2	52	N
AR-9	LDR	RS	6.3	40	6.3	40	N
AR-11	LDR	RS	8.4	55	6.5	55	N
AR-12	LDR	RS	3.4	21	6.2	21	N
AR-13	LDR	RS	6.1	40	6.6	40	N
AR-14	LDR	RS	7.1	45	6.3	45	N
AR-15	LDR	RS	7.4	45	6.1	45	N
AR-16	LDR	RS	6.6	43	6.5	43	N
AR-17	LDR	RS	3.6	24	6.7	24	N
AR-18	LDR	RS	5.1	31	6.1	31	N
AR-21	LDR	RS	2.4	13	5.4	13	N
AR-22	LDR	RS	4.4	28	6.4	28	N
AR-23	LDR	RS	2.8	19	6.8	19	N
AR-24	LDR	RS	2.5	13	5.2	13	N
AR-25	LDR	RS	4.7	28	6	28	N
AR-26	LDR	RS	9.7	55	5.7	55	N
AR-27	LDR	RS	2.4	15	6.3	15	N
AR-30	LDR	RS	3.2	23	7.2	23	N
AR-31	LDR	RS	4.5	27	6	27	N
AR-32	LDR	RS	7.6	50	6.6	50	N
AR-34	LDR	RS	3.7	19	5.1	19	N
AR-35	LDR	RS	4.8	24	5	24	N
AR-37	LDR	RS	5.1	25	4.9	25	N
AR-40	LDR	RS	14.4	71	4.9	71	N
AR-43	LDR	RS	12.1	78	6.4	78	N
AR-46	LDR	RS	2.4	13	5.4	13	N
Above Moderate Income Subtotal			**239.5**	**1,252**		**1,252**	
Moderate Income							
AR-10	MDR	RS	10.5	138	13.1	138	N
AR-28	MDR	RS	10.2	129	12.6	129	N
AR-33	MDR	RS	5.3	61	11.5	61	N
AR-39	MDR	RS	7.8	54	6.9	54	N
AR-42	MDR	RS	7.5	66	8.8	66	N
AR-45	MDR	RS	8	94	11.8	94	N
AR-36	HDR	R3	7.5	113	15.1	113	N
Moderate Income Subtotal			**56.8**	**655**		**655**	
Lower Income							

AR-19[a]	HDR	R3	9.3	230	24.7	230	N
AR-38	HDR	R3	15.1	380	25.2	380	N
AR-44[b]	HDR	R3	5.9	150	25.4	150	N
HDR Subtotal			**30.3**	**760**		**760**	
AR-51	CC-VC	CMU-SA	14.3	91	--	91	N
AR-52	CC-VC	CMU-SA	13	68	--	68	N
Mixed Use Subtotal			**27.3**	**159**		**159**	
Lower Income Subtotal			**57.6**	**919**		**919**	
Total			**353.9**	**2,826**		**2,826**	

a. AR-19 includes an affordable housing obligation of 68 very low and 102 low income units.
b. AR-44 includes an affordable housing obligation of 45 very low and 68 low income units

B. Creekview Specific Plan							
Parcel Number	**Land Use**	**Zoning**	**Acres**	**Allocated Units**	**Density**	**Undeveloped Units**	**Previous Inventory Y/N**
Above Moderate Income							
C-1	LDR	R1/DS	19.6	94	4.8	94	N
C-2	LDR	R1/DS	10.1	52	5.1	52	N
C-3	LDR	R1/DS	14	67	4.8	67	N
C-4	LDR	R1/DS	9.7	51	5.3	51	N
C-5	LDR	R1/DS	13.6	74	5.4	74	N
C-6	LDR	R1/DS	7.9	48	6.1	48	N
C-7	LDR	R1/DS	13.9	74	5.3	74	N
C-8	LDR	R1/DS	5.6	32	5.7	32	N
C-9	LDR	R1/DS	22.1	97	4.4	97	N
C-12	LDR	R1/DS	18.7	95	5.1	95	N
C-16	LDR	R1/DS	12.9	71	5.5	71	N
C-17	LDR	R1/DS	6.9	36	5.2	36	N
Above Moderate Subtotal			**155**	**791**		**791**	
Moderate Income							
C-20	MDR	RS/DS	8.7	106	12.2	106	N
C-21	MDR	RS/DS	7.7	95	12.3	95	N
C-22	MDR	RS/DS	11.3	130	11.5	130	N
C-25	MDR	RS/DS	7.2	62	8.6	62	N
C-41[c]	HDR	R3	4.3	127	29.5	127	N
Moderate Subtotal			**39.2**	**520**		**520**	
Lower Income							
C-40	HDR	R3	5.2	168	32.3	168	N
C-42[a]	HDR	R3	4.3	136	31.6	136	N

C-43[b]	HDR	R3	3.9	116	29.7	116	N
Lower Subtotal			**13.4**	**420**		**420**	
Total			**207.6**	**1,731**		**1,731**	

a. C-42 includes an affordable housing obligation of 60 very low and 60 low income units.
b. C-43 includes an affordable housing obligation of 41 very low and 40 low income units.
c. C-41 has a developer who has expressed interest. An application for market rate apartments is anticipated in summer 2021.

C. North Central Roseville Specific Plan

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Previous Inventory Y/N
Moderate Income							
44	HDR	R3/DS/SA-NC	9.6	201[a]	19	201	Y
	HDR	R3/DS/SA-NC	10.8	121[b]	19	121	Y
Moderate Total			**20.4**	**322**		**322**	

a. Entitlements for age-restricted apartments which include 20 deed-restricted affordable units are approved on this site.
b. Entitlements for an assisted-living facility are approved on this site.

D. North Industrial Planning Area

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Previous Inventory Y/N
Above Moderate Income							
CO-2	LDR	RS/DS	8.5	59	6.1	59	N
CO-3	LDR	R1/DS	16.6	62	3.8	62	N
CO-12	MDR	RS/DS	4.1	42	6.8	27	N
Above Moderate Subtotal			**29.2**	**163**		**148**	
Moderate Income							
CO-6	MDR	RS/DS	10.7	86	8.3	86	N
Moderate Subtotal			**10.7**	**86**		**86**	
Total			**39.9**	**249**		**234**	

E. North Roseville Specific Plan

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Previous Inventory Y/N
Moderate Income							
WW-17[a]	HDR	R3/SA-NR	7.5	147	19.9	98	Y
Lower Total			**7.5**	**147**		**98**	

a. Entitlements for age-restricted apartments with 49 low income and 49 very low income deed-restricted affordable units are approved on this site.

F. Sierra Vista Specific Plan							
Parcel Number	**Land Use**	**Zoning**	**Acres**	**Allocated Units**	**Density**	**Undeveloped Units**	**Previous Inventory Y/N**
Above Moderate Income							
CG-1	LDR	RS/DS	23.9	115	4.8	115	N
CO-1	LDR	RS/DS	17.2	86	5	86	N
CO-2A	LDR	RS/DS	14.3	71	5	71	N
CO-2B	LDR	RS/DS	14.6	73	5	73	N
CO-3	LDR	RS/DS	15.7	78	5	78	N
DF-1	LDR	RS/DS	19.9	100	5	100	N
DF-2	LDR	RS/DS	3.2	15	4.7	15	N
FD-1	LDR	RS/DS	18.6	74	4	74	N
FD-2	LDR	RS/DS	17.1	97	5.7	97	N
FD-5	LDR	RS/DS	17.4	90	5.2	90	N
FD-6	LDR	RS/DS	14.5	95	6.6	95	N
FD-7	LDR	RS/DS	9	57	6.3	57	N
FD-8A	LDR	RS/DS	16.5	75	4.5	75	N
FD-8B	LDR	RS/DS	19	81	4.3	81	N
FD-9	LDR	RS/DS	19.2	107	5.6	107	N
FD-10	LDR	RS/DS	20.5	143	7	143	N
JM-21	LDR	RS/DS	18.5	80	5.1	80	N
KT-1A	LDR	RS/DS	14.4	60	4.2	60	N
KT-1B	LDR	RS/DS	19.6	95	4.8	95	N
KT-4	LDR	RS/DS	15.9	82	5.2	82	N
Above Moderate Subtotal			**329**	**1,674**		**1,674**	
Moderate Income							
CG-20[a]	MDR	RS/DS	5.3	44	8.3	44	N
CO-20[b]	MDR	RS/DS	9.4	84	8.9	84	N
CO-21	MDR	RS/DS	7.8	62	7.9	62	N
CO-22	MDR	RS/DS	4.8	38	7.9	38	N
DF-20[c]	MDR	RS/DS	14.5	97	7.9	97	N
FD-20B	MDR	RS/DS	11.6	88	7.6	88	N
FD-21	MDR	RS/DS	24.4	187	7.7	187	N
FD-23	MDR	RS/DS	17.7	127	7.2	127	N
FD-24	MDR	RS/DS	10.7	84	7.9	84	N
FD-32[d]	HDR	R3	8.7	178	20.5	178	N
FD-33	HDR	R3	8.6	172	20	172	N

JM-1	MDR	RS/DS	17.2	135	7.8	135	N
JM-20	MDR	RS/DS	39.7	322	8.1	90	N
JM-30[e]	HDR	R3	7.5	30	23.5	30	N
JM-40	MDR	RS/DS	4.6	35	7.6	35	N
KT-20[f]	MDR	RS/DS	24.6	167	6.8	167	N
KT-40A[l]	CMU	CMU/SA	5.3	46	--	46	N
KT-40B[l]	CMU	CMU/SA	18.1	163	--	163	N
Moderate Subtotal			**240.5**	**2,067**		**1,827**	
Lower Income							
CG-30	HDR	R3	14.0	420	30	420	N
CG-31[g]	HDR	R3	14.5	420	29	420	N
FD-34[h]	HDR	R3	7.0	172	24.6	172	N
KT-30[i]	HDR	R3	7.4	171	23.1	171	N
WB-30[j]	HDR	R3	8.1	237	29.3	237	N
DF-20[c]	MDR	RS/DS	14.5	18	7.9	18	N
JM-30[d]	HDR	R3	7.5	146	23.5	146	N
WB-31	HDR	R3	11.1	263	23.7	263	N
WB-32[k]	HDR	R3	5.1	128	25.1	128	N
HDR Subtotal			**89.2**	**1,975**		**1,975**	
FD-41	CMU	CMU/SA	5.7	40	--	40	N
Mixed Use Subtotal			**5.7**	**40**		**40**	
Lower Subtotal			**94.9**	**2,007**		**2,015**	
Total			**642.4**	**5,748**		**5,516**	

NOTE: Some lots have both moderate income and lower income units, and appear twice in this table. Therefore, the acreage subtotals include double-counting. The total acreage has been adjusted to reflect the actual total, without double-counting.

a. CG-20 includes an affordable housing obligation of 20 moderate income units
b. CO-20 includes an affordable housing obligation of 34 moderate income units
c. DF-20 includes an affordable housing obligation of 5 moderate income units
d. FD-32 includes an affordable housing obligation of 43 moderate income units
e. JM-30 includes an affordable housing obligation of 73 very low and 73 low income units
f. KT-20 includes an affordable housing obligation of 31 moderate income units
g. CG-31 includes an affordable housing obligation of 40 very low and 40 low income units
h. FD-34 includes an affordable housing obligation of 86 very low and 86 low income units
i. KT-30 includes an affordable housing obligation of 62 very low and 62 low income units
j. WB-30 includes an affordable housing obligation of 68 very low and 169 low income units
k. WB-32 includes an affordable housing obligation of 36 very low and 92 low income units
l. KT-40a and b have a developer who has expressed interest. Application for market rate apartments anticipated in summer 2021.

G. West Roseville Specific Plan							
Parcel Number	**Land Use**	**Zoning**	**Acres**	**Allocated Units**	**Density**	**Undeveloped Units**	**Previous Inventory Y/N**
Above Moderate Income							
F-6A	LDR	RS/DS	32.4	179	5.5	179	Y
F-10B	LDR	RS/DS	21.9	115	5.3	67	Y

F-10C	LDR	RS/DS	19.9	80	4	43	Y
F-21[f]	HDR	R3	14.5	343	23.7	343	Y
F-55A	LDR	RS/DS	24.3	99	4.1	99	Y
Above Moderate Subtotal			**113**	**816**		**731**	
Moderate Income							
F-6B[a]	HDR	R3	8.4	195	23.2	63	Y
F-6C	MDR	RS/DS	26.3	307	11.7	307	Y
F-8A[b]	HDR	R3	11.7	277	23.7	277	Y
F-25[e]	HDR	R3	5.5	137	24.9	95	Y
F-26[e]	HDR	R3	5.6	140	25	94	Y
W-16	HDR	R3	12.2	250	20.5	250	Y
W-27[c]	HDR/VC	R3/DS	7.9	20	21.5	20	Y
Moderate Subtotal			**77.6**	**1,326**		**1,106**	
Lower Income							
F-6B[a]	HDR	R3	8.4	195	23.2	132	Y
F-22[d]	HDR	R3	9.8	244	24.9	244	Y
W-27[c]	HDR/VC	R3/DS	7.9	150	21.5	150	Y
Lower Subtotal			**26.1**	**589**		**526**	
Total			**188.7**	**2,731**		**2,363**	

NOTE: Some lots have both moderate income and lower income units, and appear twice in this table. Therefore, the acreage subtotals include double-counting. The total acreage has been adjusted to reflect the actual total, without double-counting.
a. F-6B includes an affordable housing obligation of 66 very low and 66 low, and 63 moderate income units.
b. F-8A includes an affordable housing obligation of 54 moderate income units.
c. W-27 includes an affordable housing obligation of 89 very low and 61 low income units, leaving 20 market-rate units.
d. F-22 includes an affordable housing obligation of 91 very low and 93 low income units.
e. F-25 & F-26 have an application in for apartments (2, 3, and 4 bedroom units) with rents up to $2,500.
f. F-21 has an application in progress for high-end apartments. Rents expected to exceed $2,500.

H. Infill Plan Area							
Parcel Number	**APN**	**Land Use**	**Zoning**	**Net Acres**	**Density**	**Potential Units**	**Previous Inventory Y/N**
Above Moderate Income							
IN-7	015-360-026-000	LDR	R1	0.32	3.1	1	N
IN-9	011-172-007-000	LDR	R2	0.12	6.4	1	N
IN-9	011-181-006-000	LDR	R2	0.17	6.4	2	Y
IN-9	011-182-010-000	LDR	R2	0.17	6.4	2	N
IN-13	015-080-001-000	LDR	R1	0.76	4	3	N
IN-13	015-080-045-000	LDR	R1	0.26	4	1	N
IN-13	015-080-019-000	LDR	R1	0.16	4	1	Y
IN-18	012-134-031-000	LDR	R2	0.15	6.8	1	N
IN-18	012-144-005-000	LDR	R3	0.14	6.8	1	N

IN-18	012-162-009-000	LDR	R3	0.15	6.8	1	N
IN-18	012-172-020-000	LDR	R3	0.14	6.8	1	N
IN-18	012-185-029-000	LDR	R3	0.14	6.8	1	N
IN-18	012-142-018-000	LDR	R3	0.14	6.8	1	N
IN-18	012-132-047-000	LDR	R2	0.15	6.8	1	N
IN-30	014-252-003-000	LDR	R1	0.17	5	1	Y
IN-34	013-053-015-000	LDR	R3	0.54	5.7	3	N
IN-35	013-022-033-000	LDR	R1	0.12	4.4	1	Y
IN-35	013-022-047-000	LDR	R3	0.70	4.4	3	N
IN-35	013-024-023-000	LDR	R1	0.17	4.4	1	Y
IN-37	014-113-060-000	LDR	R1	0.15	4	1	Y
IN-37	014-130-008-000	LDR	R1	0.57	4	2	N
IN-38	014-263-042-000	LDR	R1	0.32	5.3	1	N
IN-38	014-263-045-000	LDR	R1	0.23	5.3	1	Y
IN-39	472-210-033-000	LDR	R1	0.23	4.1	1	N
IN-46	471-190-046-000	LDR	PD326	1.10	3.9	1	N
IN-54	470-050-008-000	LDR	R1	0.17	3.7	1	Y
IN-61	469-110-031-000	LDR	R1	0.51	3.5	2	Y
IN-86B	469-100-013-000	LDR	R3	1.18	10	12	Y
Above Moderate Subtotal				**8.86**		**48**	
Moderate Income							
IN-87	469-280-009-000	MDR	NC	0.29	8	2	Y
IN-98	013-012-002-000	MDR	GC	0.19	8.1	1	N
IN-102	011-250-007-000	MDR	R1	0.67	14.3	10	Y
IN-108	014-051-017-000	MDR	R3	0.16	11.1	3	Y
IN-108	014-062-018-000	MDR	R3	1.07	11.1	11	Y
IN-115	472-370-013-000	MDR	PD66	0.05	7.8	1	N
IN-115	472-370-014-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-015-000	MDR	PD66	0.06	7.8	1	N
IN-115	472-370-016-000	MDR	PD66	0.06	7.8	1	N
IN-115	472-370-017-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-018-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-019-000	MDR	PD66	0.07	7.8	1	N
IN-115	472-370-020-000	MDR	PD66	0.06	7.8	1	N
IN-115	472-370-021-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-022-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-023-000	MDR	PD66	0.06	7.8	1	N
IN-115	472-370-024-000	MDR	PD66	0.06	7.8	1	N
IN-115	472-370-025-000	MDR	PD66	0.04	7.8	1	N

IN-115	472-370-026-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-027-000	MDR	PD66	0.06	7.8	1	N
IN-115	472-370-028-000	MDR	PD66	0.05	7.8	1	N
IN-115	472-370-029-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-030-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-031-000	MDR	PD66	0.07	7.8	1	N
IN-115	472-370-032-000	MDR	PD66	0.07	7.8	1	N
IN-115	472-370-033-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-034-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-035-000	MDR	PD66	0.05	7.8	1	N
IN-118[a]	048-350-015-000	MDR	RS/DS	0.51	8	5	N
	048-350-016-000	MDR	RS/DS	0.48	8	5	N
	048-350-018-000	MDR	RS/DS	1.07	8	5	N
	048-350-021-000	MDR	RS/DS	0.40	8	5	N
IN-148[b]	048-260-048-000	HDR	R3	3.36	22.4	70	N
IN-149[c]	013-192-036-000	HDR	R3	0.89	24.4	20	N
Moderate Subtotal				**10.20**		**160**	
Lower Income							
IN-148[b]	048-260-048-000	HDR	R3	3.36	22.4	5	N
IN-149[c]	013-192-036-000	HDR	R3	0.89	24.4	2	N
Lower Income Subtotal				**4.25**		**7**	
Total				**19.06**		**215**	

NOTE: Some lots have both moderate income and lower income units, and appear twice in this table. Therefore, the acreage subtotals include double-counting. The total acreage has been adjusted to reflect the actual total, without double-counting.
a. Entitlements for a 20-unit duplex project approved. Two units are reserved for lower income, while remainder will be moderate.
b. Entitlements for senior apartment complex approved. Five units are reserved for lower income, while remainder will be moderate.
c. Entitlements for townhome project approved on the site. Two units are reserved for lower income, while remainder will be moderate.

Specific Plan Areas Realistic Capacity

The City's specific plan process provides certainty for the City and landowners by vesting all land uses approved with the specific plan through development agreements. The City has used Specific Plans to establish new growth areas since the 1980s, and as a consequence the majority of the City is within a Specific Plan. This approach assists the development of adequate housing by assigning housing unit allocations to appropriately-designated large lot parcels. Pursuant to state law, development agreements are recorded against individual properties, and outline the legal rights and responsibilities of the City and the landowner regarding land use designations and entitlements. This approach ultimately encourages and facilitates the creation of affordable housing, especially higher-density housing, which is necessary to provide for very low- and low-income housing opportunities in the city.

The City continually strives to make the best land use decisions and implement policies that efficiently use remaining developable land. To ensure the adequate provision and efficient use of facilities, services, and infrastructure, all specific plan areas within the City specify residential densities not as a range, but at a specific density (e.g. High Density Residential 25.0) and unit allocation (e.g. 150 units). This allows the Specific Plan process to identify the precise number of affordable housing units required to ensure compliance with the City's 10% affordable housing goal. The affordable housing section of the City's Specific Plans identify the large lots where affordable units (at specific levels of

affordability) must be accommodated within the planning area. This comprehensive approach also allows the City to ensure that the units are located on sites scattered throughout the planning area.

As a result of the detailed land use planning of the Specific Plan, the planning for circulation systems (including provisions for public transit), adequate infrastructure and capacity for water and wastewater facilities, utilities, drainage and flood control, and all other essential public facilities and services thoroughly covers all future facility and service needs. The same is true of the California Environmental Quality Act (CEQA) process, and the end result is the ability of projects consistent with the Specific Plan to develop without the need for additional studies or environmental review; without incurring unexpected infrastructure or service costs; and with the assurance that there is sufficient water, sewer, electrical and other service supplies to support development. This ensures that the projects not only are implemented but are able to build out in a timely manner. The City has capacity for full buildout of the adopted General Plan and the City's RHNA. The City's detailed planning process ensures new housing developments have timely access to water, sewer, power, and other utilities; construction of housing is not delayed or prohibited due to utility capacity constraints.

Community Facilities District ("Mello-Roos") financing provides a stable source of funding for construction and perpetual maintenance of public infrastructure in the specific plan area. Ultimately, the housing units allocated to individual large-lot parcels through the specific plan and development agreement process are used to calculate the financing necessary to adequately fund all required infrastructure. The specific plan and development agreement process ultimately provides certainty for the development community by reducing the long-term entitlement risk associated with residential development.

Residential projects consistent with the Specific Plan only require a Tentative Subdivision Map to establish the small-lot pattern which will supersede the large lot, and/or Design Review for compact residential housing (i.e. Medium Density Residential) and multiple-family development. Each Specific Plan also acknowledges that the plan is long-range, and property owners may need to make minor modifications to land uses based on changing market conditions; these can be approved at a staff level. Minor modifications include the transfer of unit allocations from one large lot to another or shifting large lot boundaries, provided the affected large lot allocations are not changed by more than 20% (cumulatively) and the land use designation does not change. The ability to allow minor modifications provides a needed level of flexibility. Modifications which are not minor require a Specific Plan Amendment.

The exact capacity and allowable density of Specific Plan sites in the City's existing sites inventory has already been determined through the specific plan process. Although the City's inventory includes High Density Residential sites greater than 10 acres, these sites have been deliberately sized larger as a direct consequence of the City's more detailed planning, for site-specific reasons. For example, large lot Parcel F-8A in the West Roseville Specific Plan is 11.7 acres and includes a lengthy frontage on an arterial roadway (the under-construction North Hayden Parkway) as well as adjacency to designated Open Space. Frontage improvements for the arterial roadway will include a deep landscape buffer and the interface with Open Space will also require a deep buffer. Therefore, this site's size is based on a need to ensure the site has room for these improvements while still providing capacity for the allocated units. The City also has a track record of developing sites of greater than 10 acres. Examples include large lot Parcel F-24, also in the West Roseville Specific Plan, which is 11.98 acres. Development of the site with its allocated 300 units at a density of 25 units per acre is nearly complete. A list of sites in excess of 10 acres and a reasoning for their size is included below.

- AR-38 is 15.1 acres because it has frontage on the future Placer Parkway and because it shares a significant portion of boundary with a 23-acre commercial site. Placer Parkway is a major regional transportation facility and will require deep landscape buffering and other site accommodations. The shared boundary with the commercial site brings many opportunities to orient and integrate the High Density Residential site with the future commercial center, but this will also require consideration of landscaping, pathways, and public or common amenities between the two areas, which will require land to accommodate.

- CG-30 and CG-31 are 14 acres and 14.5 acres, respectively, and are sized larger because they are part of the Village Node within the Sierra Vista Specific Plan. The Village Node is a planned higher-density residential district anchored by a commercial mixed-use core that creates a central gathering place for residents. These sites have

been deliberately sized and located to activate this central area and provide space on the sites for common amenities, paseos, and activated streetscapes.

- WB-31 is 11.1 acres and is part of a higher density node across from a commercial site with a planned transit hub for Bus Rapid Transit. A signalized intersection is planned at the intersection of Daylight Drive, Pleasant Grove Boulevard, and the High Density site entrance, so extra land area is needed to accommodate the signal improvements.

The City conferred with affordable housing developers on the feasibility of affordable housing construction on sites greater than 10 acres. It has typically been difficult to develop these sites because of funding limitations. The rents that lower income households pay are often too low to cover the costs of owning and maintaining a rental property. This difference between the funding needed to develop and operate a property and the revenue available is called a funding gap. The so-called "gap funding" available to address this generally comes from tax credits and other subsidies, but these funding amounts are limited. Therefore, while a market rate developer can maximize the number of units on the expectation that rent will enable the loans to be paid back, an affordable housing developer can only build as many units as the gap funding will cover.

One way to address this issue on large sites is to adopt a phasing program that makes it easier for a housing developer to split a large site into smaller parcels or otherwise phase development of the property. A developer can then secure funding for smaller projects and build out a site over time. The City has added a new program (Program 16, Prioritize Affordable Housing) to the Housing Element to assist with the development of large sites and other affordable housing sites.

In addition to phasing, recent financing changes have made the development of larger sites much more feasible. One of the primary subsidies leveraged by affordable housing developers is the Low Income Housing Tax Credit, which for many years required units to be affordable to households earning 60% of AMI or lower in order to qualify. However, this eligibility requirement was recently changed to include households earning up to 80% of AMI, which is still Low Income as defined by HUD. Affordable housing developers indicated that the change has a significant impact on the size of the gap, because it increases the amount of rent that can be expected from each unit. This means that larger sites with more units are much more feasible to develop than they have been in the past.

The City's Specific Plans do not include any phasing requirements or other barriers which would preclude or delay development in any portion of the Specific Plan; on the contrary, they facilitate development consistent with the Specific Plan. In each of the City's Specific Plans, higher density development is located along major roadways and is near commercial nodes, to facilitate access to transit and reduced reliance on vehicle trips. Because all of the High Density Residential development and most of the Medium Density Residential development is located along backbone transportation infrastructure for each Specific Plan, which is also the pathway of backbone utility infrastructure, those properties become available for development earlier in the Specific Plan buildout process. A brief discussion of the development status and potential growth is described below for each Specific Plan included in the existing sites inventory.

Amoruso Ranch Specific Plan: Approved in 2016, this Specific Plan is currently not connected to completed infrastructure within the City and has not begun development. However, plans to extend Westbrook Boulevard—the major backbone roadway connecting the Amoruso Ranch Specific Plan to the rest of the City—over the creek south of the planning area have been approved and bridge construction is anticipated to be completed in 2021. Once the bridge is complete, extension of Westbrook Boulevard into the planning area is anticipated in 2022. All of the High Density Residential property within the planning area is located along Westbrook Boulevard, so will be connected to infrastructure and available to build within the 8-year Housing Element period.

Creekview Specific Plan: Approved in 2012, this Specific Plan has just begun to develop within the last year. Westbrook Boulevard, the main backbone roadway connection, has been extended into the planning area and the adjacent properties have been rough graded. Tentative Subdivision Maps for these areas have been approved and recorded; none of these recorded maps are included within the City's inventory, because they are actively under construction. The roadway infrastructure needed to access all but one of the High Density Residential sites has been installed. The remaining site is along Westbrook Boulevard across the creek bisecting the planning area. As indicated

previously, bridge construction is anticipated to be completed in 2021, and therefore all of the High Density Residential sites will be connected to infrastructure and available to build early in the first year of the 8-year Housing Element period.

North Industrial Planning Area: This planning area includes the Campus Oaks Master Plan area, approved in 2015. The large commercial center in this planning area is under construction and all of the High Density Residential sites have already been completed (and are therefore not included within the existing sites inventory). All of the undeveloped residential land within this planning area has been rough graded and significant sections of infrastructure have been installed or are under construction. Most of the planning area includes recorded tentative subdivision maps, so these sites are not included in the City's inventory. All of the remaining sites in this planning area will be connected to infrastructure and available to build within the 8-year Housing Element period.

Sierra Vista Specific Plan: Approved in 2010 at the end of the recession, development activity within this Planning Area increased as the economy recovered. The extension of Pleasant Grove Boulevard to its terminus near the City boundary has been completed, as have other sections of major backbone roadway systems, including Westbrook Boulevard, Market Street, Santucci Boulevard, and Vista Grande Boulevard. This planning area is actively developing and the backbone roadway systems needed to access the High Density Residential sites have all been completed or are under construction. Sites throughout this planning area will be available to construct from the outset of the 8-year Housing Element period.

West Roseville Specific Plan: Approved in 2004, nearly three-quarters of this planning area has been developed and the remainder is expected to be completed within the 8-year Housing Element period.

For all of the other specific plans, infrastructure and roadway connections are all completed, and there are only a few remaining undeveloped parcels, all of which are available from the outset of the 8-year Housing Element period.

Infill Development Realistic Capacity

The City's Infill area is the older portion of the City which was established prior to the 1980s, where there is no Specific Plan. Infill areas, as well as planning areas which contemplated only non-residential uses, offer new opportunities to develop a diverse mix of housing. Many developers are looking to the city's infill areas to develop mixed-use developments, which offer commercial and residential units, in an effort to provide more diverse housing opportunities in centralized locations.

Though not within Specific Plans the stated additional capacity for the Infill area of the City was included as part of the City's 2035 General Plan and accompanying EIR, approved in 2020. Therefore, the units were assumed as part of the City's buildout analysis of water supply, sewer capacity, roadway capacity, and other infrastructure and service needs. The only potential realistic capacity constraints would be site-specific, such as the presence of restrictive easements. Of the 58 Infill sites listed in Table X-30, a total of 39 sites are vacant lots which can accommodate one unit. Only a building permit is required to build a home on a vacant lot. A handful of sites are vacant or have only one home but are designated for two units (duplex, or two-family zoning). These can also be developed with just a building permit. Sites with more units allocated may need a Tentative Map (either parcel or subdivision) or for multi-family housing would require a Design Review Permit. A handful of sites may also require a Tree Permit due to the presence of native oak trees, but this would depend on the specific site design; a Tree Permit would not be required if the native oak trees are not removed.

Staff specifically evaluated each of the Infill sites to determine their capacity. None of the sites on the list have significant site-specific constraints. One site is developed with a parking lot for a church, but the parking is not required and the property owner has inquired about residential development of the site in the past. The land use and zoning designation would allow multi-family, but for the inventory includes only one unit because it would not require elimination of the parking lot to construct one home adjacent to the neighboring homes. All of the other non-vacant lots have minor improvements, such as a fence, a shed, or junk storage. There are no easements or other restrictions that limit the use of the site, floodplain, or evidence of wetlands or other waters. All of the Infill sites have access to existing roadways and utility connections.

The stated capacity for the Infill sites is extremely conservative because many of these sites could be developed with more than the specified number of units based on their land use and zoning designation—all sites zoned R2 are permitted two units and all sites zoned R3 are permitted a minimum of three units—but the number allocated reflects what the City is certain can be easily and realistically built. Most of the properties on the table are either vacant or currently have only one unit, and so based on zoning could accommodate two or three new units, even though only one additional unit is listed on the table.

UNDERUTILIZED LAND INVENTORY

Over the last two decades the City of Roseville renewed its focus on revitalization of our older neighborhoods and commercial corridors, as well as encouraging the development of mixed use and High Density Residential (HDR) units in both the Riverside Gateway Specific Plan and the Downtown Specific Plan. Table X-31 displays all of the opportunity sites within the City's Downtown and Riverside Gateway Specific Plan with the highest potential capacity for residential development. Refer to the Underutilized Land Realistic Capacity discussion following the table for further details.

Underutilized Land Realistic Capacity

The two plan areas have unique characteristics which offer more housing opportunities, especially with the opportunity to consolidate small lots into larger development opportunities. Each specific plan land use map can be viewed online: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774576

Below are descriptions of the respective plan areas, which encourage and facilitate the development of high density and mixed use housing. See Appendix D for maps of the Riverside Gateway Specific Plan and the Downtown Specific Plan sites.

Riverside Gateway Specific Plan

Fundamental to the adopted Specific Plan are six development strategies that were developed by the Steering Committee of the Riverside Gateway Project. The Steering Committee was comprised of property owners, business representatives, residential property owners and appointed officials. The Specific Plan was adopted with the following recommendations:

Parking Strategy: The adopted parking strategy is based on; offsetting parking needs by providing additional on-street parking, consolidating and creating alley loaded parking fields, providing a central parking lot on Riverside Avenue, amending the parking requirement to reflect a mixed use standard and creating a future in-lieu fee to develop future parking.

Pedestrian Friendly Improvements: The plan promotes development of pedestrian friendly improvements, including the use of bulb-outs, sidewalk replacement, one-way alleyways with pedestrian shoulders, enhanced crosswalks and an enhancement of the intersection at Douglas Boulevard and Riverside Avenue.

Enhancement of the Streetscape: Streetscape features that include such items as furniture, signage, banners and other amenities that are similar in nature to the Vernon Streetscape design are also anticipated. Included in the streetscape is the upgrade and under grounding of utilities adding new capacity and making new development more attractive for the area.

Table X-31 | Downtown & Riverside Gateway Specific Plan Residential Opportunity Sites

Map #	Address	Total Units	Residential Density (units/acre)	Floor Area Ratio	Acres	Zoning*	Existing Use	Permitted Use	Previous Inventory Y/N
Historic Old Town									
1	725–845 Lincoln	63	30	0.9	2.0	CMU/SA-DT	Vacant lot	Commercial/Residential	Y
This is a vacant triangular lot with roadway frontage on Lincoln Street and Washington Boulevard. It is also identified in the Downtown Specific Plan as a catalyst site, with pre-design plans for residential development. There are no easements or other such constraints to development, and the City has received inquiries about residential development on this site within the past year.									
2	400–412 Washington, 209–211 Pleasant, 210 Grove	34	37.8	--	0.7	CMU/SA-DT	Auto Sales / Office / Residential	Commercial/Residential	Y
This site consists of five parcels (the parcels are 0.19, 0.16, 0.10, 0.13, and 0.13 acres) with frontage on Washington Boulevard, Grove Street, and Pleasant Street, as well as an alley access. One parcel contains an older home, a second is a parking lot used by the small auto dealership on the adjacent parcel, another is a small office with a parking lot, and the last parcel is also a small office with parking. Approximately 19% (5,826 square feet) of building area occupies these properties. Existing improvements are minimal and aging, with chain link fencing, minimal or absent landscaping, and small 50-year-old buildings which have not been updated or improved by reinvestment. The City has had recent, positive experiences with affordable housing projects and other housing projects redeveloping sites such as this, within the nearby area (see evaluation preceding this table). There are no easements or other such constraints to development.									
3	400–426 Lincoln	80	58.1	0.37	1.4	HD/SA-DT	Parking lot	Commercial/Residential	Y
This site is multiple parcels under a single private ownership. The site is a parking lot which was constructed by and at the expense of the City to alleviate parking concerns expressed by surrounding businesses. The City has since completed two parking garages. There are no land use restrictions or other restrictions which would preclude or impede redevelopment of this site. Per the evaluation preceding this table, there has been significant market investment in housing in the general area, including multiple affordable housing projects. Site 4, below, is also a parking lot and an application to develop it as affordable apartments was received and approved by the City, at the same density provided for this site. Site 4 included more access and site design constraints, due to its location and the presence of a neighboring building siting directly on the property line.									
4	120 Pacific	80	60	1.57	1.4	HD/SA-DT	City Parking lot	Approved 4-story apartments, lower income	Y
This site is an existing parking lot, and a permit for a 4-story affordable housing apartment project has been approved on this site. Construction is anticipated to begin within the next year.									
Subtotal		**257**			**5.3**				

Riverside Gateway									
5	108–110 Douglas, 119–125 Riverside	39	40.45	1.29	1.0	CMU/SA-RG	Used Auto Sales	Commercial/Residential	Y
This site contains a used car dealership with a 9,500-square-foot older building, with the remaining 0.7 acres of the site paved with unmarked asphalt where vehicles are displayed. All of the parcels are under single ownership, and the site has roadway frontage on Riverside Avenue and Douglas Avenue. An alley separates the site from a single-family residential area. The Riverside Avenue, Vernon Street, and Douglas Boulevard intersection is a prime gateway intersection, where the City has invested streetscape improvements and monuments. There is a high potential for this corner to be redeveloped with a mixed use project similar to projects approved nearby on Vernon Street, due to its visibility and location, and due to the fact that the majority of the site is undeveloped paved area. This site is near the Lohse Apartments site, where two existing auto business and buildings were purchased and demolished to make way for housing. There are no easements or other such constraints to development.									
6	201–227 Riverside	12	18.3	1	0.7	CMU/SA	Auto/Retail/Residential	Commercial/Residential	Y
This site includes three parcels, two of which are under the same ownership (the parcels are 0.34, 0.17, and 0.12 acres). The site has frontage on Riverside Avenue and Bonita Street. An alley separates the site from a single-family residential area. The 201 Riverside parcel includes a 1,800-square-foot building housing multiple small spaces for offices, which include a psychic, a maid service, a pool service, a loan service, and car sales office. The remainder of that parcel, about 13,000 square feet, is paved with unmarked asphalt and is used for vehicle display. The building is over 100 years old but has had some cosmetic exterior updates. The adjacent parcel at 225 Riverside contains a single-family home, and the parcel at 227 Riverside contains a 1,700 square foot building which is currently a spa. The uses in these commercial buildings have changed multiple times in the past several years. Only 12 units have been assumed, as that would enable units to be built on the site in addition to the existing uses, rather than requiring replacement. Units could be constructed above the existing building, within the current asphalt area, and/or on the parcel with the single-family home. There are no easements or other such constraints to development.									
7	401–415 Riverside, 110 Cherry	20	19.4	0.9	0.8	CMU/SA	Used Auto Sales	Commercial/Residential	Y
This site includes four parcels, all under the same ownership. The site has frontage on Riverside Avenue and Cherry Street. An alley separates the site from a single-family residential area. There are three commercial buildings on the site, totaling approximately 7,000 square feet. One of the structures is a portable building, another is an old building that has not been updated, and the third is also old but has been updated with glass storefront windows. The site is a used car dealership. Most of the site is unmarked asphalt used for displaying vehicles. Only 20 units have been assumed on this site, as that would enable units to be constructed while leaving the more updated commercial building in place. However, as has been seen elsewhere where existing auto businesses have been sold and demolished for mixed use housing, development pressures are sufficient that the entire site could be redeveloped. There are no easements or other such constraints to development.									
8	440 Riverside	10	14.5	0.8	1.0	CMU/SA	Used Auto Sales	Commercial/Residential	Y
This site is two parcels under the same ownership. The site has frontage on Riverside Avenue and Fifth Street. An alley separates the site from a single-family residential area. One parcel contains an approximately 9,000-square-foot building and the second parcel is unmarked pavement and dirt used for vehicle display. The building is old but has updated glass display windows. Only 10 units have been assumed on this site, as that would enable units to be constructed in addition to the existing commercial use, rather than requiring elimination of all commercial use of the site. Utilities in the adjacent roadways have capacity to serve development of this site and there are no easements or other such constraints to development.									

9	527 Riverside, 424 Clinton, 109–115 Darling	61	29	1.31	2.1	CMU/SA	Auto Sales, Auto Repair, Small Retail Strip Mall	Commercial/Residential	Y
This site includes three parcels under the same ownership. The site has frontage on Riverside Avenue, Darling Way, and Clinton Avenue. The largest parcel includes three commercial buildings, totaling 3,960 square feet, one of which is auto repair, the other auto rental (Hertz), and the other is a small brick accessory building to Hertz. The second parcel includes unmarked asphalt where vehicles are displayed for sale (also Hertz), and the third parcel includes a small in-line strip mall occupied by a liquor store (4,000 square feet). All of the buildings on the site are old and have not been updated. The potential of this site is similar to Site 5. This is a key gateway with good visibility, and the City has made public improvements in this area, such as installing gateway monuments and features. Given the market pressures in the area, there is a high likelihood that this site could be redeveloped with a more intensive mixed use project like Lohse or Main Street Apartments, with ground-floor commercial space and upper floor housing. Utilities in the adjacent roadways have capacity to serve development of this site and there are no easements or other such constraints to development.									
Subtotal	**142**			**5.6**					
Total	**399**								

*Zoning Designations: CMU = Commercial Mixed Use, HD = Historical District, CBD = Central Business District, SA = Special Area, DT = Downtown Specific Plan area, RG = Riverside Gateway Specific Plan Area

** Refers to the Roseville Specific Plan area; DT = Downtown Specific Plan, RG = Riverside Gateway Specific Plan

Land Use Strategy: The Specific Plan promotes an increase in the Floor Area Ratio (FAR) standard, adding a mix of residential uses and establishing more flexible design and development standards for the Riverside Gateway project area. (Note: FAR is the ratio of developed area, as compared to total area of a parcel.) The FAR standard in the planning area is a plan-wide average, rather than a site-specific limitation. This allows individual sites to have a much higher FAR. The previous average FAR was 0.27 and has been increased to 0.60, allowing for 4 story buildings to be created in the plan area. The existing average FAR in the Riverside Gateway area is 0.20 and therefore the planning area has an unbuilt capacity of 350,000 square feet.

In addition, the previous zoning was GC (General Commercial), which did not allow residential development. With the adoption of the Riverside Gateway Specific Plan, a Special Area overlay (SA) for zoning was applied to the plan area, thereby creating a Commercial Mixed Use Zone District with a Special Area overlay, which is known as CMU/SA-RG (Commercial Mixed Use with a Special Area Overlay for the Riverside Gateway Plan Area). The current zoning now allows residential development by right, creating more opportunities to develop higher density housing. Additionally the zoning now prohibits Auto Service and Auto Sales uses. Currently Riverside Avenue is heavily occupied by auto uses. By precluding these uses, the sites will become available for redevelopment with projects including residential units, further introducing additional HDR units into the plan area.

Catalyst Sites In order to promote redevelopment in the area the Council felt that it was important for the City to support and pursue funding for a catalyst project within the Riverside Gateway project area. There are two catalyst sites. The sites will combine smaller lots, which are owned by the same landowner, therefore increasing the probability of mixed use and high intensity development at each of these sites. Conceptual plans were prepared for the sites that, as proposed, would provide a cumulative of 100 additional HDR units within the plan area.

The conceptual plans and housing unit yield take into consideration the following: setbacks, floor area ratio, lot coverage, parking, height limitations, site constraints, and design guidelines.

Site Development Prototypes. The Riverside Gateway Specific Plan identifies various prototype development plans for interested developers, eliminating the project from going through the design review process. The developer would then save time and money, as well as ensure the project will have addressed concerns relative to parking, site access, landscaping, utility connections, and trash enclosures.

Four prototype plans were prepared for the various lot sizes on Riverside Avenue; single lots (50’ x 150’), double lots (100’ x 150’), triple lots (150’ x 150’) or triple corner lots. The prototypes demonstrate the redevelopment potential of the parcels with mixed-use, ground floor retail and upper floor residential use. The developments include between 2–12 residential units each and were designed to be consistent with the Riverside Gateway goals and City regulations. The prototype plans and housing unit yield take into consideration the following: setbacks, floor area ratio, lot coverage, parking, height limitations, and design guidelines. Refer to Chapter 9 of the Riverside Gateway Specific Plan for prototype plans.

Using the prototype plans, staff estimated the amount of new units that could be introduced to the area by redeveloping the parcels occupied by non-conforming uses.

Analysis of Existing Uses. The Riverside Gateway Specific Plan provides a variety of changes to the previous land use designations, as well as other regulatory incentives that encourage and facilitate the development of higher density residential housing units.

As mentioned under the Land Use Strategy and Site Development Prototype discussions, staff identified the parcels with potential development of HDR units. The sites identified are or were occupied by the now non-complying automotive uses. Although development has also slowed, the viability that these sites will be developed is probably more realistic once funding can be obtained due to the fact that there are fewer constraints that could potentially impede development. In summary, the analysis of existing uses reveals that there are no uses that could impede development of the potential development sites.

Downtown Specific Plan

Introduction

New housing in Downtown Roseville is a key strategy of the Downtown Specific Plan. The City of Roseville, as well as the Sacramento region, has been focused on reducing the footprint of future development on the outer edges of existing communities within the region. The Downtown Specific Plan provides new high density residential development within an urbanized area. New residents will enhance the customer base for Downtown retail businesses and will be in walking distance to the multi-modal facility and bus transfer facilities that exist in the plan area.

A variety of residential types are proposed to create a downtown that is accessible to different economic and life-style sectors of the community. Housing types that are appropriate in Downtown include multi-family flats and apartments, efficiency units, single room occupancy units, condominiums, town homes, flexible live-work options and mixed income housing (market rate and affordable units). The land use plan anticipates that the majority of units will be incorporated as part of future mixed use development or high density housing projects.

Incentives

The Downtown Specific Plan regulates the development of property through use and bulk restrictions. The tool selected for regulating density and intensity in Downtown Roseville is the allowable Floor Area Ratio (FAR). In order to encourage a mix of housing within the Downtown area, there are a number of incentives that are directed towards assisting housing related projects. Through incentive zoning, the City seeks to realize certain amenities or design provisions related to a particular development project in exchange for granting an increase in the FAR, a reduction in the required parking or additional height for development, for the property being developed.

The City worked in conjunction with a consultant to prepare development plans for several sites within the Downtown. The sites were chosen based on size, location, existing conditions, and the property owners' interest in developing the site. All of the projects include mix-use development and are consistent with the Downtown policies and City regulations.

Six of the sites were identified as catalyst sites because they were vacant or City owned parcels. As an incentive to developers, Pre-Design plans were prepared for the sites and the review process streamlined. The developers then save time and money, as well as ensure the project addressed concerns relative to parking, site access, landscaping, utility connections and other City guidelines and regulations. In summary, the primary regulatory incentives are focused on land use, parking reductions, in-lieu fees and process streamlining. These incentives are intended to encourage additional housing in the Downtown. These overall incentives are listed below:

Land Use

- Increased FAR = Additional 900,000 square feet (s.f.) ground floor commercial and 1,020 residential units;
- Adds height to the existing zone districts;
- Adds new housing related uses as being principally permitted that the market supports, such as: Mixed Use, High Density Residential and Live Work housing;
- Principally permits existing single room occupancy residential units; and,
- Principally permits high efficiency residential units.

Parking Requirements

- On-site requirements for residential development have been reduced;
- Public Parking is used to satisfy private parking requirements. An increase in the public parking supply on the side streets will be added where plausible;
- An on-street parking credit of 2.5 spaces for every 7,500 s.f. of lot area is provided;
- Parcel aggregation credit is provided when consolidating properties; and,

- Permitted uses that are rehabilitating an existing building do not require additional on-site parking when a discretionary action is not required.

Fees

- Park land dedication fees and in-lieu fees are not required for residential uses; and,
- Parking in-lieu fee payment at a reduced rate based on number of spaces helps the financial proforma of projects.

Process

- Administrative Design Review Permits are encouraged to streamline future housing developments;
- Pre-approved development scenarios have been developed for catalyst sites containing residential development; and,
- Completion of an Environmental Impact Report will address increased traffic and utility use on an area wide basis.
- Completes an architectural and historical survey necessary for future CEQA actions.
- Provides the ability to use CEQA exemptions for future projects streamlining the development process.

Application of Standards

Due to the relatively small parcel sizes it is difficult to assign a density or unit allocation that is parcel specific. The Specific Plan allocates units on a district basis. It establishes minimum and maximum density requirements in order to allow the market to dictate what type of projects are economically feasible. For projects that are strictly residential, the density combined with the maximum FAR will be the regulating factors. Mixed use projects (residential over retail/office) will be regulated through the overall floor area ratio requirement. This approach will allow commercial mixed use projects to have smaller units, which can maximize density.

Realistic Capacity

The approach described above has resulted in significant success, with three 100% affordable apartment projects approved in the planning area in the last five years, plus two market rate townhomes projects. Two of the affordable projects have been constructed (on Table X-21, Lohse Apartments and Main Street Apartments). The three affordable apartment projects are all at densities in excess of 50 units per acre. The third affordable apartment project and the market rate townhomes are expected to begin construction in 2021 or 2022. The sites and their previous site constraints are described in the following:

- Lohse Apartments (623 Vernon Street): This site was under one acre and included multiple parcels, one of which contained a building housing an auto repair and paint shop, and another of which contained a U-Haul rental and building, along with associated parking areas. All of the existing uses (totaling 6,500 square feet of space) were demolished and the parcels were consolidated through a Voluntary Merger. The Lohse Apartments project is four stories and includes, one-, two-, and three-bedroom units as well as ground-floor non-residential space. Construction was completed in 2019.
- Main Street Apartments (300 Washington Boulevard): This site is approximately 1.5 acres and was minimally improved, with gravel and a few other small site improvements. The project included a Parcel Map and the abandonment of right-of-way on Pleasant Street. The Main Street Apartments project is a mix of three and four stories with one-, two-, and three-bedroom units, and includes ground-floor retail. Construction was completed this year.
- Junction Crossing Apartments (120 Pacific Street): This site is approximately 1.5 acres and included multiple parcels with a parking lot and mature landscaping. The project included a Parcel Map to merge and resubdivide the parcels. This is an 80-unit 100% affordable project, with construction anticipated to begin this year.
- Belvedere Townhomes (510 Lincoln): This site included multiple parcels containing a single-family home on

one parcel and the 4,000 square-foot Belvedere Hotel on another. The project included a Tentative Subdivision Map and the demolition of both existing buildings. The approved project includes 18 townhomes and construction is anticipated to begin this year (demolition has been completed).

- Nevada Street Lofts (1007 Douglas Boulevard): This site includes multiple parcels and existing development includes a large chain link fence and one single-family home. The approved project included a General Plan Amendment from Business Professional to a High Density Residential land use designation, a Tentative Subdivision Map, a Design Review Permit, and a Tree Permit to build 22 townhomes. Construction is anticipated to begin next year.

All of the sites listed above are within the same market area as the sites listed in Table X-31, above. All but one of the sites were non-vacant, and required the demolition of parking lots, commercial buildings, and/or residential buildings or order to enable their construction. All of these sites also required parcel consolidation, and all of these projects have occurred within the past five years, showing significant market forces at work in these areas. The success of these sites, three of which were identified in the City's 2013 Housing Element underutilized sites inventory, demonstrates the feasibility of development for the similar, nearby sites which are listed in Table X-31. In the past eight years, a total of six new private development projects have been approved in the City's downtown, and of those, five were housing projects. Therefore, 80% of the time when redevelopment has occurred in these areas it has been with housing.

The sites in the Riverside Gateway Specific Plan are all in the Commercial Mixed Use zone, which means density cannot be calculated by a simple division of units per acre; a portion of the site is expected to be non-residential. Density also cannot be expressed as a "maximum" or "minimum," because the plan has instead simply allocated a certain number of units to each property. For the purposes of planning, density has been conservatively expressed as the number of units realistically assumed divided by the total site acreage, but it is expected actual density would be higher, because some portion of the site may remain commercial. Based on this estimated land use density, the City's underutilized land supply provides capacity for 357 lower-income units and 42 moderate-income units.

In identifying the list of sites in Table X-31, the City has already gone through a process of evaluating sites in both plan areas and has included only those with the highest likelihood of developing with residential uses. The list is a conservative estimate of development potential in these planning areas, and it is expected that sites excluded from the list could also redevelop with housing. As an example, the Lohse Apartments site was not included in the 2013 Housing Element inventory but nonetheless it redeveloped with housing. The Downtown Specific Plan includes approximately 77 acres of land with a zoning designation that allows high density residential uses, but the table only assumes 5 acres (6%) of this area will be developed with housing. The Riverside Gateway Specific Plan includes approximately 29 acres of land with a Commercial Mixed Use zoning designation and approximately 8 acres of land with a multi-family residential zoning designation, while the table list below assumes only 6 acres (16%) of this area will be developed with housing. A higher proportion is assumed in Riverside Gateway than in the Downtown Specific Plan, because the Riverside Gateway planning area contains a much lower FAR—that is, there is far more undeveloped space in the planning area. As explained in the description of the Riverside Gateway Specific Plan, the existing average FAR is 0.20, which means that only 20% of the land area (or 0.2 acres to every acre) is developed with buildings.

ACCESSORY DWELLING UNIT INVENTORY AND REALISTIC CAPACITY

SACOG completed a regional ADU affordability analysis (dated March 2020 and included as Appendix F) indicating that in Placer County a total of 56% of ADUs are affordable to lower income households (15% extremely low, 6% very low, and 35% low) and 43% are affordable to moderate income households. Only 1% are priced to meet the above moderate income level. State legislation has enacted relaxed development standards and fees for ADUs and JADUs, making them more easily accommodated on a lot and less expensive to construct. Due to these relaxed standards and fees, the City is projecting that ADUs and JADUs will be constructed at five times the average annual rate observed in the City between 2013 and 2017. The City only began reliably tracking this type of unit in 2018, so it is difficult to provide an accurate measure of the number of ADUs constructed in the 2013 to 2017 time period. An electronic search of building permit records using key words was used to develop an estimate, which was found to be two ADUs annually. Five times this annual average rate results in ten ADUs or JADUs annually for a total of 80 units over the 8-year planning period. Based on the affordability analysis, it is assumed that 45 of these will be affordable to lower income households.

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development.

Environmental

All sites listed in the sites inventory are generally free of constraints or the site constraints are so minor they can be mitigated with development. The City does not give land use entitlements for land within a floodplain (it would contain a floodplain overlay designation, for instance, that limits development). If the affordable sites are part of a specific plan and subject to a development agreement, it is a condition of the development agreement that the affordable sites be free of any encumbrances.

Infrastructure

The concept of linking growth management and the ability to provide adequate services is articulated throughout the goals and policies of the Growth Management Component, Policy LU8.3, which states: “Growth shall be managed to ensure that adequate public facilities and services, as defined in the Public Facilities Element, are planned and provided and public health, safety and welfare is protected.” Therefore, new development must contribute its fair share toward the provision of water, wastewater, electric, parks and recreation, and police and fire services, as well as school funding. The fees associated with the provision of adequate facilities and services will affect the cost of housing since the costs will be passed on to homebuyers, who will pay for the expansion and provision of services over time

The City of Roseville is the utility provider for water, wastewater, sewer, and solid waste. The City has sufficient infrastructure capacity to address its RHNA during the 2021–2029 planning period of the Housing Element. The City’s Specific Plan process ensures there is sufficient water, sewer, electrical, and other service supplies to support full buildout of the planning area.

OPPORTUNITIES FOR ENERGY EFFICIENCY AND CONSERVATION

An important consideration in the development of a comprehensive housing plan is the attention given to the issue of energy efficiency and conservation. Roseville Electric is a locally owned and operated non-profit municipal utility of the City of Roseville. Roseville Electric has served the Roseville community for over 90 years with the primary concerns of energy efficiency and conservation and maintaining low rates and high service reliability. Customers are encouraged to participate in the local utility commission meetings. Residential electric rates in the city are generally lower than rates charged by the Pacific Gas and Electric Company. The City’s Residential Energy Efficiency and Conservation goals and policies found in the Housing Plan section, reflect the City’s continued commitment to implement programs which incorporate efficiency and conservation measures into the construction and maintenance of the city’s housing, and reinforce the Water and Energy Conservation Component of the Public Facilities Element of the General Plan.

Continued promotion of efficiency and conservation efforts and program standards, rebates, and financial assistance will help reduce the percentage of income devoted to housing-related costs through utility bill savings. Further, many new homebuilders are embracing green technology and installing instant hot water features in their housing developments.

State law is addressing the issue of climate change, in terms of both the cause and the potential effects. Energy conservation has been identified as one of the most effective ways to counteract the effects of global warming.

Roseville's efficiency and conservation efforts contribute to needed reductions in greenhouse gas emissions. Such sustainable goals and policies throughout the General Plan are designated with an icon: .

Also, a more focused discussion of climate change can be referenced in the Air Quality Element of the General Plan.

FINANCIAL RESOURCES

Federal Programs

The *Housing Choice Voucher Program* provides direct rental assistance to very low-income families. Managed by the Roseville Housing Authority, this federally sponsored program distributes rental payments directly to the property owner. The Roseville Housing Authority currently has 562 Housing Choice Vouchers and 75 special purpose vouchers for non-elderly disabled households.

Section 202 provides long-term direct loans to private, non-profit sponsors to finance new rental housing construction for very low-income seniors.

The *Community Development Block Grant (CDBG)* is a major federal program available to assist local government in the development and maintenance of affordable housing. Funds are used to encourage the construction and rehabilitation of low-income housing in cooperation with non-profit corporations to acquire or write down the cost of land for residential units and/or infrastructure improvements. Funds for the maintenance of affordable housing are available for rehabilitation projects.

The *Housing Rehabilitation Program* is partially funded by CDBG to provide financial assistance to low-income owner-occupied units for the purpose of repairing health and safety defects and for general property improvements. The Housing Rehabilitation Program currently provides $5,000 grants to elderly or disabled, very low- and low-income owner occupants**,** and low-interest loans of up to $100,000 to low-income owner-occupied units.

Low Income Tax Credits represent the federal government's largest effort to assist in the development of housing affordable to low-income households. The tax credits enable the owner of a rental complex which is affordable to low-income households to take an annual tax credit equal to 9% of the depreciable basis of the complex against the owner's federal tax obligation for up to ten years.

Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH). Since 1987, programs authorized under the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 have been the major source of federal funding to states, local governments, and non-profits for meeting the needs of homeless individuals and families. The Supportive Housing Program (SHP) is designed to develop supportive housing and services that will allow homeless persons to live as independently as possible. The City will continue to participate in the preparation of the regional Continuum of Care application process in hopes of continuing to receive HEARTH Act Funds for homeless activities. It is reasonable to assume the City and Placer County can anticipate ongoing funding from this program over the eight-year program period of the Housing Element.

State Programs

The *California Housing Finance Agency Programs (CalHFA)* Home Ownership Program provides low-interest financing for home purchase in every county of the state. Private for-profit and non-profit sponsors of new construction are eligible to receive loan commitments through this program.

The *Home Investment Partnership Program* (HOME) is funded by the federal government, which then annually awards funding to the State of California, who then administers the HOME Program to eligible local jurisdictions through the Department of Housing and Community Development (HCD). HOME funds are used to assist recipients in the areas of new construction, acquisition, rehabilitation, tenant-based rental assistance, and below-market-rate interest loans and deferred loans to low-income first-time homebuyers.

- The *Housing Rehabilitation Program* is partially funded by HOME funds to provide financial assistance to low-income owner-occupied units for the purpose of repairing health and safety defects and for general property improvements for very low- and low-income owner occupants. Low-interest loans are available to assist low-income owner-occupied units.

- The First Time Home Buyers Down Payment Assistance Program offers down payment assistance for low-income households. The program estimates it will assist approximately 20 households during the eight-year program period.

Single Family Housing Bond Programs (Mortgage Revenue Bonds) are issued through a third-party issuer and used by local lenders/developers to access below market interest rate loans for first-time homebuyers.

- *California Rural Gold* provides assistance to low- and middle-income homebuyers to purchase homes utilizing reduced interest rates. Cal Rural Gold is funded through issuance of taxable mortgage backed securities with continued funding based on the state allocation process.

- *Mortgage Credit Certificate Program* assists low- and moderate-income first-time homebuyers utilizing tax credits.

Building Equity and Growth in Neighborhoods (BEGIN) is funded by the State of California and administered by HCD. The funds are used to assist in the creation of affordable housing opportunities to low- and moderate-income households in new subdivisions which have been given special regulatory relief measures by the local jurisdiction. The assistance is in the form of $30,000 maximum down payment assistance for each eligible household. The City has received funding for one subdivision in 2006 but is uncertain as to the ability to secure funds for this program in the upcoming eight-year Housing Element planning period.

Cal Home is administered by HCD with funds awarded to jurisdictions which have submitted successful applications for eligible activities. Activities which can be funded include owner-occupied housing rehabilitation and first-time homebuyer down payment assistance. Cal Home is designed to augment current programs offered by jurisdictions. The City is optimist of the availability of this funding source in the upcoming eight-year planning period of the Housing Element.

Low Income Housing Tax Credits represent the state government's effort to assist in the development of housing affordable to low-income households. Tax credits enable the owner of a rental complex which is affordable to low-income households to take an annual tax credit equal to 4% of the depreciable basis of the complex against the owner's state tax obligation.

Federal Emergency Shelter Grants assists local government agencies and non-profit organizations to finance emergency shelters, supportive services, and transitional housing for homeless individuals and families. The City has assisted and supported Federal Emergency Shelter Grant applications in the past for non-profit organizations and is willing to assist with future applications. However, the City cannot anticipate ongoing funding from this program over the eight-year program period of the Housing Element.

Local Government Programs

The *City's Housing Division manages the Homeless Prevention and Rapid Rehousing Program funded by Permanent Local Housing Allocation and up to $250,000 in Low and Moderate Income Fund dollars to* provide grants to Roseville homeless persons or those at risk of becoming homeless by providing payment of past due rent, security deposits and first month's rent, past due utility bills, and emergency motel vouchers. Non-profits apply for funding on an annual basis.

Private Programs

Citizens' Benefit Trust.

The Citizens' Benefit Trust was established in 1993 following the sale of the city-owned Roseville Hospital. The proceeds were placed in a trust and a portion of the interest earned each year is made available for grants with the

purpose of improving the quality of life for the citizens of Roseville. Public agencies, schools and non-profit 501(c)3 or 501(c)4 are eligible to apply. The Grants Advisory Commission was created in 1994 to review grant applications for expenditures of the Citizens' Benefit Trust and to make recommendations to the City Council on an annual basis.

REACH Fund - The Roseville Employees Annual Charitable Hearts Fund (REACH) is a community giving fund created through the generosity of Roseville employees and retirees. These employee-donated funds are dispersed to local charitable organizations that serve youth, seniors and families in the South Placer County region.

Developer contributions are a result of the City's 10% Affordable Housing Goal. The types of contributions vary depending on the type of affordable housing developed. The typical developer contribution funds silent second mortgages on purchase units, to bridge the gap between the affordable purchase price and market value, and facilitate land write-downs for affordable rental unit projects.

Non-profit corporations advocate for affordable housing and educate the community on current and projected needs for affordable housing through presentations, articles, and workshops. They may also develop and manage an unmet need for affordable housing for very low- and low-income households. Non-profit firms may apply directly for state and federal housing funds and solicit funding from private sources and foundations. The Roseville Charter allows the City to sell surplus property to non-profit firms headquartered in the city without holding a competitive bid.

Project Go is a locally based non-profit housing development corporation working with the City in implementing affordable housing through the development of multi-family affordable housing. Project Go offers free weatherization services for low-income households to help reduce energy bills, thereby providing a means of keeping housing affordable.

Other non-profit corporations, such as the Nehemiah Progressive Housing Corporation, Pacific Housing Inc., Community Revitalization and Development Corporation, and Greek Orthodox Housing Corporation, have worked in conjunction with the City to build affordable housing utilizing the Low Income Tax Credits program.

Reverse Annuity Mortgage is a home equity conversion program, where elderly homeowners may work in conjunction with local financial institutions to allow the extraction of equity out of their homes for repairs and as supplemental income. The City has not been involved in referring residents to financial institutions to pursue reverse annuity mortgage programs. Instead, residents are referred to the Community Services Department's Housing Division's Residential Rehabilitation Program.

Private funding sources are noted as potential resources; however, the City does not control private funding and cannot anticipate ongoing funding from this these sources over the eight-year program period of the Housing Element.

FAIR HOUSING ASSESSMENT

Introduction and Overview of AB 686

Assembly Bill 686, signed in 2018, requires each city or county to take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. Housing elements must now include an assessment of fair housing practices, examine the relationship of available sites to areas of high opportunity, identify and prioritize contributing factors to fair housing issues, and include actions to affirmatively further fair housing (AFFH).

Assessment of Fair Housing Issues

This section examines existing conditions and demographic patterns in the City of Roseville, including patterns of integration and segregation, concentrated areas of poverty, areas of low and high opportunity, and disproportionate housing needs. The analysis is presented from a local and regional perspective to describe settlement patterns across the region. This analysis is then used to identify and prioritize contributing factors that inhibit fair housing in Roseville. Goals, policies, and programs to address the contributing factors and affirmatively further fair housing are detailed in the Programs section of this Housing Element.

The information in this section is partially from the Analysis of Impediments to Fair Housing Choice (AI) report, prepared for the Sacramento Valley Fair Housing Collaborative in February 2020. The AI assessed fair housing in cities and unincorporated jurisdictions of Placer, Sacramento, and Yolo counties, including the City of Roseville. The complete report is included as Appendix B; below is a summary of the findings. Additional data specific to Roseville has also been included where available from the American Community Survey and the HCD AFFH Data and Mapping Resources Tool.

HISTORIC AND CURRENT BARRIERS TO HOUSING ACCESS

A key consideration to providing housing for all segments of the community is evaluating inequities which may present barriers to access, known as fair housing. Throughout the nation there are historically underserved and/or disenfranchised communities which have experienced housing and infrastructure disinvestment and exclusion from housing opportunities. The makeup and profile of existing communities throughout the nation is often heavily influenced by historic patterns of racism and other forms of exclusion, the effects of which persist to this day. The history of Roseville and the greater Sacramento region is consistent with this national history, and includes periods where people were excluded or expelled from the area or otherwise prevented from purchasing land or homes on the basis of race or background.

Both Rocklin and Roseville were railroad towns, and because Chinese immigrants made up nearly 90% of the labor force laying the track[4], the area was home to approximately 400 Chinese immigrants by the 1870s. However, as documented in "Driven Out: The Forgotten War against Chinese Americans" (Jean Pfaelzer, 2008), in 1877 a group of Chinese men were accused of murder, and a white mob formed. After all of the Chinese residents were driven out, the homes in the Chinese quarter were demolished and a fire started, which burned the shops and homes to the ground. As news of the incident spread, neighboring towns followed suit: Loomis, Penryn and Roseville ordered all Chinese people to leave their towns and armed men rode into Chinese-owned mining camps and forced them to leave. At the time "many Chinese either owned or leased considerable land or mining claims within a ten-mile radius of Rocklin, and most of their loans had been fully paid off." Thus, the events of this period disenfranchised a sizable existing community of Chinese immigrants in this region. Events such as this ensured that as the City incorporated and expanded, the majority of property owners and residents were white.

"Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930–2004"[5] describes patterns of disenfranchisement in the greater Sacramento region. In this area racially-restrictive covenants—terms within deeds and other documents prohibiting sale or rental of property to people of color—began use in the 1920s. In the 1930s, approval of federal loans increasingly became contingent on including racially restrictive covenants on the property. By the late 1930s the process known as "redlining" was established. This was a process of developing lending risk maps which were based on the assumption that the presence of Black, immigrant, or poor white communities compromised the value of homes and made mortgages in these areas higher risk. Areas designated in red (hence "redlining") on these maps were considered highest risk and were placed over majority Black neighborhoods, neighborhoods with high immigrant populations, and less affluent neighborhoods. Redlining made financing for properties in these areas extremely difficult to obtain, severely hampering the ability of people to finance home maintenance and repairs or buy property in these areas. This in turn drove down property values in these areas, even while property values climbed elsewhere. Although racial exclusion, redlining, and racially-restrictive covenants are now illegal, the effects of this discrimination linger to the present day. CalEnviroScreen is an interactive map-based tool that identifies relative risk based on the community pollution burdens, health risk indicators, and economic vulnerability. An overlay of the 1930s era redlining map of Sacramento and the CalEnviroScreen map of Sacramento shows substantial overlap between redlined areas and areas today which have higher pollution burdens and vulnerable populations. Moreover, demographic maps of the region show that the patterns of racial segregation established by this history have improved, but remain evident.

[4] From the Chinese Railroad Workers in North America Project at Stanford University: https://web.stanford.edu/group/chineserailroad/cgi-bin/website/virtual/

[5] Hernandez, Jesus. (2009). Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930-2004. International Journal of Urban and Regional Research. 33. 291-313. 10.1111/j.1468-2427.2009.00873.x.

FAIR HOUSING ENFORCEMENT AND OUTREACH

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

Fair housing issues that may arise in any jurisdiction include but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or selling a housing unit; and
- disproportionate housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

The Roseville Housing Division ensures that front desk staff is trained to provide fair housing outreach materials for those who visit, call or email with questions and issues. The City refers discrimination complaints to the California Department of Fair Employment and Housing. The California Department of Fair Employment and Housing dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), as part of the Fair Housing Assistance Program. HUD's FHEO reported that 8 housing discrimination cases were filed by residents of Placer County in 2019. City level data is not available.

The City of Roseville provides fair housing outreach materials for each of the programs managed by the Housing Division:

The Housing Choice Voucher Program provides several items in the briefing packet for each household that is issued a voucher for the program. The fair housing items include HUD's "Are You a Victim of Discrimination?" booklet, a fair housing resource contact sheet that includes the contact information for HUD, DFEH, Legal Services of Northern California, Project Sentinel and several other resources, as well as the Violence Against Women Act information forms and the Informal Review information for applicants and tenants.

The City, as an entitlement jurisdiction for CDBG funds through the Department of Housing and Urban Development, completes an "Analysis of Impediments to Fair Housing Choice" along with a certification that states it will affirmatively further fair housing in its community. The certification further requires that the grantee undertake fair housing planning through: 1) the completion of an Analysis of Impediments (AI) to Fair Housing Choice in the community; 2) the undertaking of actions to eliminate identified impediments; and 3) the maintenance of records regarding the analysis and actions.

The City also has a Fair Housing Resource page on the Housing website which lists several agencies that offer fair housing information. The website encourages persons who believe they have experienced discrimination in housing rental, sales, or financing because of race, color, religion, sexual orientation, national origin, marital status, disability, or familial status to contact any of the agencies listed.

INTEGRATION AND SEGREGATION PATTERNS AND TRENDS

Race and Ethnicity

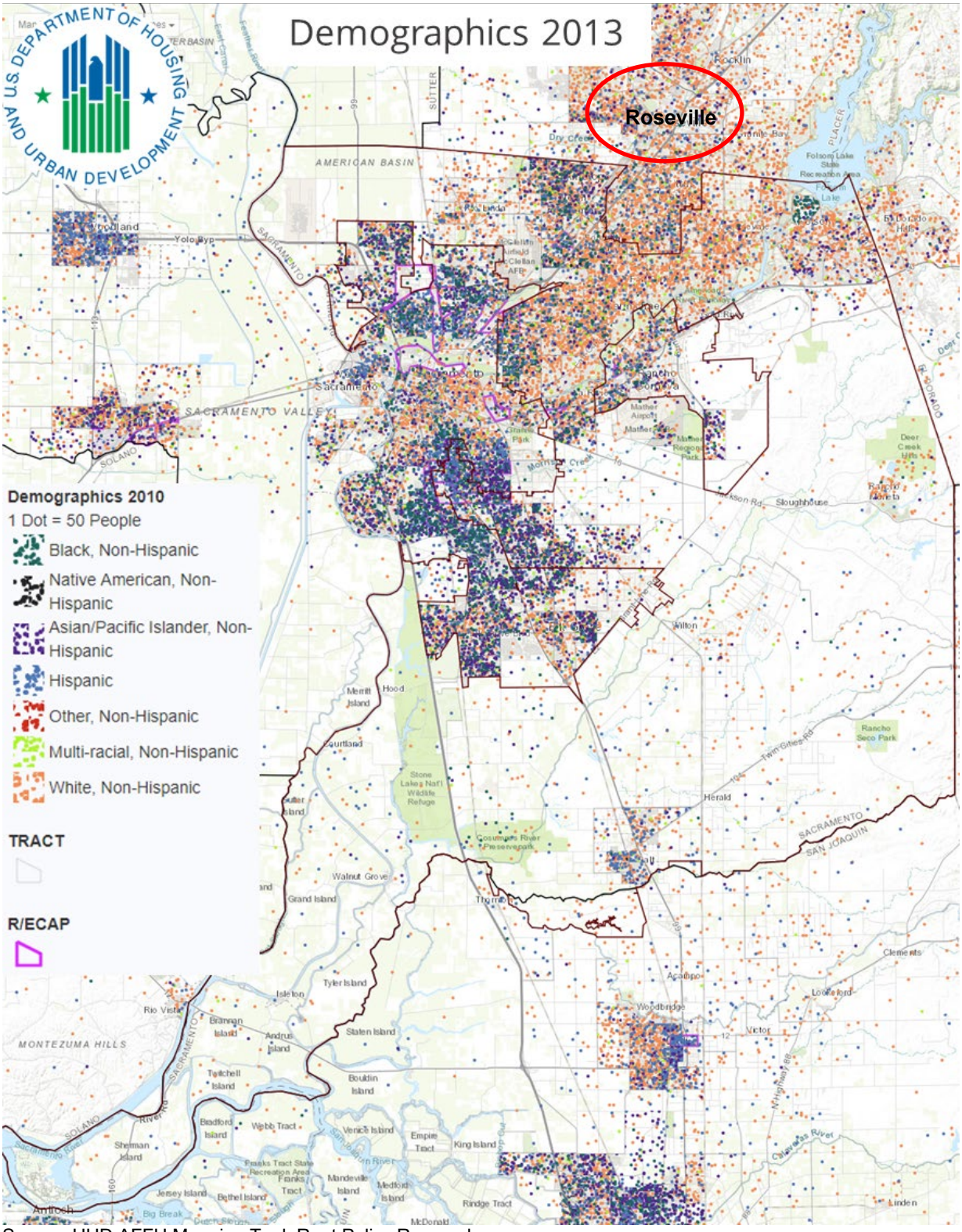
The Sacramento Valley region is home to more racial, ethnic, and cultural diversity than the national average, and has been growing more diverse. In 2017, non-Hispanic White residents made up 55.7 percent of the population within the region, compared to 73 percent in 1990. However, as described previously, the patterns of segregation established by racial exclusion, redlining, and racially-exclusive covenants remain visible today within the region. The location of Black and Hispanic residents in the Sacramento Region today tends to fall outside of the areas of historic covenant restrictions. Figure X-3 shows the racial and ethnic distribution in the Sacramento Region as of 2010. Generally,

patterns of settlement indicate that the majority of non-White and Hispanic/Latino residents reside in and around the Cities of Sacramento and Elk Grove.

Roseville is less diverse than the region, as Roseville had a higher proportion of non-Hispanic White residents (68.5 percent) than the regional average (56 percent) in 2018. However, communities of color in the City and region have increased over the past three decades. Comparatively, the City's population of non-Hispanic Whites was 85 percent in 1990, 72.6 percent in 2010, and 68.5 percent as of 2018. Demographic maps of the region show that the patterns of segregation remain evident (see Figure X-3). This section describes those patterns of segregation for communities with protected characteristics—including race and ethnicity, familial status, income, and disability status—relative to the City of Roseville and the region.

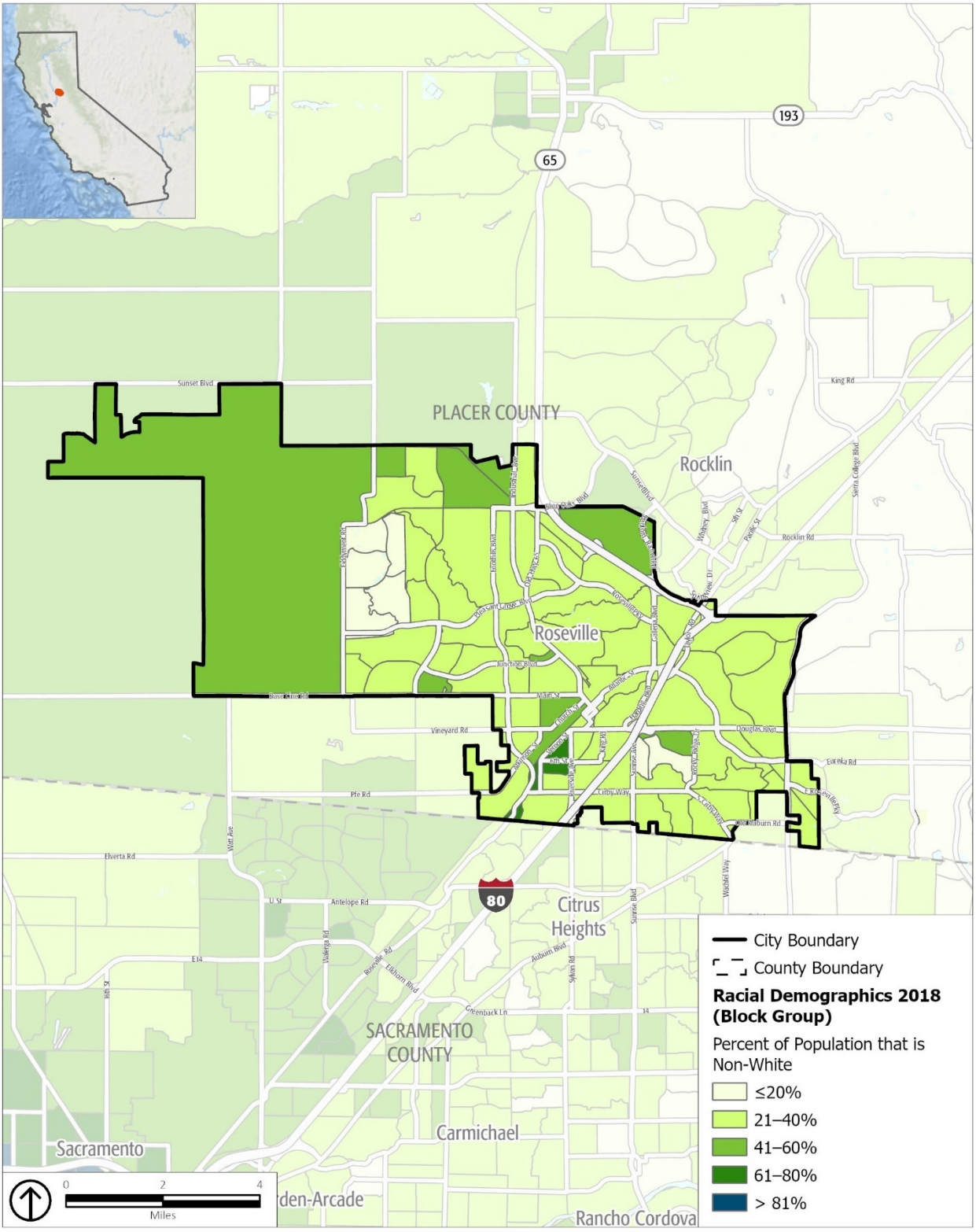
As shown in Figure X-4, people of color now comprise a significant portion of the population within many block groups in the city, particularly along Douglas Blvd and in the Downtown and Stanford neighborhoods. However, 68.5 percent of the population identifies as non-Hispanic White and all census tracts in the city are predominantly made up of White households (see Figure X-5).

Figure X-3 | Racial and Ethnic Segregation Patterns



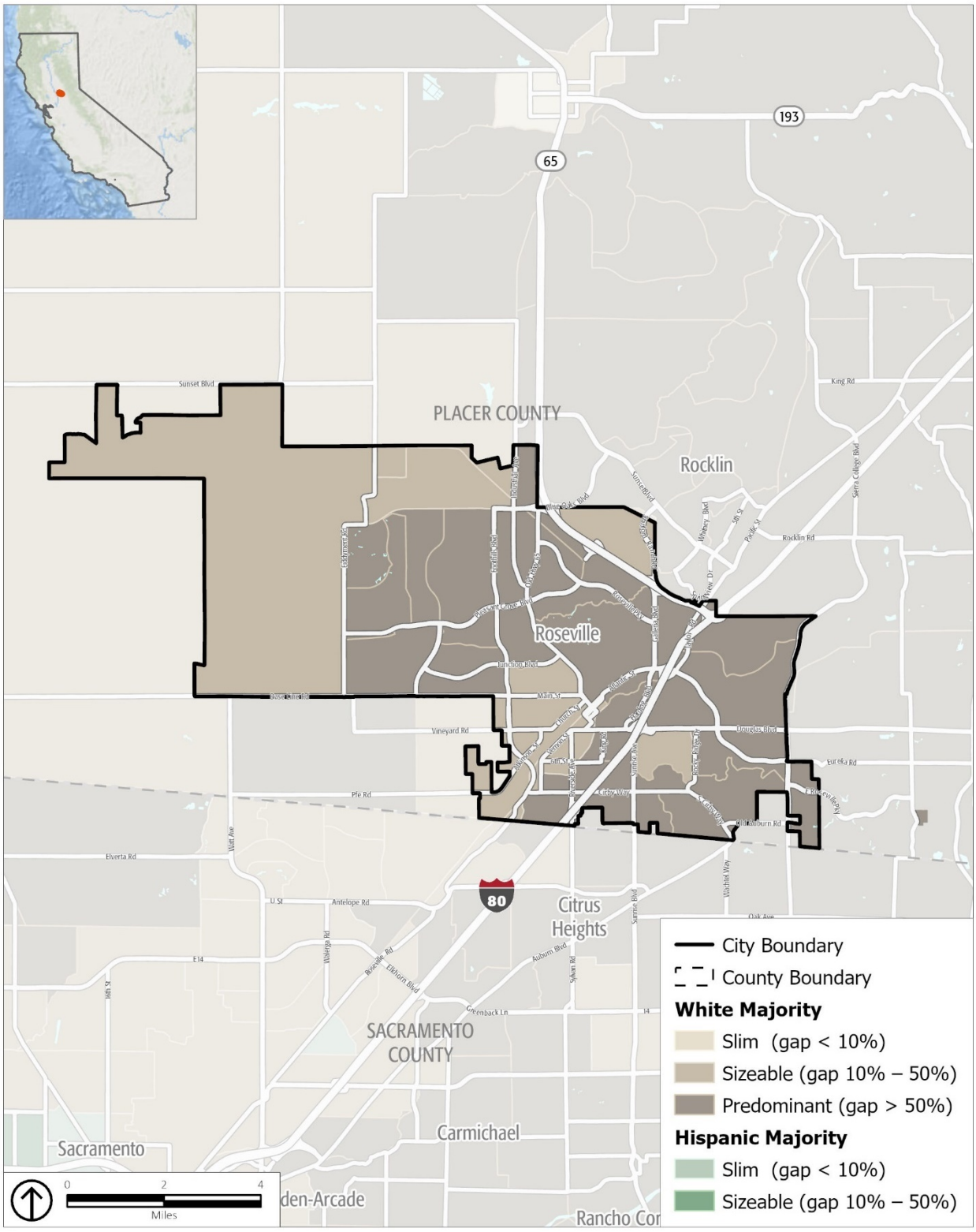
Source: HUD AFFH Mapping Tool; Root Policy Research

Figure X-4 | Racial Demographics, City of Roseville, 2018



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2018.

Figure X-5 | Racial Predominance by Census Tract, City of Roseville



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2018.

Dissimilarity Index

A common measure of the magnitude of segregation within a city or county is the dissimilarity index (DI). The DI measures the degree to which two specific groups are distributed across a geographic area. The DI varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index of 100 indicates conditions of total segregation such that the members of one group are located in completely different neighborhoods than the second group.

It is important to note that the DI provided by HUD uses non-Hispanic White residents as the primary comparison group. That is, all DI values compare racial and ethnic groups against the distribution of non-Hispanic White residents and do not directly measure segregation between two minority groups (e.g., Black and Hispanic segregation).

Figure X-6 shows the DI prepared for the Sacramento Valley Housing Collaborative as part of the AI. Overall, the DI shows that 15.92 percent of all "minority" households in the city would need to relocate neighborhoods in order to be evenly dispersed with non-Hispanic White households. Patterns of segregation are relatively low within Roseville. The AI notes that a low dissimilarity index (a measure of segregation) can sometimes occur because overall diversity is low, not because segregation is low. Since more than half of all residents in Roseville were non-Hispanic White in 2018 (68.5 percent; see Figure X-4) and most census tracts in the city are predominately white (see Figure X-5), low diversity levels in Roseville have resulted in a more evenly distributed population.

Figure X-6 | Dissimilarity Index, Sacramento County

	Minority/NHW Dissimilarity Index		Hispanic/NHW Dissimilarity Index		Black/NHW Dissimilarity Index		Asian/NHW Dissimilarity Index	
Jurisdiction	Index	Rating	Index	Rating	Index	Rating	Index	Rating
Citrus Heights	18.54	Low	20.64	Low	25.50	Low	18.52	Low
Elk Grove	27.10	Low	19.63	Low	28.80	Low	34.68	Low
Davis	17.96	Low	16.62	Low	21.90	Low	23.63	Low
Rancho Cordova	17.87	Low	18.52	Low	25.16	Low	36.80	Low
Roseville	15.92	Low	20.19	Low	19.41	Low	29.67	Low
Rocklin	12.74	Low	13.44	Low	21.48	Low	24.21	Low
Balance of Sacramento	36.41	Low	36.76	Low	48.52	Moderate	45.19	Moderate
City of Sacramento	37.80	Low	39.56	Low	44.92	Moderate	43.73	Moderate
W. Sacramento	19.26	Low	27.57	Low	29.52	Low	24.27	Low
Woodland	21.58	Low	22.69	Low	30.89	Low	39.69	Low

Note: NHW is Non-Hispanic White.
Source: Decennial Census 2010 pulled from the HUD Exchange and Root Policy Research.

Familial Status

During the 2014–2018 ACS survey period, the City of Roseville had a higher proportion of family households with children (34.6 percent) compared to Placer County as a whole (29.5 percent). Figure X-7 displays the percentage of children in married couple households in Roseville compared to the rest of the region. Roseville census tracts have a generally high percentage of children in married couple households (more than 60 percent) in comparison to many

surrounding tracts in the region, but a lower percentage of children in married couple households than neighboring cities of Granite Bay and Loomis. The area with the lowest population of children in married couple households is the tract that contains the Timber Creek and Sierra Pine Golf Courses and the tracts along the Church Street and Vernon Street corridors.

Additionally, Roseville had a higher proportion of female headed households with children and no spouse present (5.3 percent) from 2014–2018 than Placer County (4.2 percent). Figure X-8 shows the regional distribution of the percentage of children in female-headed households with no spouse present. The map indicates that less than 20 percent of children in most census tracts throughout the city live in single-female headed households with a few census tracts that have up to 40 percent of children in single-female headed households.

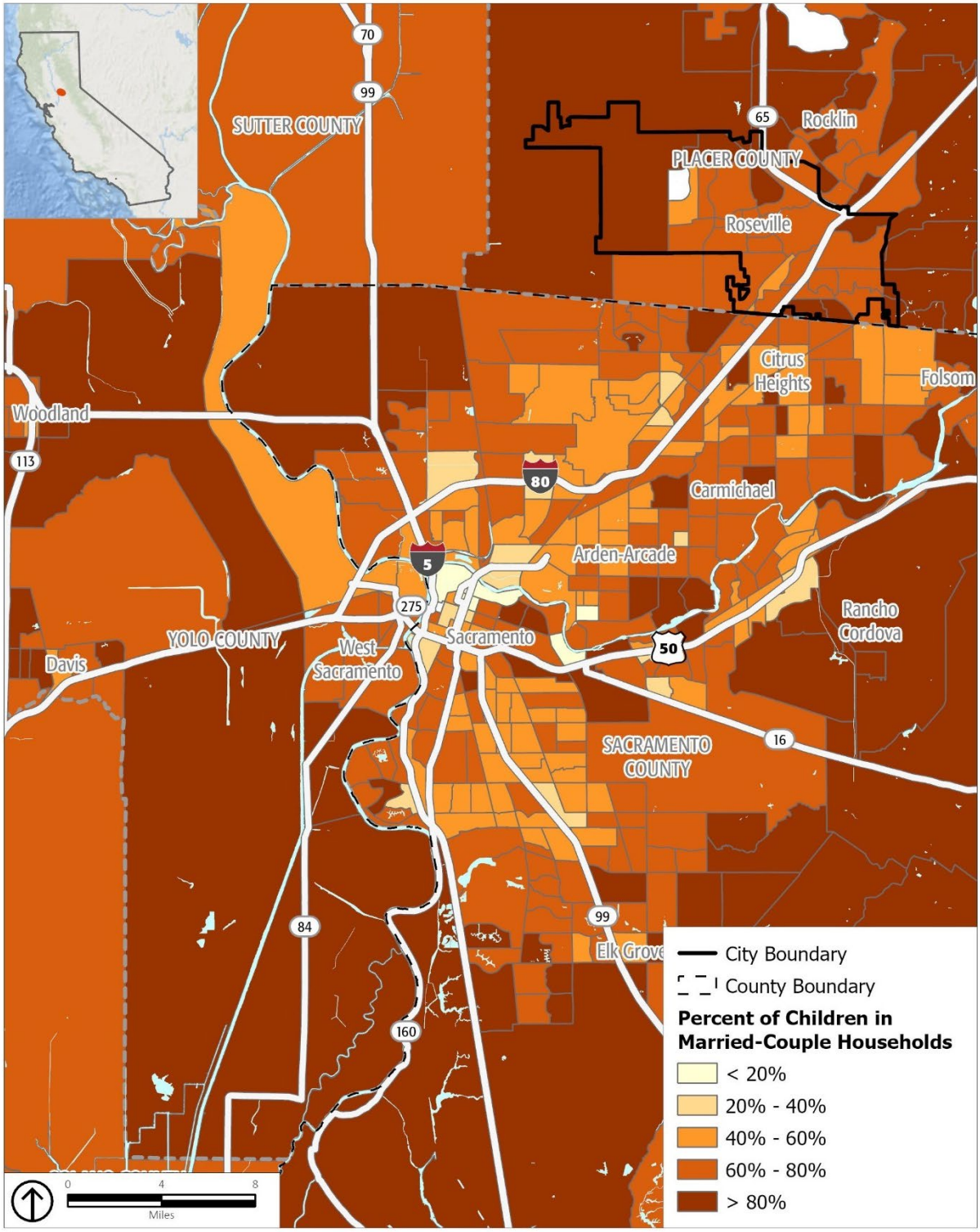
Disability

The U.S. Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Roseville has approximately 14,000 residents with disabilities, approximately 6,000 of whom have ambulatory disabilities.

Figure X-9 shows the population with a disability by census tract in the city using American Community Survey data from 2015–2019. Most census tracts have 20 percent or less of their population living with a disability. Many tracts in the northern part of the city have less than 10 percent of people living with a disability and tracts in the southern portion of the city have 20 percent or less with a disability. However, there is one census tract in western Roseville between Pleasant Grove Blvd and Blue Oaks Blvd where between 20 to 30 percent of the population is living with a disability. This is the location of Sun City Roseville, an age-restricted, managed community of more than 3,000 homes.

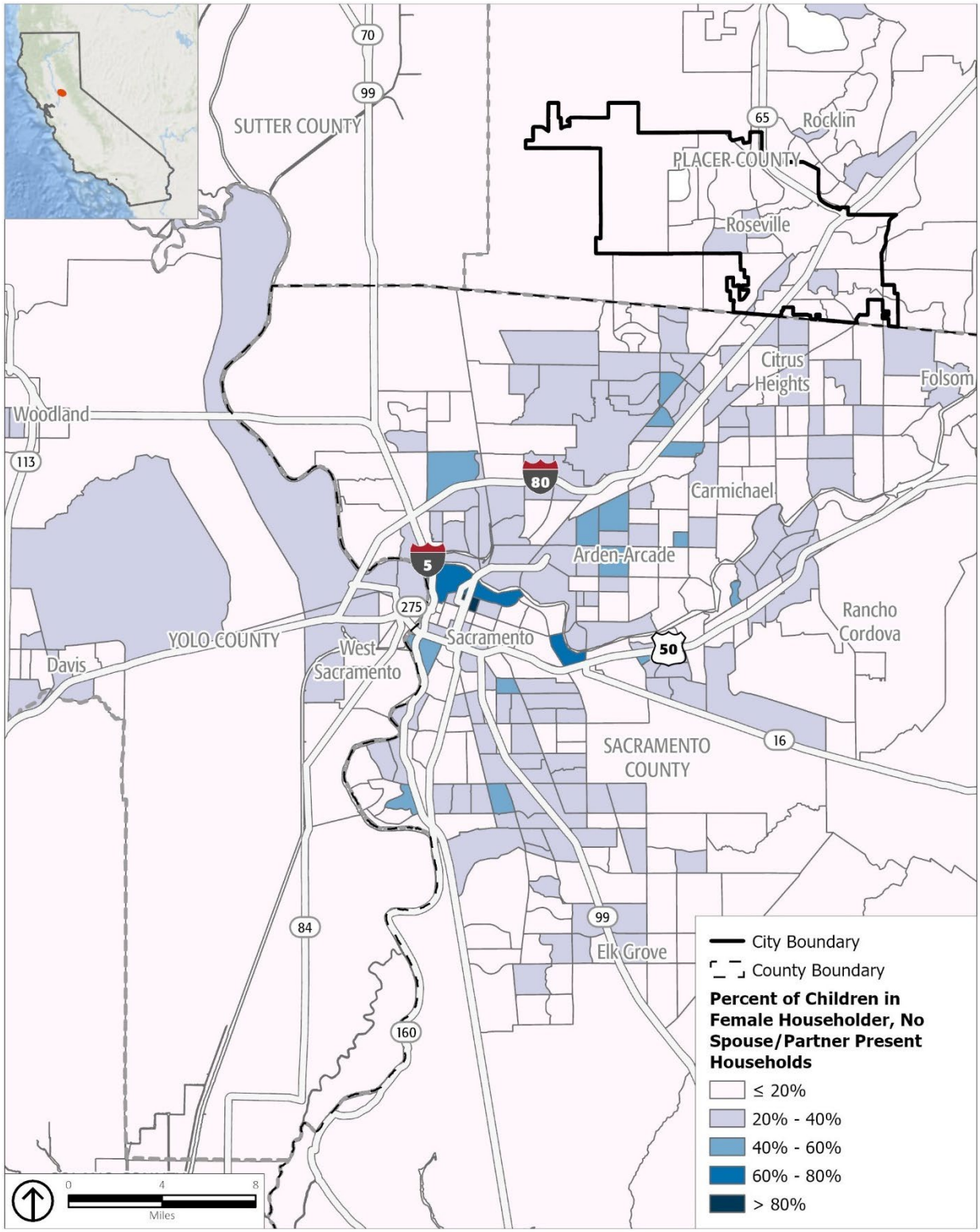
Residents with disabilities are twice as likely to live in poverty and in a regional survey conducted by for the AI, results showed that one in four households that include a member with a disability are precariously housed and one in three households with a mobility need are living in housing that does not meet those mobility needs. When asked what improvements or modifications were needed to meet accessibility needs, nearly half of respondents reported a lack of grab bars, and approximately a quarter indicated that service or support animals were prohibited, showers were not walk or roll-in, and reserved accessible parking was not near the entrance.

Figure X-7 | Percent of Children in Married Couple Households, 2015–2019



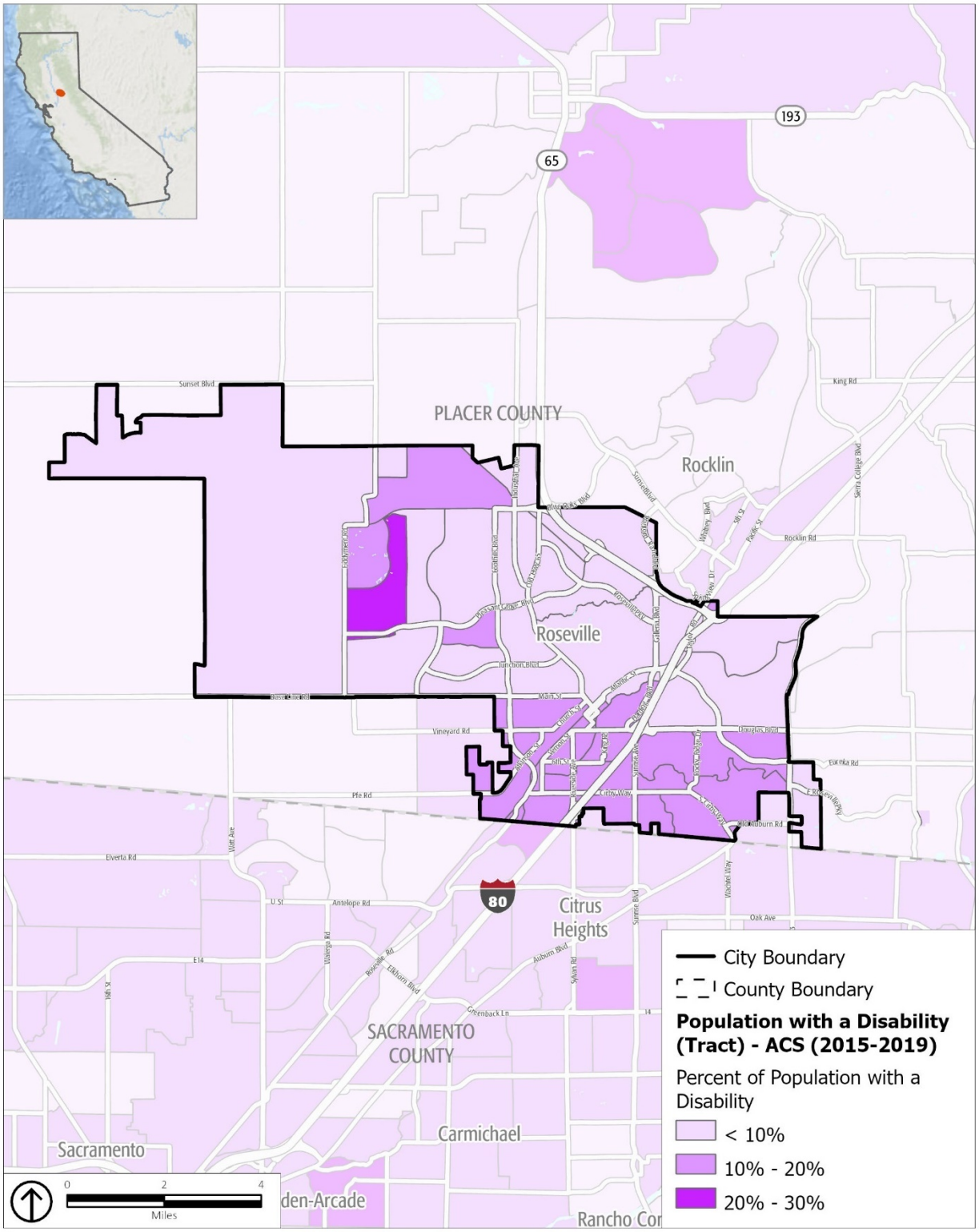
Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2015-2019.

Figure X-8 | Percent of Children in Female-Headed Households, No Spouse Present, 2015–2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2015-2019.

Figure X-9 | Percent of Population with a Disability, City of Roseville, 2015–2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2015-2019.

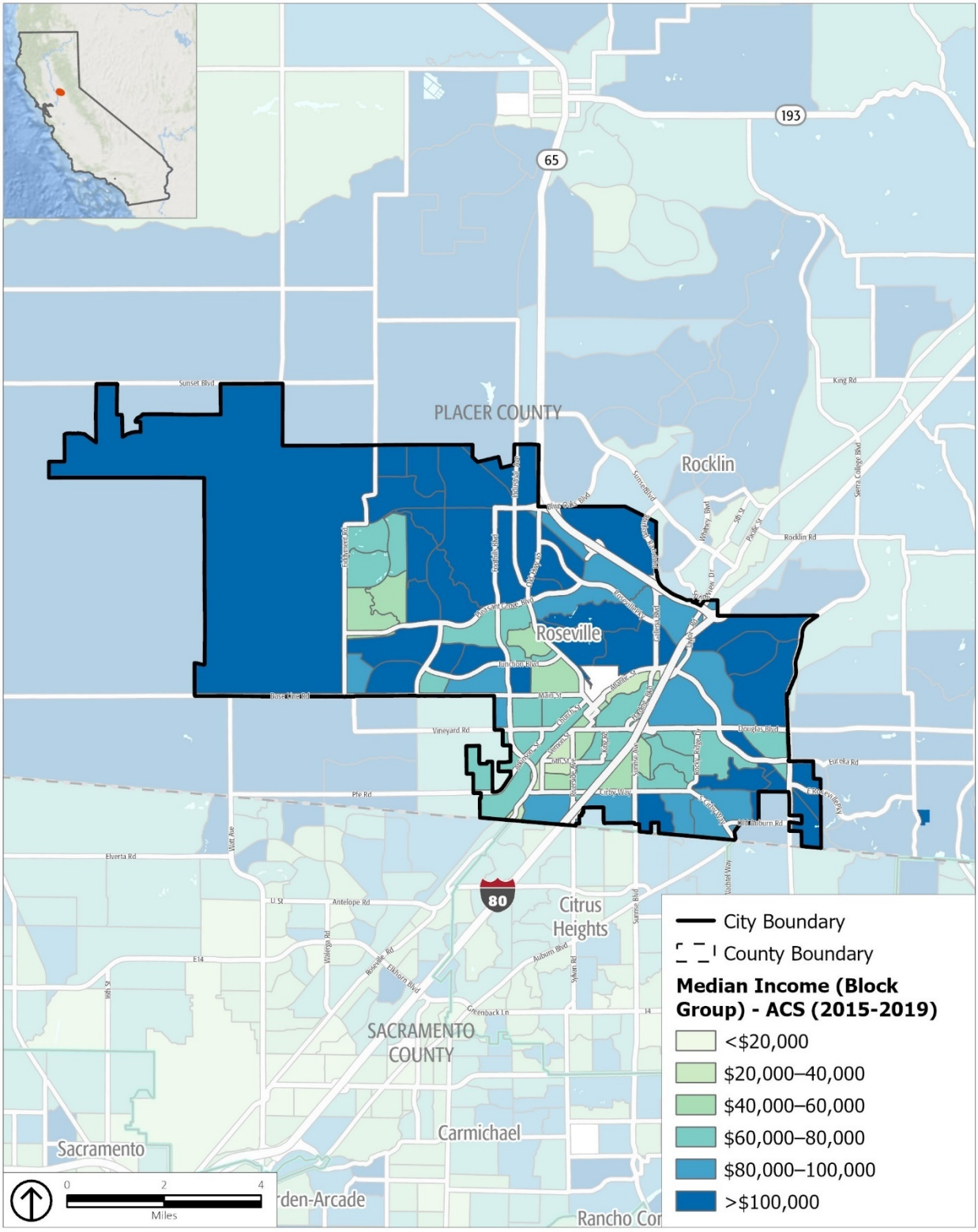
Income

Income diversity describes the percentage of people within a community who fall within different income levels and it can help describe and define economic segregation. The AI study examined the proportion of people within low-income (below $35,000 annually), middle-income ($35,000–$100,000), and high-income (above $100,000) households. In 2016, the regional share of these households was 31 percent low-income, 43 percent middle-income, and 27 percent high-income and the City of Roseville share of these households was 21 percent low-income, 41 percent middle-income, and 39 percent high-income. As shown, the City has a higher proportion of high-income households than the region. However, more notable is the change since 2010. The City's middle-income households declined by 5 percentage points over this period while the high-income households increased by 4 percentage points. This should not be construed as describing upward mobility of middle-income families, as it is equally likely to describe the end result of increasing housing and other costs making it less affordable for middle-income families to remain in Roseville.

Figure X-10 below shows the geographic distribution of households by median household income by block groups in Roseville. Many block groups in the county have an income greater than or equal to the 2020 State Median Income ($87,100). Households with the highest incomes mostly live in the northern part of the city near Rocklin while households with lower incomes are generally south of Base Line Road.

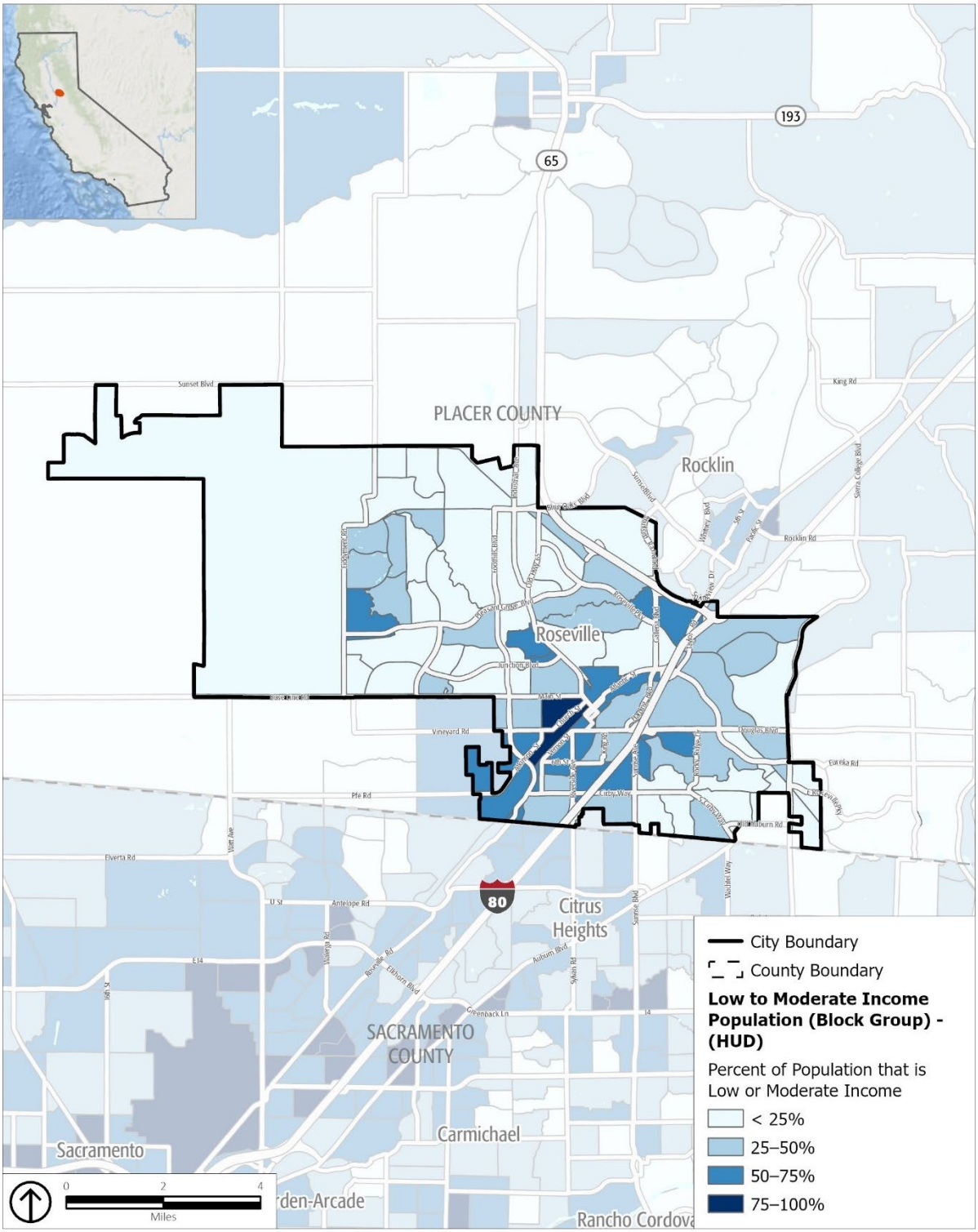
Figure X-11 further displays this information by showing the percentage of low to moderate income households by census tract. As displayed in the map, tracts with the highest percentage of low and moderate-income households are located in the southern part of the city between Foothills Boulevard and Interstate 80. The lowest percentages of low to moderate income households (or households with higher incomes) are located in the outer areas of the city north of Pleasant Grove Boulevard and into the Highland Park neighborhood. As shown in Figure X-12, which displays poverty status by census tract in the county, there are no areas in Roseville with more than 30 percent of the population below the poverty level. While poverty exists throughout the city, it is most concentrated in south Central Roseville between Interstate-80 and the railyards.

Figure X-10 | Distribution of Median Income by Block Group, City of Roseville, 2015–2019



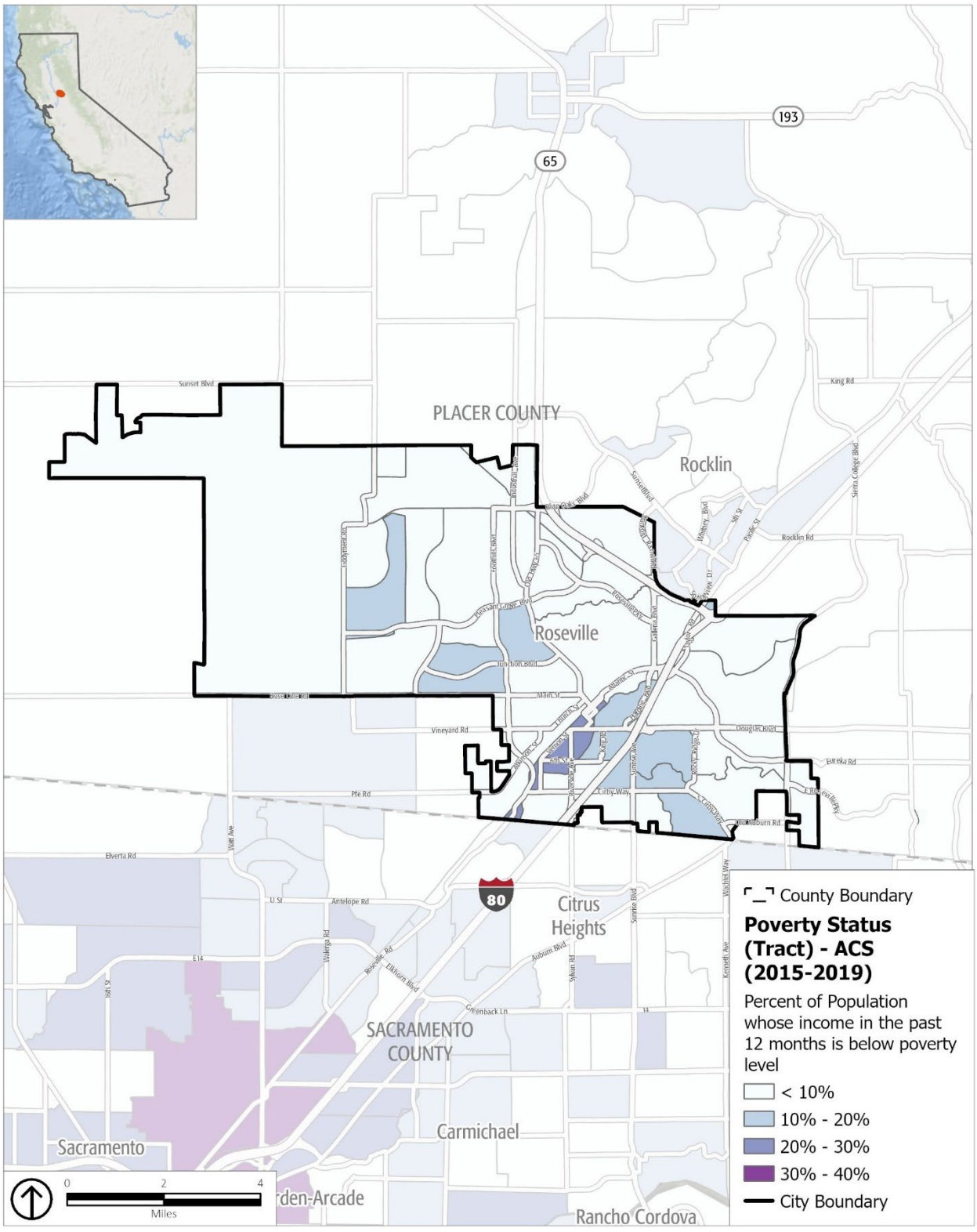
Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2015-2019.

Figure X-11 | Percent of Low to Moderate Income Households by Block Group, City of Roseville, 2015–2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2015-2019.

Figure X-12 | Poverty Status, City of Roseville, 2015–2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2015–2019.

RACIALLY AND ETHNICALLY CONCENTRATED AREAS BY INCOME

The rates of poverty have remained fairly stable in Roseville from the period of 2010 to 2016, with only a 1 percent increase in family households living in poverty during that time (and no increase in individuals living in poverty). The poverty rate in Roseville is 6 percent of all families, which is substantially lower than the regional average of 16 percent. However, poverty disproportionately impacts families of color in Roseville. In 2010, poverty affected Black families most starkly with 18 percent of these families living in poverty. By 2016, the poverty rate for Black families had improved to 10 percent, but remains higher than the 6 percent average for all families in Roseville. While conditions have improved for Black families, conditions have declined for Hispanic families. In 2010, the poverty rate for Hispanic families was 9 percent, and by 2016 it had risen to 17 percent.

Racially or Ethnically Concentrated Areas of Poverty

HUD has developed a framework to examine economic opportunity at the neighborhood level, with a focus on communities of color. That focus is related to the history of racial and ethnic segregation, which often limited economic opportunity. "Racially or ethnically concentrated areas of poverty," also known as R/ECAPs, are neighborhoods in which there are both racial concentrations and high poverty rates. According to HUD's AFFH tool, as reported in the AI, the Sacramento Valley region had 22 R/ECAPs, most of which are located within the City of Sacramento. R/ECAPs also appear in Rancho Cordova, in unincorporated Sacramento County surrounding or adjacent to the city, and in Davis. The other jurisdictions, including the City of Roseville do not have any R/ECAPs.

Although Placer County jurisdictions have no R/ECAPs, there are some racially or ethnically concentrated areas experiencing housing cost burden. In south central Roseville, there is both a large concentration of Hispanic households and a high level of housing cost burden (over 58 percent of households in that census tract are burdened). In this area, the City has an active Owner-Occupied Rehab program to preserve older single-family homes. The Housing Element also includes a new program to target outreach for first-time home-buyer assistance opportunities into this area of the City.

Racially or Ethnically Concentrated Areas of Affluence

Although HCD and HUD have not established standard definitions for Racially or Ethnically Concentrated Areas of Affluence (RCAAs), they are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Comparing the City of Roseville relative to the surrounding Sacramento region, Roseville has a greater presence of higher income levels and lower diversity than other incorporated cities. As was discussed previously and shown in Figure X-5, non-Hispanic Whites are the predominant racial/ethnic group throughout Roseville. Additionally, the median household income in most census tracts throughout the city is equal to or greater than the 2020 State Median Income, and several census tracts have a median household income above $100,000 (see Figure X-10). Predominately white neighborhoods with higher incomes are generally located near the northern central city, indicating a local RCAA.

ACCESS TO OPPORTUNITY

Across the nation, affordable housing has been disproportionately developed in minority neighborhoods with high poverty rates, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. HCD in coordination with the California Tax Credit Allocation Committee (TCAC) has developed "opportunity indices" to assess and measure geographic access to opportunities. For this assessment, the opportunity index prepared by HCD and TCAC is used to analyze access to opportunity in Roseville. Access to opportunity is measured by access to healthy neighborhoods, education, employment, and transportation.

AI Findings

The AI examined the United States Department of Housing and Urban Development (HUD) opportunity indicators, local and regional needs assessment, and findings from community engagement surveys and reports. The study thoroughly examined many opportunity factors and evaluated access based on intersecting factors such as race and ethnicity, tenure (e.g. renter or homeowner), income, disability, and other factors. The primary findings pertinent to Roseville indicate that the City is an area of high opportunity. Residents have access to high quality schools and

economically strong neighborhoods with major employment centers and labor market engagement, and report healthy neighborhood indicators as being higher than the regional average. The UC Davis Regional Opportunity Index also indicates that Roseville is an area of high opportunity.

Regionally, African American residents and Hispanic residents are least likely to have access to economically strong (low poverty) neighborhoods. Among residents in poverty, the gap in access by race and ethnicity narrows, but still persists. African American, Hispanic, and Native American residents of Sacramento and Hispanic and Native American residents of West Sacramento are least likely among all regional residents to have access to economically strong neighborhoods. Elk Grove, Rocklin, Roseville, and Davis residents are most likely to have access to economically strong neighborhoods, and there are not significant differences in access by race or ethnicity. Among residents in poverty in these cities, the likelihood of living in an economically strong neighborhood drops, but overall, disparities by race or ethnicity do not grow.

In general, residents of Rocklin, Roseville, Davis, and Elk Grove are most likely to have access to proficient schools. With the exception of Roseville, there are no meaningful differences in access to proficient schools by race or ethnicity in these communities. In Roseville, Asian residents are most likely to have access to proficient schools, and Hispanic and Native American residents are least likely; this gap widens among residents in poverty.

Regionally and within each jurisdiction, residents somewhat agree with the statement, *"All neighborhoods in my area have the same quality of parks and recreation facilities."* Residents of Davis, Roseville, Rocklin, and Elk Grove more strongly agree that park and recreation facility quality is the same throughout their community. Resident survey respondents living in Davis, Roseville, Rocklin, Elk Grove, and Woodland tend to rate each healthy neighborhood indicator higher than the regional average.

HCD/TCAC Opportunity Areas

HCD and TCAC prepare opportunity maps to determine areas with the highest and lowest resources. The TCAC/HCD Opportunity Maps are intended to display the areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

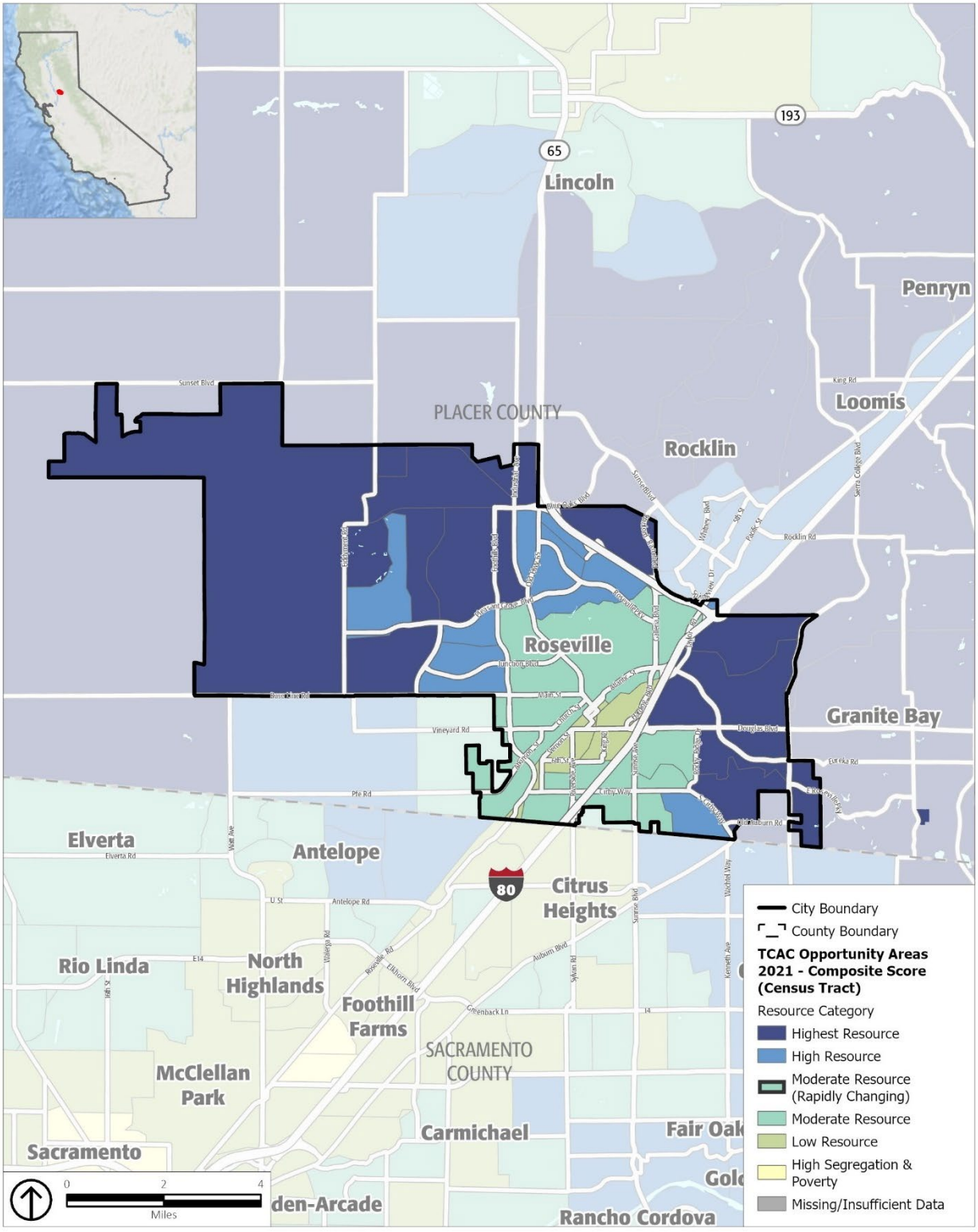
According to the HCD/TCAC 2020 Opportunity Areas Composite Score (Figure X-13), the majority of the city's census tracts are considered high or highest resource. These high and highest resource areas are generally concentrated on the western and eastern ends of the city. Specifically, much of the city's western neighborhoods have many vacant greenfield parcels and, thus, are ideal for future development. In contrast, there are only two low resource areas in south central Roseville between Interstate-80 and the railyards.

The City of Roseville's overall high opportunity scores were a significant contributing factor to the City's RHNA. The lower income housing allocation for each jurisdiction was adjusted based on methodologies addressing job-housing balance (the relationship between the number of low wage jobs and the availability of affordable housing), regional income parity (the amount of low-income households compared to the regional average), and affirmatively furthering fair housing (high opportunity areas). For Roseville, all three factors resulted in substantial increases in the City's allocation. These three factors resulted in the City receiving 1,265 additional lower income units as part of its allocation, increasing the proportion of the City's lower income RHNA from 40.7% to 51.2% of the total allocation.

Educational Opportunity

Most of Roseville has high education scores, particularly areas on the western and eastern ends of the City. Figure X-14 shows that only one small area of the city near the railyards has an education score less than or equal to 0.25, indicating the least positive educational outcomes. The neighborhoods surrounding Westfield Galleria and the Roseville Square Shopping Center also have lower education scores compared to the rest of the city. In comparison to the region, Roseville generally has lower education scores than neighboring Granite Bay and Rocklin, but higher education scores than neighboring Citrus Heights and unincorporated Sacramento County.

Figure X-13 | TCAC Opportunity Areas – Composite Score, City of Roseville



Source: HCD AFFH Data Resources and Mapping Tool, TCAC and HCD Opportunity Areas 2021.

Proximity to Jobs

The 2014–2017 U.S Department of Housing and Urban Development's (HUD) job proximity index quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA), which tend to be larger in size and don't follow city boundaries. CBSAs are anchored by an urban center of at least 10,000 along with adjacent counties that are socioeconomically tied to the urban center by commuting. In this case, the CBSA encompasses the cities of Roseville, Sacramento and Elk Grove. Index ratings for Roseville (see Figure X-15) show the closest proximity to jobs in the eastern and central areas of the city where there are more employment centers, and these index scores generally decline for census tracts farther away from these employment clusters. In fact, there are a few census tracts on the western end of the city with a job index of less than or equal to 20, which means that those residents have the furthest proximity to jobs. Note that the far western side of the City is mapped as having a moderate job index, but this is because this portion of the City is within a very large census tract. The southern boundary of the tract is the Sacramento County line, the northern boundary follows the creek just south of Moore Road, and the western boundary is the Sutter County line. As a consequence, this census tract—and by extension the westernmost area of the City—has a job index of moderate, even though this area of the City should have a low jobs proximity score. In comparison to the region, Roseville generally has greater job opportunity index scores than the neighboring cities of Rocklin, Loomis, Lincoln, Granite Bay, and Citrus Heights.

Access to Transportation

HUD has developed the Low Cost Transportation Index, which estimates the percentage of income that residents use to pay for transportation. The higher an area's index score, the lower the cost of transportation, which can be influenced by factors such as access to public transportation, housing density, and proximity of employment centers and other services. As a whole, Roseville has an average score of 62, meaning it has lower transportation costs than 62 percent of the nation. In comparison, the average score for California is 66, the average for Sacramento County is 66, and the average score for Placer County is 53, meaning Roseville has higher costs than the statewide average and Sacramento County, but lower costs than the rest of Placer County. As shown in Figure X-16, the parts of Roseville that are nearest to I-80, the multimodal transit station (which includes Greyhound, local bus, commuter bus, and Amtrak service), and State Highway 65 have higher index scores (59–78) than the rest of the city and therefore lower transportation costs. Costs could also be lower because these areas are in closer proximity to services and employment centers like the Westfield Galleria at Roseville. In contrast, there are lower scores in the western portion of the city (40–58) and southeastern corner (21–39). These areas are further away from employment centers, and the western area of the City is in a newly developing area where transit options and frequency are currently lower.

Environmental Conditions

Lower-income housing and racially segregated communities are disproportionately impacted by a combination of locational factors such as proximity to landfills, freeways, industrial areas, and other toxins and pollutants. A 2016 report entitled "Poverty Concentration and the Low Income Housing Tax Credit (LIHTC): Effects of Siting and Tenant Composition" studied whether nationally the LIHTC affects the concentration of poverty. The study examined who lives in tax credit developments in different neighborhoods, and how neighborhoods and metropolitan areas change after LIHTC developments are built. The study concluded that the distribution of affordable housing has been disproportionately developed in neighborhoods with predominantly Non-White communities, poor environmental conditions, and high poverty rates which thereby reinforce poverty concentration and racial segregation in low opportunity and low resource areas. The links between health and housing strongly indicate that improved housing and neighborhood environments could lead to reductions in health disparities.

TCAC and HCD measured environmental opportunity using the exposure, pollution burden, and environmental effect indicators used in California's Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 tool. CalEnviroScreen 3.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution. As shown in Figure X-17, the City of Roseville has moderately positive environmental scores. The areas in and surrounding the central core of the City, had the lowest environmental scores (less than 0.25) indicating the least positive environmental conditions. This is likely due to the presence of the Union Pacific Railroad tracks and the railyard in this area, which are associated with lowered air quality. Other portions of the City had lower environmental scores of 0.25 to 0.50 and are shown in yellow on the map. This includes the large area to the west of Fiddyment

Road, which is home to the Pleasant Grove Waste Water Treatment facility. The highest scoring neighborhoods in the western areas of the City are west of Foothills Boulevard and north of Junction Boulevard. In the eastern City, the areas with the greatest environmental scores are east of Sunrise Avenue.

The statewide average score is 0.49, Placer County's average score is 0.70, Sacramento County's average score is 0.43, and Roseville's average score is 0.63. Placer County's high average score is strongly driven by the rural foothill and mountain areas that make up a significant portion of Placer County, and have very high environmental quality scores. Roseville's score is higher the state average and Sacramento County's average, and is close to the Placer County average, despite the fact that Roseville is a more urban environment. Therefore, the City does not have a higher average burden than the region.

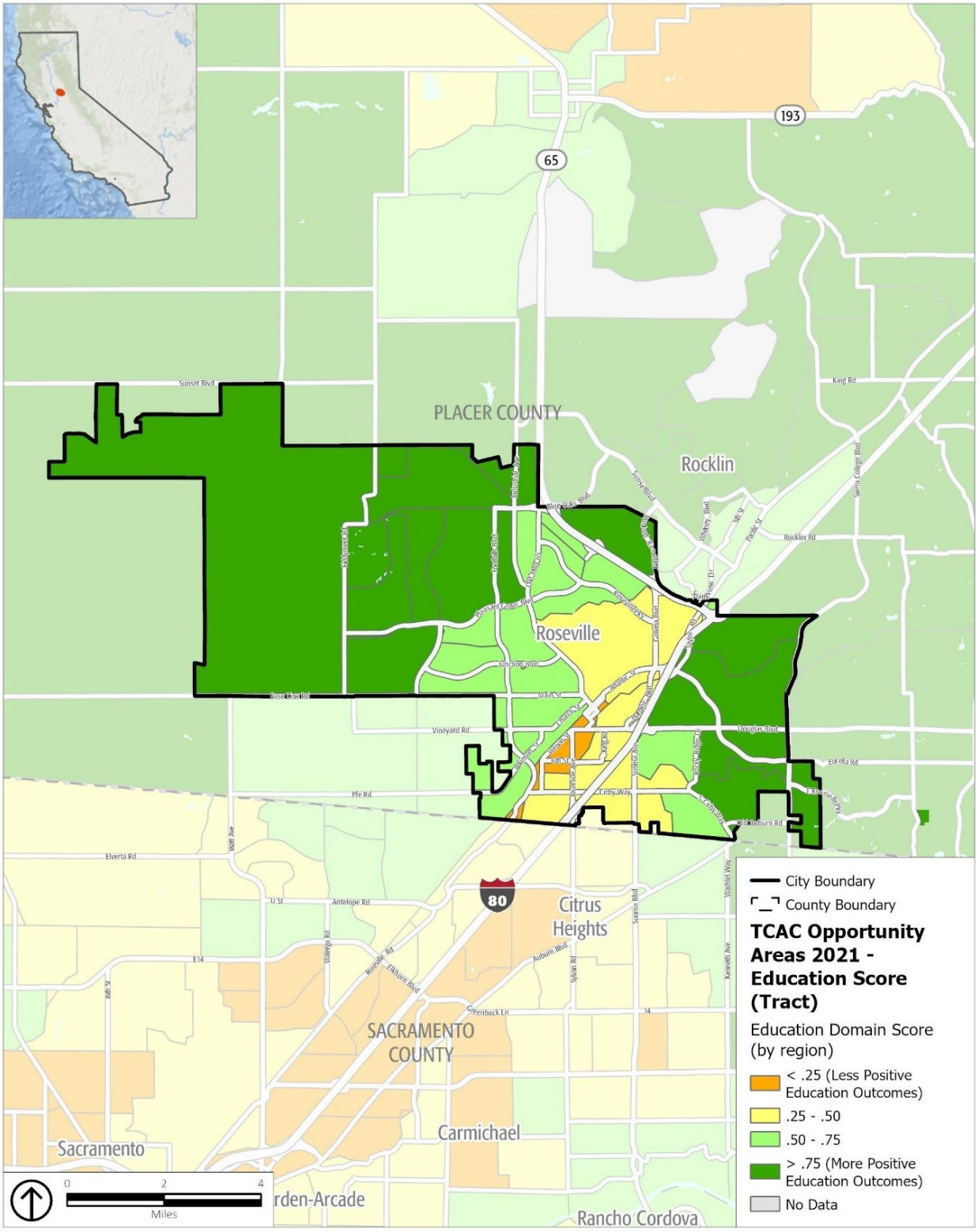
DISPROPORTIONATE HOUSING NEEDS

An analysis of disproportionate housing needs identifies how access to the housing market differs for members of protected classes and whether such differences are related to or the effects of discriminatory actions. For the disproportionate housing need analysis, a "housing problem" is defined as units having incomplete kitchen or plumbing facilities, more than 1 person per room, and households with cost burdens greater than 30 percent (where costs include utilities, insurance, HOA fees, and property taxes). "Severe" housing problems include all of the above except that the cost burden is greater than 50 percent.

The AI found that 39 percent of households in Roseville experience housing problems and 18 percent experience severe housing problems. Analyzing the problems by race and ethnicity showed that Black households are most likely to experience housing problems (49 percent) and severe housing problems (39 percent) in the region. However, in Roseville, there is less variation of housing problems between race and ethnicity when compared to the region overall. In general, housing burdens are not spatially concentrated in Roseville. However, south central Roseville has both a large concentration of Hispanic households and high proportion of households that are cost-burdened (over 58 percent of households).

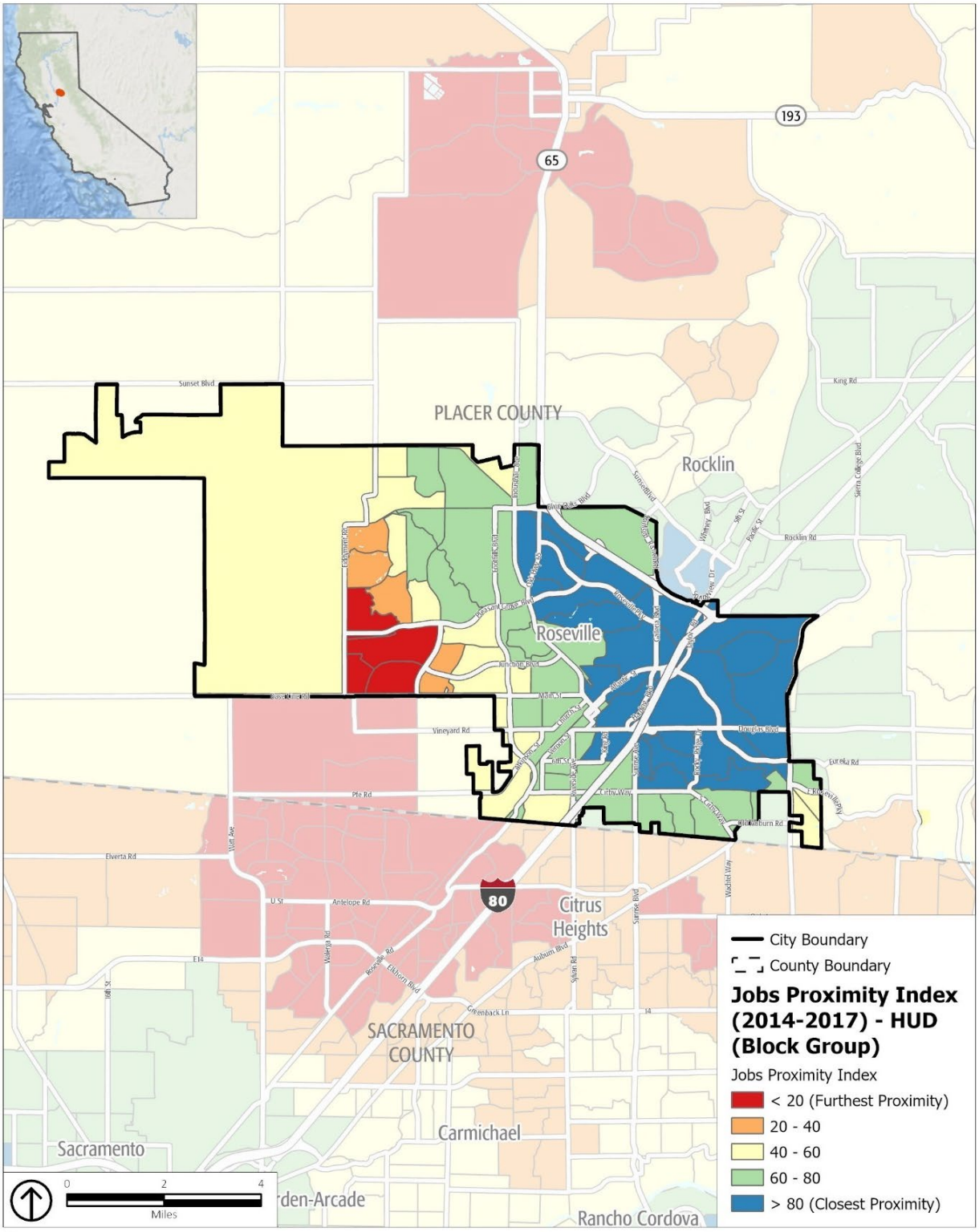
Resident surveys and focus groups conducted for the AI found significant differences in the housing challenges experienced by members of protected classes within the region. Among the greatest concerns for most residents, specifically members of protected classes, were rent increases, inability to buy a home, and concern for property taxes. Additionally, households that include a member with a disability experience distinctive challenges related to modifications to the home and/or accommodations from a landlord or housing provider.

Figure X-14 | TCAC Opportunity Areas – Education Score, City of Roseville



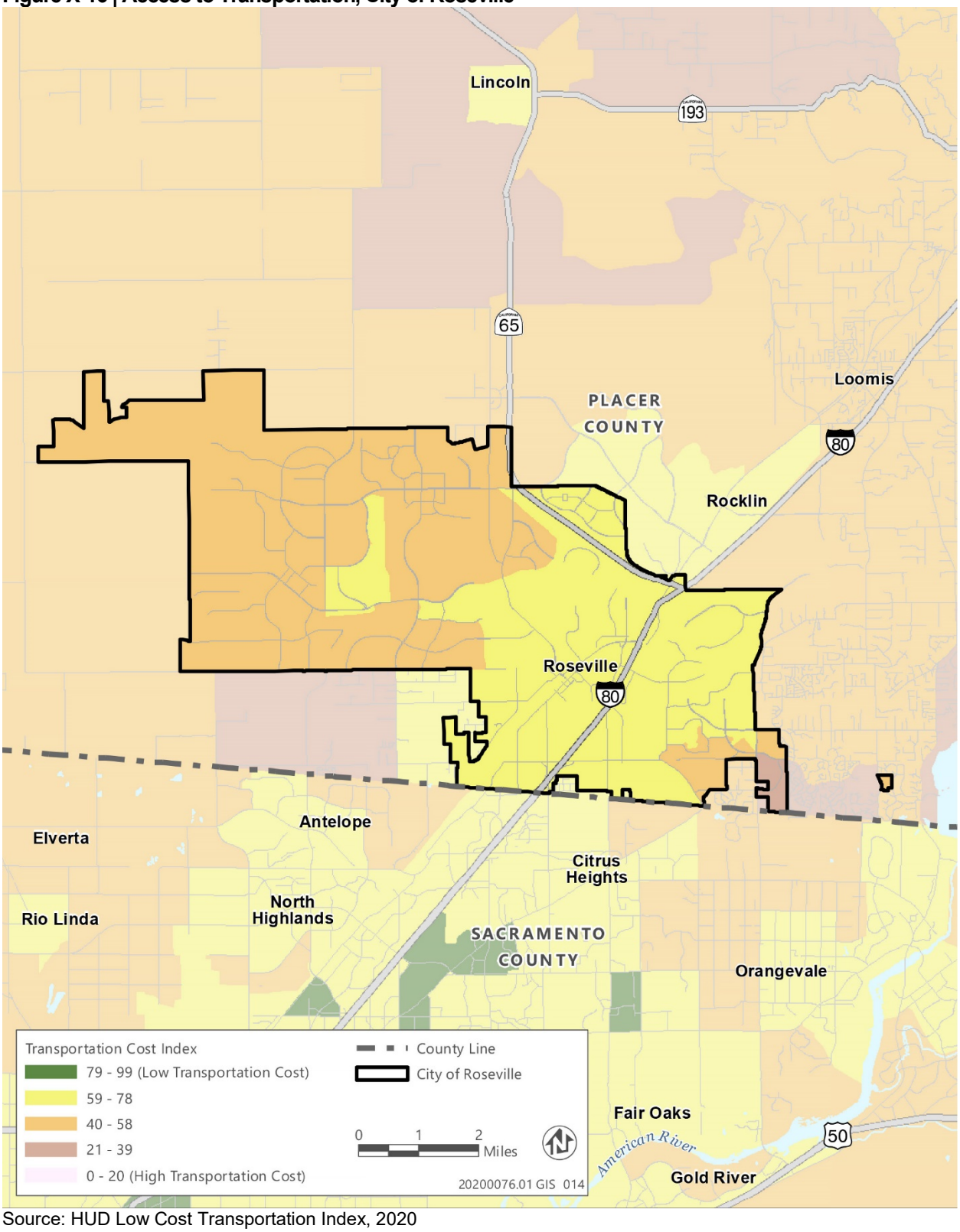
Source: HCD AFFH Data Resources and Mapping Tool, TCAC and HCD Opportunity Areas 2021.

Figure X-15 | Jobs Proximity Index, City of Roseville



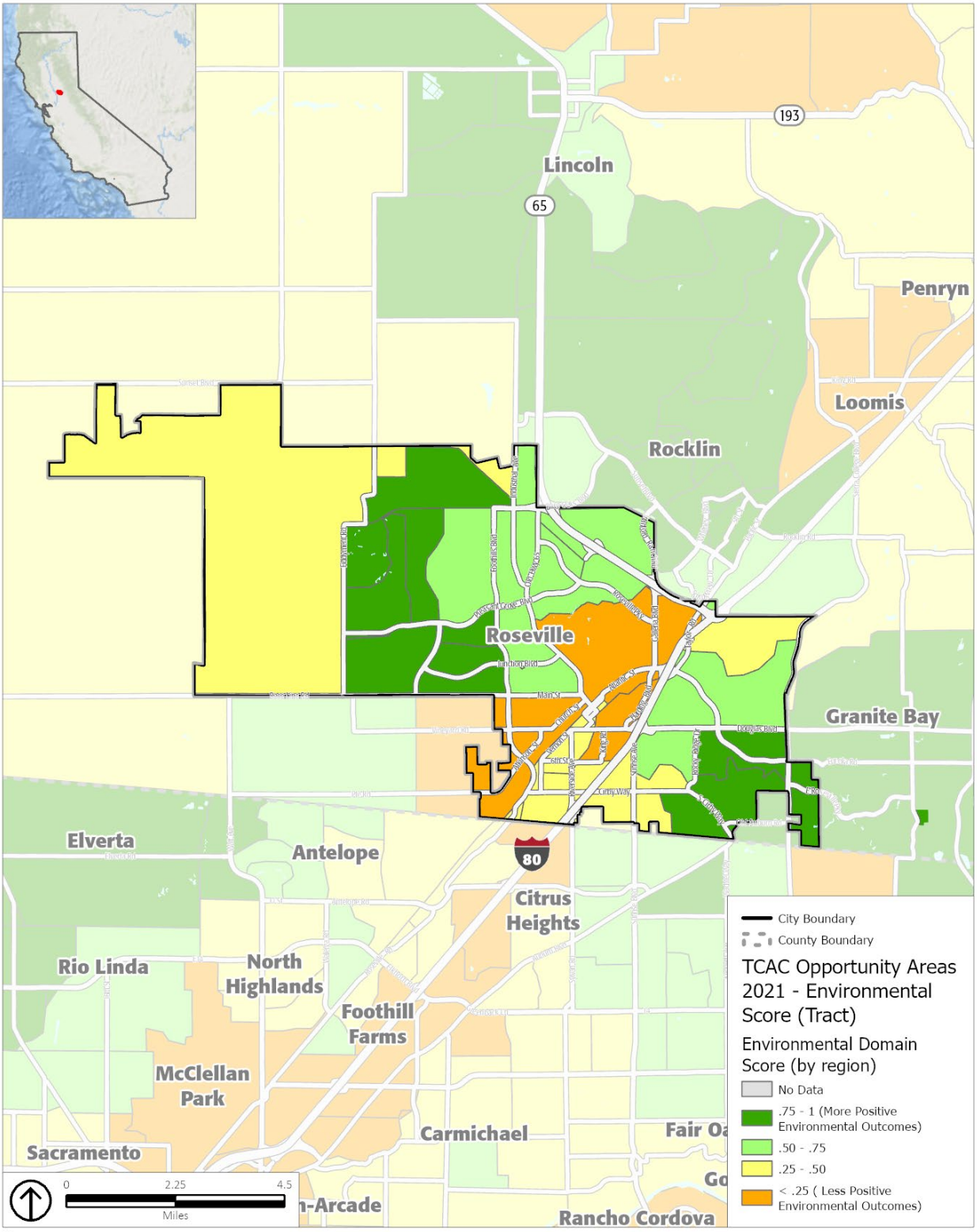
Source: HCD AFFH Data Resources and Mapping Tool, 2021. HUD, 2014-2017. Longitudinal Employer-Household Dynamics, 2014.

Figure X-16 | Access to Transportation, City of Roseville



Source: HUD Low Cost Transportation Index, 2020

Figure X-17 | TCAC Opportunity Areas – Environmental Score, City of Roseville



Source: HCD AFFH Data Resources and Mapping Tool, TCAC and HCD Opportunity Areas 2021

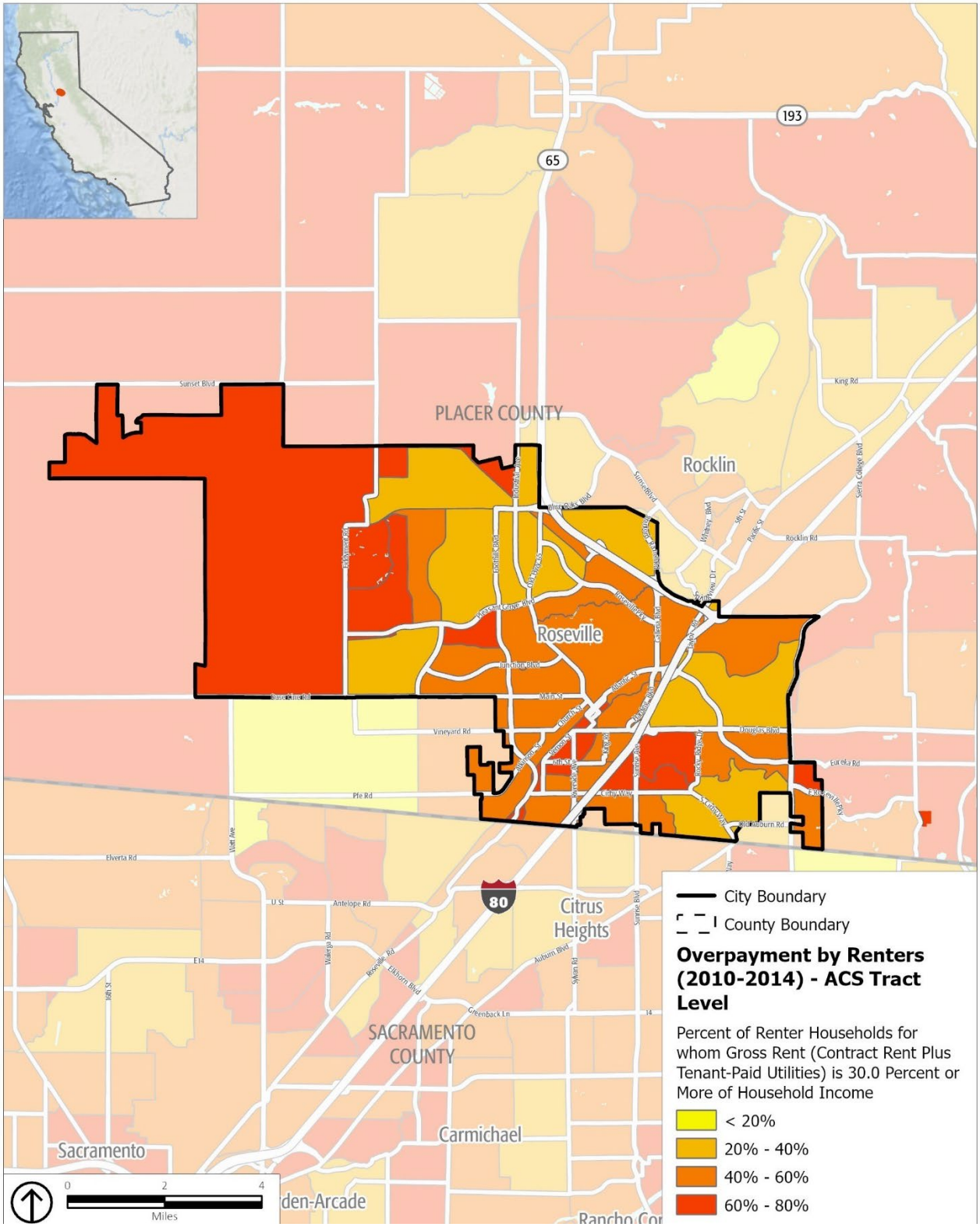
Overpayment

As previously described, overpayment or cost burden is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. As shown in Table X-7, 24 percent of all lower income households in Roseville were cost-burdened in 2017.

Renters in the city were significantly more burdened with overpayment compared to homeowners, with 41.6 percent of lower-income renters burdened by housing costs compared to 14.4 percent of lower income homeowners. Figures X-18 and X-19 show the trends of overpayment for renters in the city between 2010–2014 and 2015–2019, respectively. In most of the central city, 40–60 percent of renters per census tract are housing cost-burdened. Since 2014, trends of overpayment in the city for renters have varied with some census tracts seeing an increase in cost-burden while others seeing a decrease in cost-burden. There was a greater presence of housing cost burden in the far western area of the city between 2010 and 2014 and these rates of cost burden decreased from 2015–2019. This could be because a number of homes and apartments in this area were built during the City's market peak, creating higher rents than in surrounding neighborhoods with older buildings. With the crash of the housing market and recession in 2008, residents in this area for the next few years (2009–2012) were likely dealing with shrinking wages and/or job loss but the same high costs for housing. Between 2010 and 2019, many renters experiencing overpayment or severe overpayment in the far west area of the city could have been displaced and moved to other neighborhoods in the city due to economic and market pressures.

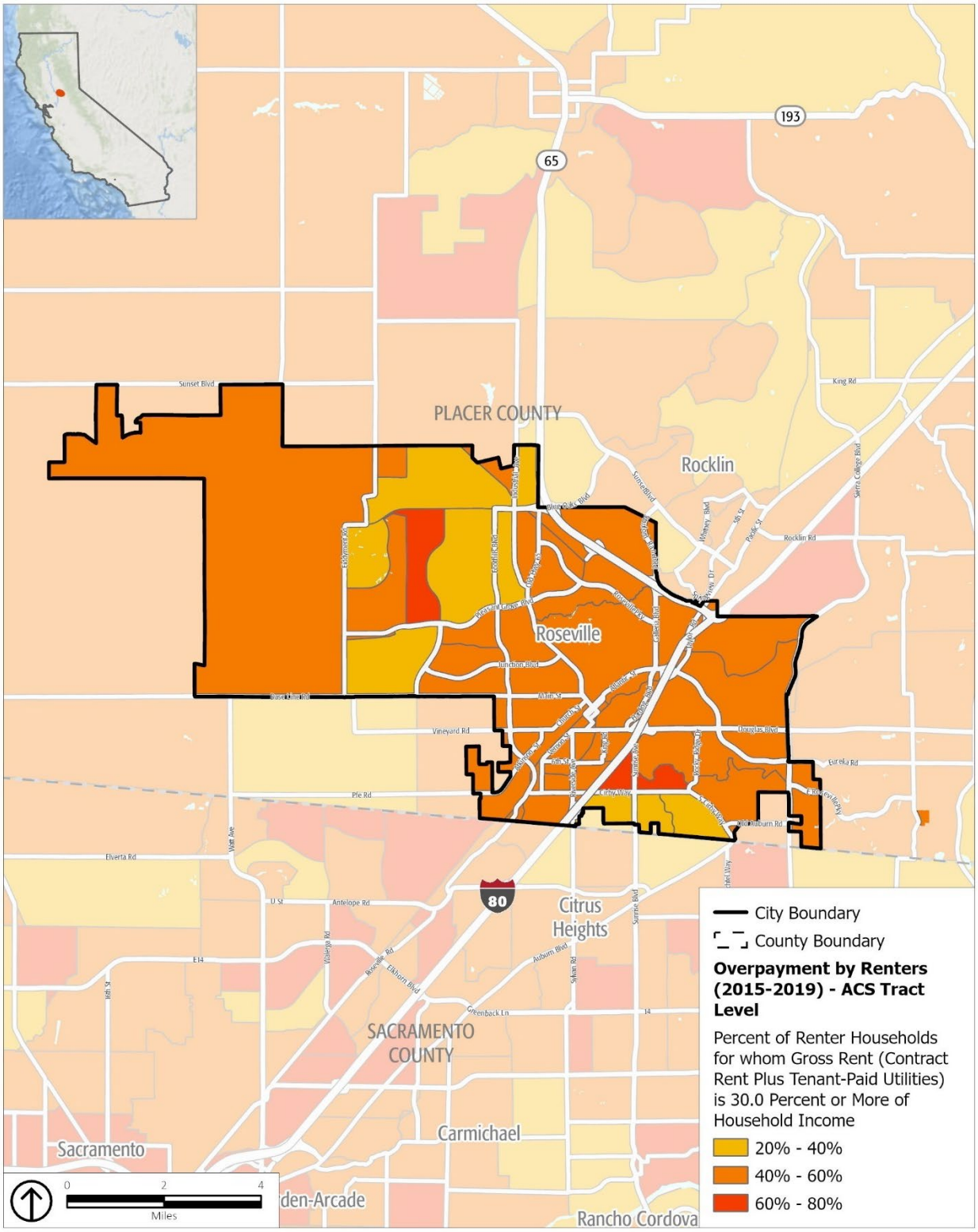
Figures X-20 and X-21 show overpayment trends for homeowners in the city between 2010–2014 and 2015–2019, respectively. Fewer homeowners are currently overpaying for housing throughout the city, compared to the 2010–2014 period. About 20–40 percent of homeowners have consistently been overpaying for housing since 2010.

Figure X-18 | Overpayment by Renters, City of Roseville, 2010–2014



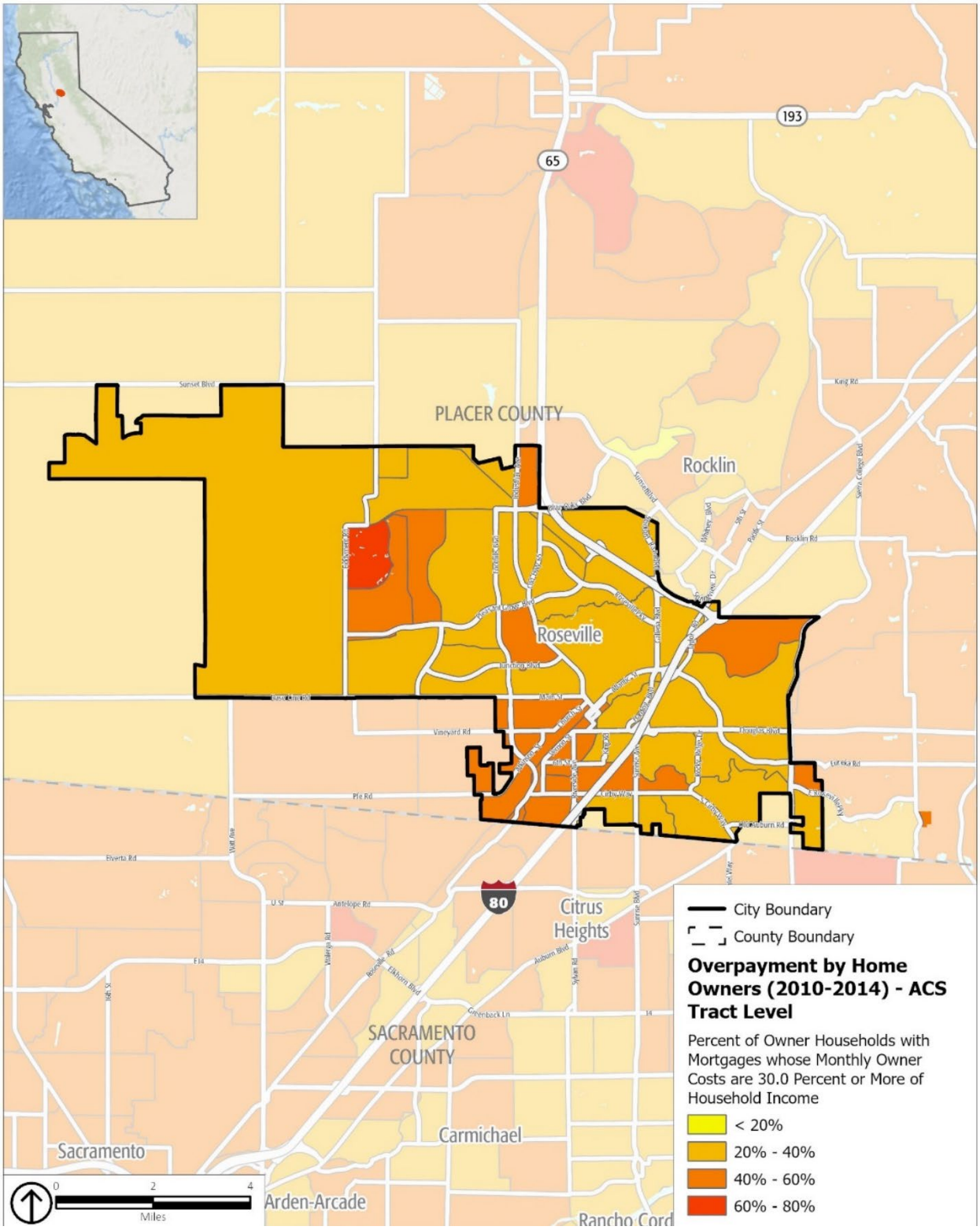
Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2010–2014.

Figure X-19 | Overpayment by Renters, City of Roseville, 2015–2019



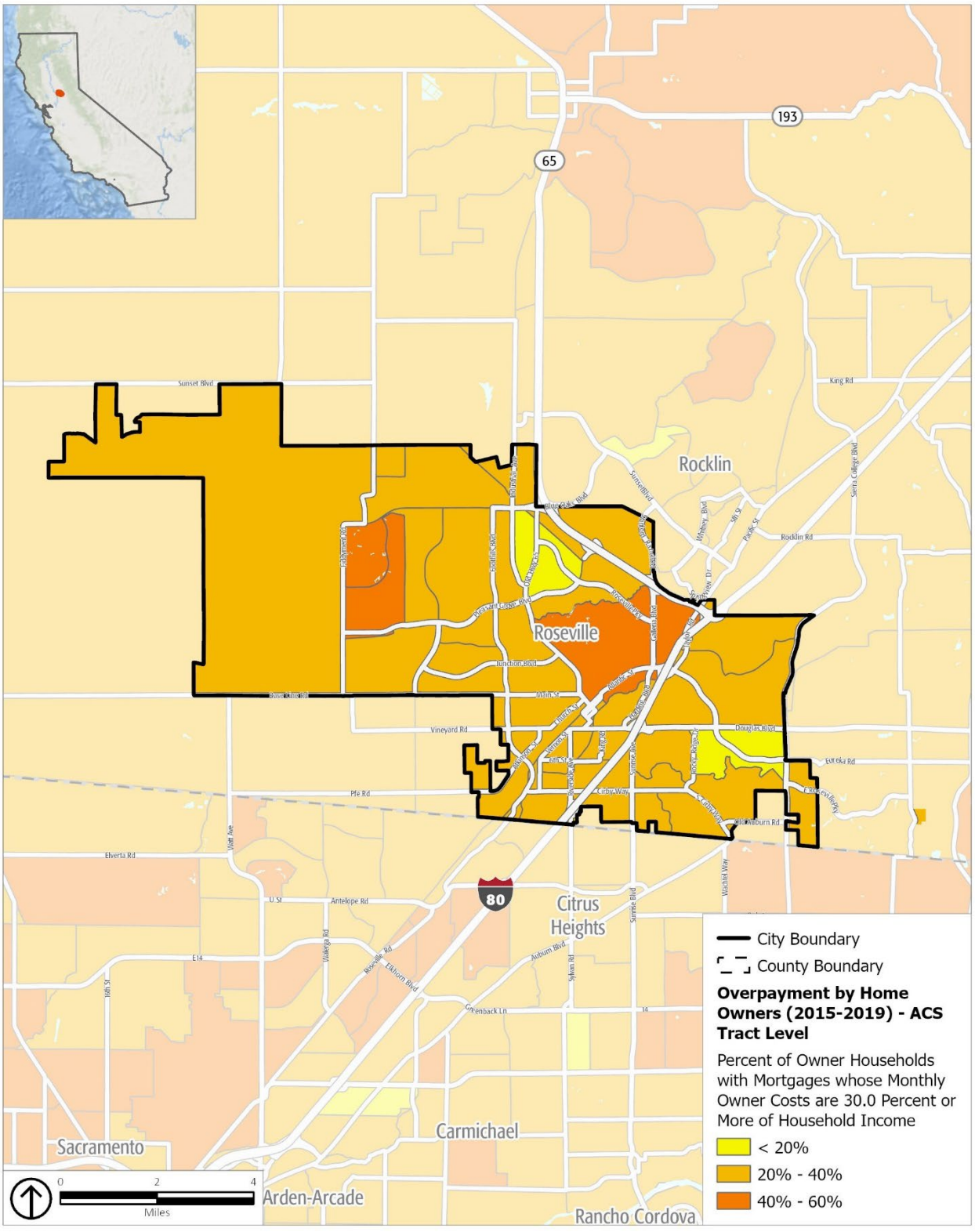
Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2015–2019.

Figure X-20 | Overpayment by Homeowners, City of Roseville, 2010–2014



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2010–2014.

Figure X-21 | Overpayment by Homeowners, City of Roseville, 2015–2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2015–2019.

Overcrowding
The average household size in Roseville is 2.65 persons, closely resembling that of Placer County (2.68 persons). Overcrowding of residential units, in which there is more than one and half persons per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. According to CHAS data from 2013–2017, 3 percent of renter households and less than one percent of owner households are overcrowded. Figure X-22 shows the trends of overcrowded households in the city by census tract. All tracts in the city are less than or equal to the statewide average of 8.2 percent except the tract west of south central Roseville, near Interstate-80 and the railyards, where up to 15 percent of households are experiencing overcrowding.

Housing Condition
The Housing Condition Survey (see Figure X-1) examined houses within neighborhoods which were developed before 1980, as these homes are more than 40 years old and would require maintenance in order to avoid visible deterioration. The majority of units (72%) were found to be in sound condition, 21% needed minor repairs, 6.5% required moderate repairs, and 0.5% needed substantial rehabilitation. Although the survey identified that 7% of homes need moderate repairs or better, which is relatively low, this need is located in areas with other burden factors. The City's older neighborhoods with homes built prior to 1980 are located in the south central area of the City, which is the area of the City with the highest concentration of poverty, a large concentration of Hispanic households, a high level of housing cost burden (over 58 percent of households in that census tract are burdened), and there are two low resource areas. For these reasons, the City has focused several programs in this area of the City, including the City's Housing Rehabilitation Program, First-Time Homebuyer Program, and Community Block Grant funds.

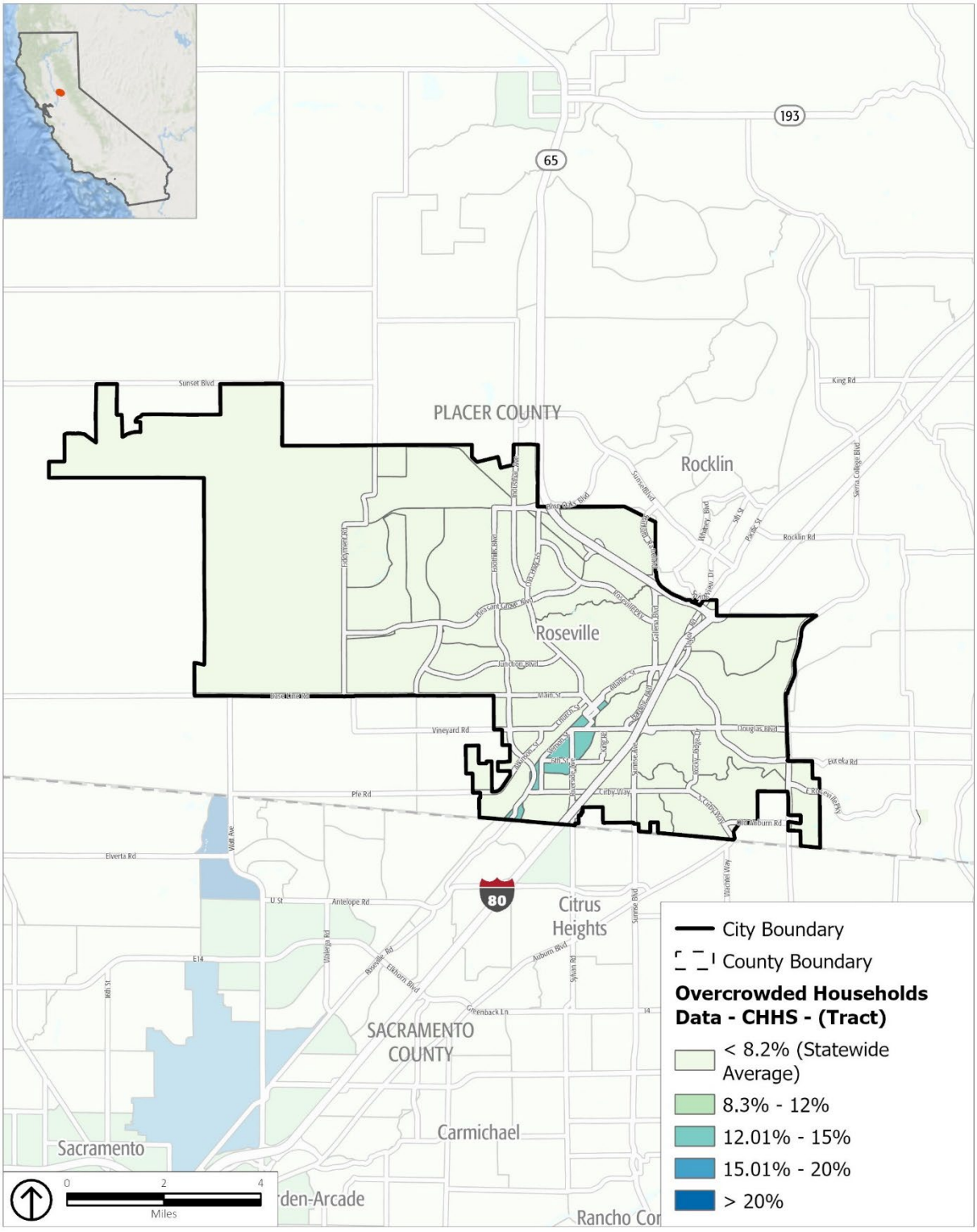
Displacement Risk
Regionally, one in four (25 percent) survey respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. The most common reasons for displacement were: rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall. While displacement rates are higher, the reasons for displacement are generally the same as those of regional respondents.

Areas with higher populations of renters and lower income households are particularly susceptible to displacement in the face of market-based pressures at the neighborhood-level. According to the UC Berkeley Urban Displacement Project, a census tract is a sensitive community if it meets the following criteria as both vulnerable and experiencing market-based displacement pressure:

1. Proportion of very low-income residents was above 20 percent in 2017; and
2. The census tract meets two of the following criteria:
    a. Share of renters is above 40 percent in 2017;
    b. Share of people of color is above 50 percent in 2017;
    c. Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households is above the county median in 2017; or
    d. Nearby areas have been experiencing displacement pressures.

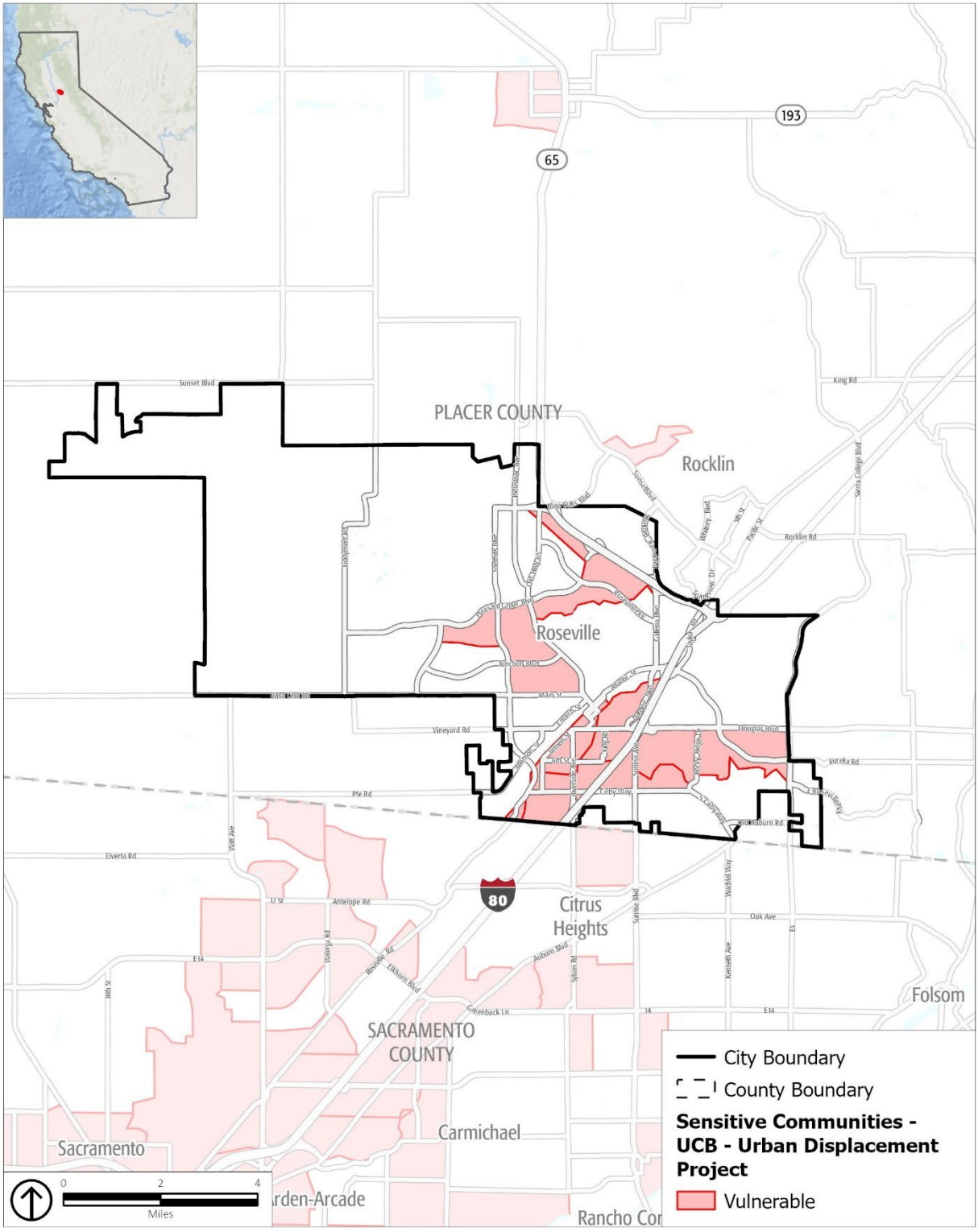
According to these metrics, nine census tracts in Roseville are susceptible to displacement because of the high proportion of households that are renters and low to moderate income (see Figure X-23). The census tracts susceptible to displacement in the future are the neighborhoods in the southern part of the city, along Douglas Blvd and Interstate-80, and in central neighborhoods around the Sierra View Country Club and Diamond Oaks Golf Course.

Figure X-22 | Overcrowded Households, City of Roseville



Source: HCD AFFH Data Resources and Mapping Tool, HUD 2011–2015.

Figure X-23 | Communities Sensitive to Displacement, City of Roseville



Source: HCD AFFH Data Resources and Mapping Tool, Urban Displacement Project, 2021.

Rates of Homeownership

Another measure of historical segregation is rates of homeownership among different racial and ethnic groups. For the majority of households in the U.S., owning a home is the single-most important factor in wealth-building. Homeownership is also thought to have broader public benefits, and therefore for nearly 100 years the federal government has subsidized ownership through various means. Yet these incentives for ownership have been in place far longer than the existence of fair lending and fair housing protections, meaning that the financial and other benefits of homeownership have not been equally realized for all protected classes. This explains some of the reason for homeownership disparities today, in addition to the now-illegal practices of redlining, steering, blockbusting, unfair lending, and discriminatory pricing.

Homeownership is a powerful vehicle for counteracting rising housing prices and the effects of gentrification and displacement, especially for lower-income households. Although the citywide homeownership rate was 65.8 percent in 2019, not all racial and ethnic groups in Roseville had the same likelihood of owning a home. As shown in Table X-32 below, residents who identified as non-Hispanic White or Asian had much higher rates of homeownership than the citywide average. In contrast, residents who identified as any other racial or ethnic group had much lower rates of homeownership and, thus, they are at higher risk of displacement from rising rental prices. In Roseville, Black and Hispanic households have considerably lower rates of homeownership (48%) than either Non-Hispanic White (66%) or Asian (72%) households.

While Roseville has disparate rates of homeownership, the disparities between Black and Non-Hispanic White households are less than every other studied jurisdiction (in some cases substantially so) and the disparities between Hispanic and Non-Hispanic White households are less than half of studied jurisdictions. To help further narrow this disparity in homeownership, the Housing Element includes a new program to target outreach for the first-time home-buyer assistance into neighborhoods with a high concentration of Hispanic households, as Hispanic households make up the largest minority group in Roseville (15.2 percent).

TABLE X-32 | HOUSING TENURE BY RACE/ETHNICITY

	Owner Occupied		Renter Occupied		Total Occupied Units
	Number	Percent of Total	Number	Percent of Total	Number
White non-Hispanic	25,363	68.1%	11,886	31.9%	37,249
Black	489	43.0%	648	57.0%	1,137
Asian	3,193	74.1%	1,115	25.9%	4,308
Native Hawaiian and Other Pacific Islander	108	56.0%	85	44.0%	193
American Indian and Alaskan Native	121	37.0%	206	63.0%	327
Some other Race	517	47.6%	570	52.4%	1,087
Multiracial (Two or more races)	973	61.0%	623	39.0%	1,596
Hispanic or Latino	2,842	49.2%	2,934	50.8%	5,776
TOTAL OCCUPIED	**32,848**	65.8%	**17,095**	34.2%	**49,943**

Source: U.S. Census, American Community Survey 5 Year Estimates 2015-2019, Table S2502.

OTHER RELEVANT FACTORS

Mortgage Loan Access

In addition to housing burdens, unequal mortgage loan access also contributes to disproportionate housing needs. Despite efforts to reform long-standing practices of discrimination in the American housing credit system, widespread patterns of inequality still exist today. The recession and housing crisis made apparent the unusually high

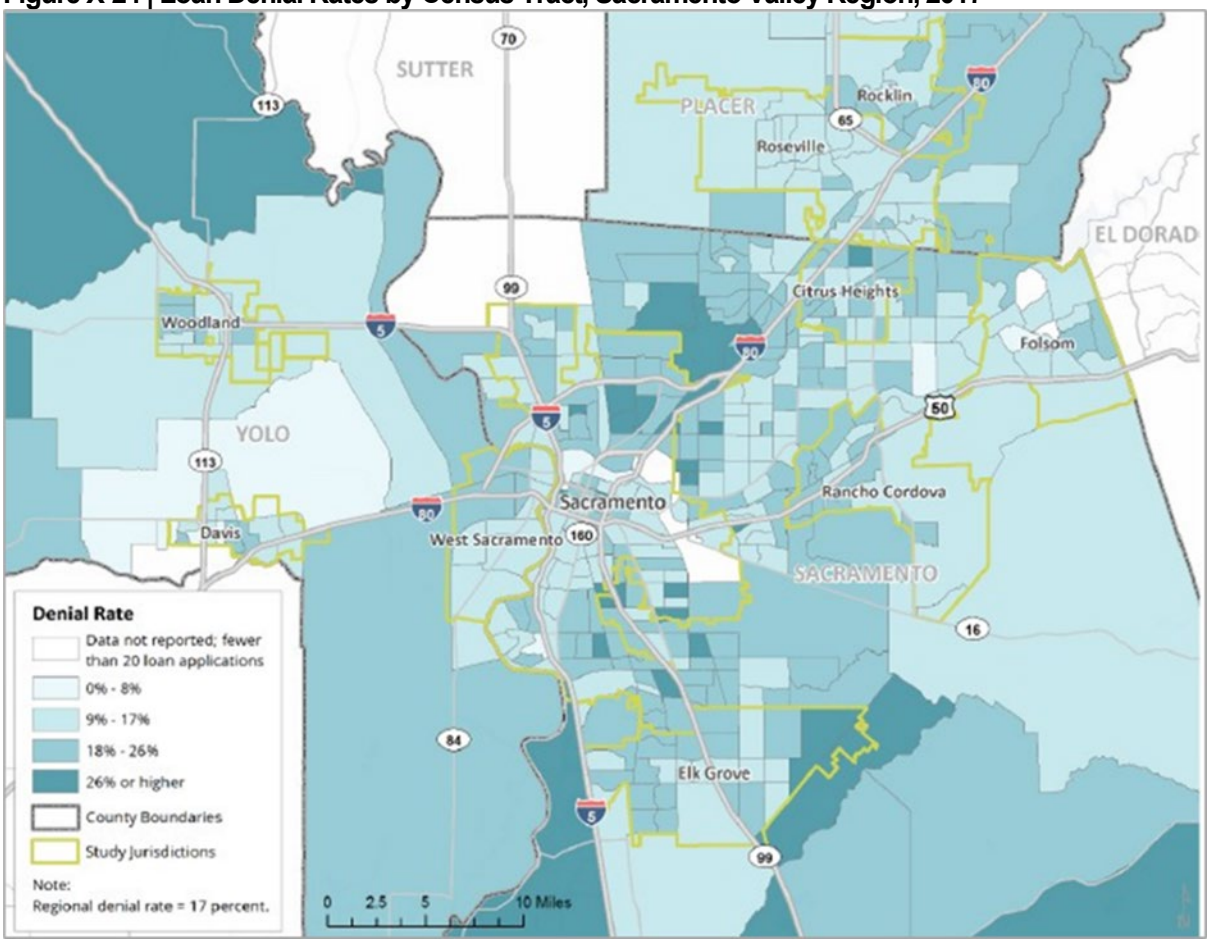
concentration of non-White residents with subprime mortgages and property foreclosures across the country. A subprime mortgage is a type of housing loan given to individuals with an impaired credit history, who otherwise would not qualify for a conventional mortgage loan. Subprime mortgages carry higher interest rates due to a higher risk of default. The concentration of subprime mortgages in areas where communities of color are also concentrated suggests that modern lending practices may be repeating historically punitive practices, such as redlining.

The study shows that mortgage denial rates—the proportion of loan applications which were denied—are higher for non-White households. The disparities are lower in Roseville than in most other studied jurisdictions, but they remain significant. For example, the denial rate among non-Hispanic White households was 13 percent while the denial rate among Asian households was 17 percent. Some of this disparity may be explained because there may be a higher proportion of lower-income households within a particular ethnic group. However, even when the analysis is adjusted for income, disparities narrow but remain. Even among high-income households—those making greater than 120 percent of the average median income—denial rates in the Sacramento region for Non-Hispanic Whites is 13 percent and for Black or African American households is 20 percent. The most common reasons cited for these denials were incomplete applications, debt-to-income ratio, and credit history.

Figure X-24 shows mortgage loan denial rates by census tract. In comparing this map with other maps provided in this analysis, it is clear that the areas of the City with higher mortgage loan denial rates correspond to those areas with more non-white households.

As with mortgage denial, rates of subprime loans also differ among racial/ethnic groups. Overall subprime loan rates have dropped significantly from the 2006 high of 25 percent, and nationally account for about 4 percent of conventional loans. In Roseville, subprime loans account for 2.3 percent of Non-Hispanic White borrowers, 2.8 percent of Asian borrowers, 4.0 percent of Hispanic borrowers, and 7.2 percent of other racial minority borrowers. A recent study at UC Berkeley found that, nationally, Latinx and African American borrowers paid between 5.6 and 8.6 basis points more, which is equivalent to 11 to 17 percent of lender profit on the average loan. Lenders earn significantly more from loans made to Latinx and African American homebuyers.

Figure X-24 | Loan Denial Rates by Census Tract, Sacramento Valley Region, 2017



Source: FFIEC HMDA Raw Data, 2017; Root Policy Research, 2020.

Land Inventory

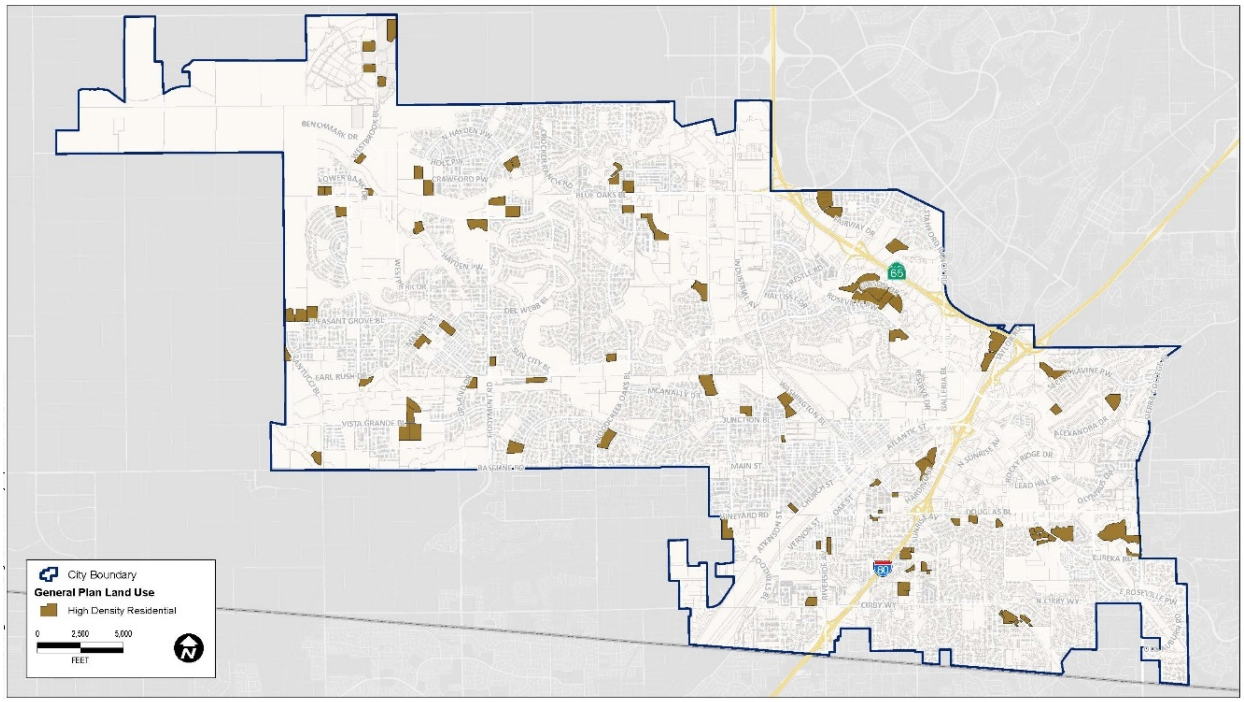
A primary goal of the assessment is to ensure available sites for lower-income housing are located equitably across a region and within communities with fair access to opportunities and resources. Ensuring that sites for housing, particularly lower income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services. Using the statewide opportunity area map and the patterns of segregation, access to opportunity, and displacement risk identified in this assessment, this section analyzes whether or not the sites included in the 2021–2029 Housing Element sites inventory improve or exacerbate fair housing conditions and patterns of segregation. Figure X-25 shows all sites with a High Density Residential land use designation, Figure X-26 shows the location of all sites in the inventory compared to the TCAC/HCD Opportunity Areas, and Figure X-27 shows these same sites in comparison to the distribution of low and moderate-income populations by census tract. Both Figure X-26 and X-27 highlight the location of existing and future affordable housing as well as vacant and underutilized inventory sites.

LOCATION OF EXISTING AFFORDABLE HOUSING AND HIGH DENSITY HOUSING

As shown in Figure X-25 the City's existing and planned high density residential housing capacity is spread throughout the community. Figures X-25 and X-26 show the City's existing and planned deed-restricted affordable rental housing inventory is also spread throughout the community, including in the city's high and highest resources areas, and is not concentrated in any particular area. In fact, there are 1,386 existing and 2,771 planned affordable deed restricted units

distributed throughout Roseville. This balanced distribution of affordable and high density housing is the result of the City's Specific Plan process (Housing Element Program 7), discussed in detail throughout this Housing Element, which requires that each new planning area contain 10% affordable housing spread throughout the planning area and which also ensures land use plans contain a balance of low density, medium density, and high-density housing distributed throughout each planning area.

Figure X-25 | City's Distribution of High Density Residential Land



Source: City of Roseville, 2017.

POTENTIAL EFFECT ON PATTERNS OF SEGREGATION

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. 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). As shown in Figure X-25 through Figure X-27, deed-restricted affordable housing and high density housing is distributed throughout the city. Most of the sites identified in the Housing Element inventory are concentrated in the new growth areas within the western part of the city (other areas of the City are mostly built out), and within these new growth areas Figure X-26 and Figure X-27 demonstrates that housing capacity at varying levels of affordability is distributed evenly, and is not segregated.

POTENTIAL EFFECT ON ACCESS TO OPPORTUNITY

The TCAC/HCD Opportunity Area map for 2021 shows that the central area of the City is the area of lowest opportunity, and that areas of high and highest opportunity area found away from the core, on the eastern and western sides of the City. However, when this composite score is broken into its component parts—educational scores, proximity to jobs, access to transportation, and environmental scores—it becomes apparent that some of these factors are at odds. The central area of the City has lower educational scores and more environmental burden, but is also the area of the City with the highest proximity to jobs and the greatest access to transportation. The western edge of the City has higher educational scores and lower environmental burden, but because it is newly developing has lower access to transportation and lower jobs proximity.

Proximity to jobs and access to transportation are critical issues for lower income families, and focusing all lower income development into areas of overall high opportunity will direct development away from these areas. Development in infill areas is also a key environmental and sustainability strategy, because it reduces sprawl and creates more walkable communities.

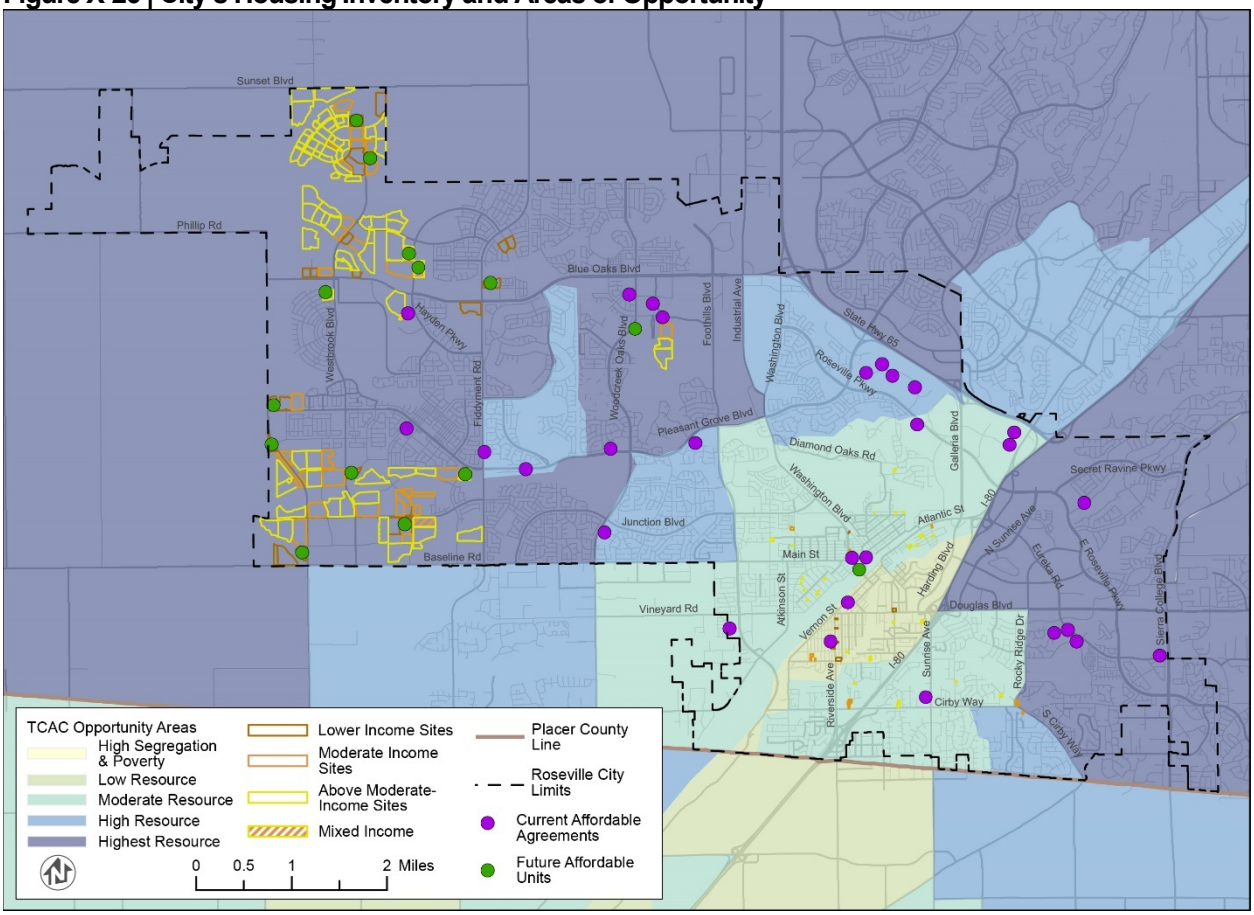
On the other hand, over time as the western edge of the City develops further and more population is added, additional transit options will be developed consistent with the City's transit master plan and additional job centers will be developed in the City's tech and business park land uses in those areas. It is vital to ensure housing affordable to lower income families is an integrated part of those future conditions.

An analysis of the TCAC/HCD Opportunity Area map for 2021 found that more than 90 percent of the City's existing affordable housing and future inventory, both in total and within each income category, is within areas designated as "high resource" or "highest resource" (see Figure X-26), which means that the vast majority of new housing built in the city will offer future households access to areas of opportunity. A small proportion of the sites in the existing inventory are located in census tracts in the central city, which are mostly categorized as moderate or low resource. However, recognizing the importance of infill the City's rezone program (Program 14) also includes the Commercial Corridors and Infill strategies. These strategies will focus infill and revitalization strategies within the areas of the City with the greatest proximity to jobs and transportation options. While the City's Housing Element focuses the vast majority of its existing and proposed inventory within areas of high opportunity, it also reflects the need to include housing opportunities in areas of existing jobs proximity and transportation opportunity.

POTENTIAL EFFECT ON DISPROPORTIONATE HOUSING NEEDS

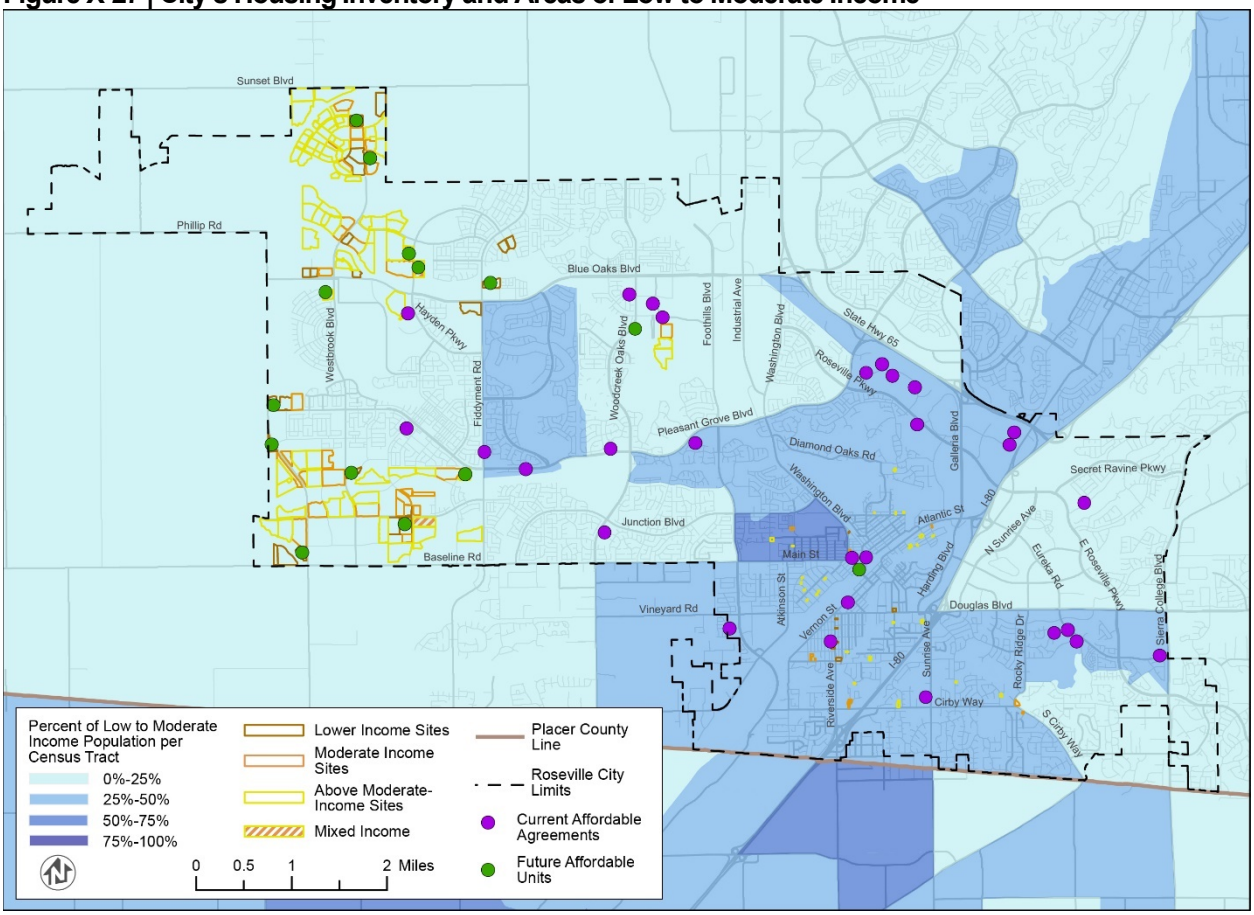
As discussed in previous sections, the City's residents experience some amount of disproportionate housing needs. This includes overcrowding in south central Roseville and displacement risks in central and south central Roseville, as well as along Douglas Boulevard. Housing Element Program 14 (Rezone Program) includes the Commercial Corridors strategy which would incentivize reinvestment and add an additional 400 units of high density residential capacity in the Douglas Boulevard area between Royer Park and Rocky Ridge Drive, which will add housing capacity in the vicinity of areas struggling with overcrowding and displacement risk. However, most of the City's sites inventory is focused in areas of high opportunity which are not identified as susceptible to displacement (see Figure X-23) or overcrowding. Since the addition of 400 units may be too few to offset the risk in these areas, it is likely that rents will continue to rise and residents could potentially be displaced due to cost burden. To address this issue, the City has included Program 20 in the Housing Element to provide information on first-time home-buyer assistance and target outreach into the City's neighborhoods with housing burden and Hispanic household concentration. Moreover, the City could consider facilitating more affordable housing or increasing opportunities for homeownership in these at-risk neighborhoods.

Figure X-26 | City's Housing Inventory and Areas of Opportunity



Source: California Department of Housing and Community Development AFFH Data and Mapping Tool. City of Roseville, 2021. Ascent, 2021.

Figure X-27 | City's Housing Inventory and Areas of Low to Moderate Income



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates. California Department of Housing and Community Development AFFH Data and Mapping Tool. City of Roseville, 2021. Ascent, 2021.

Fair Housing Issues, Contributing Factors, and Housing Programs

Roseville is a highly desirable community in the northern Sacramento region. Fair housing issues in the city are primarily related to segregation based on income. Specifically, there are disproportionate housing problems in south central Roseville and racially/ethnically concentrated areas of affluence in northern Roseville. The contributing factors to these fair housing issues are the historical investment patterns in the city, which have led to under-investment of specific neighborhoods, which are now areas with the lowest incomes and highest rates of diversity, and an accumulation of private investments in specific areas/neighborhoods, which are now wealthier with more predominately non-Hispanic White residents.

Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues and replace segregated living patterns with integrated and balanced communities. The City is committed to creating more opportunities for affordable housing dispersed more equitably throughout the City; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and, as neighborhood investments increase, protecting existing residents from displacement. The chart below identifies the primary fair housing issues identified in the analysis, along with the programs which are responsive to the issue.

Fair Housing Issue	Responsive Programs
The south central area of the City is a disadvantaged community area, because the area has multiple overlapping fair housing issues. The area has a concentration of poverty, overcrowding, low opportunity, less positive education outcomes, and other disadvantage, combined with a higher concentration of disability, female-headed households, and people of color.	Broadly speaking, the City has undertaken two approaches to this issue: focusing supportive and assistive programs into disadvantaged community areas and increasing housing opportunities within high opportunity areas of the City. The City has included implementation language within various programs which focuses those programs into disadvantaged communities within the City, including the Owner Occupied Rehabilitation Program (a component of Program 1), which provides grants for home improvements to low-income households in disadvantaged community areas; the First Time Home Buyer Program (a component of Program 1), which provides down-payment assistance to low-income households and has an outreach focus in disadvantaged communities; the City's In-Lieu Fees (Program 9) and gap funding (Program 12), which prioritize disbursement of funds to projects within high opportunity areas or areas at risk of displacement; Community Block Grant funds (a component of Program 19), the outreach for which is directed to disadvantaged communities and provides deferred loans and grants to low income households to use for home improvements; and per the Fair Housing program (Program 27) the City will meet monthly with non-profits and local stakeholders to share regional resources and ensure equitable distribution of resources. The City has included implementation language within various programs to increase housing choice in areas of high opportunity, including the Specific Plan Areas process (Program 6), which requires all new planning area to designate 10% of the total units as affordable and distribute those sites evenly through the new planning area; the City's In-Lieu Fees (Program 9) and gap funding (Program 12), which prioritize disbursement of funds to projects within high opportunity areas or areas at risk of displacement; the City's Housing Choice Voucher program (Program 19), which includes outreach to multifamily property owners to ensure vouchers can be used in high opportunity areas of the City; and the City's Fair Housing program (Program 27) requires developers receiving public subsidies to use affirmative fair housing marketing practices and supports affordable housing in areas of high opportunity.
Homelessness disproportionately impacts certain racial or ethnic groups, and shelter services are not being accessed equitably.	Annual monitoring of Homeless Prevention and Rapid Rehousing Funding (Program 12 and Program 20) disbursement has been added to evaluate whether the funding is being equitably distributed, and commit to making funding adjustments if not. Per the Fair Housing program (Program 27) the City will regularly complete analysis of the characteristics of the beneficiaries of housing and service programs relative to the income-adjusted population and meet monthly with non-profits and local stakeholders to share regional resources and ensure equitable distribution of resources.
The City has multiple areas identified as sensitive to displacement.	The City's In-Lieu Fees (Program 9), Non-Residential Construction Fee (Program 10), and gap funding (Program 12) prioritize disbursement of funds to projects within high opportunity areas or areas at risk of displacement; the Owner Occupied Rehabilitation Program (a component of Program 1), which provides grants for home improvements to low-income households in disadvantaged community areas, is directed to geographic areas of the community at greatest risk of displacement.
Rates of homeownership are significantly higher within the white population than within other racial and ethnic communities.	The City has directed outreach for its First Time Home Buyer program (Program 1) into the area of the City with a higher proportion of communities of color.
Special needs groups such as seniors and people with disabilities are more likely to struggle with cost burden	The City's Home Investment Partnership Program (a component of Program 19) includes pursuing funds for affordable multifamily housing projects targeted to special needs groups such as seniors and those with disabilities, the Community Block Grant Funds (a component of Program 19) provides deferred loans and grants to seniors, persons with disabilities, and other special needs populations to use for home improvements; the City will revise the Zoning Ordinance to allow large community care homes with a staff-level Administrative Permit rather than a Use Permit (Program 28); the City has a shared housing policy allowing people with disabilities to use their voucher in housing shared with non-related people; and the City has multiple programs to reduce utility costs for low-income seniors and people with disabilities or medical devices (Program 35).

Facilitate Development in High Resource Areas and Increase Housing Mobility
Roseville is known for its high quality of life, good schools, rich amenities, and access to employment. Roseville is also one of the fastest growing cities in the region. Changes in State law regarding the RHNA process resulted in a higher allocation of lower-income units to areas of high opportunity, including Roseville. While the City's 10 percent Affordable Housing policy has created opportunities for more lower income housing spread throughout the city, there is currently (2021) insufficient capacity to meet the lower income RHNA, and the City has therefore committed to providing adequate sites through a rezone program (Program 14). This program will target sites for lower income units in high resource areas, thereby affirmatively furthering fair housing.

Additionally, the City is taking actions to support housing voucher mobility for persons with disabilities through Program 27, Shared Housing, which allows voucher holders to use their voucher in housing that is shared with non-related persons as a reasonable accommodation. Shared Housing consists of a single housing unit occupied by an assisted household and another resident or residents, as long as they are not blood related. An assisted family may share a unit with other persons assisted under the HCV program or with other unassisted persons. Roseville Housing Authority will approve Shared Housing, as well as a live-in aide if necessary, as a reasonable accommodation so the program is readily accessible to and usable by persons with disabilities. The HCV Shared Housing option can provide an increased level of independence for a disabled HCV participant.

Protect Residents from Displacement
As described earlier, south central Roseville is defined by TCAC and HCD as low resource. Over half of the households in the area earn low to moderate incomes and since there are few existing deed-restricted affordable units in this part of the city, residents in this area are more susceptible to displacement as demand for housing increases. The Housing Element includes Program 20 to address any significant disparities and increase opportunities for Roseville residents including:

- providing rental assistance;
- providing outreach on targeted first-time homebuyer programs in neighborhoods that have suffered from historic disinvestment to increase awareness and access to such programs; and,
- adopting policies to prevent displacement including strategies to protect senior and low-income homeowners such as targeting home repair programs and no-net loss policies for existing affordable housing and condo conversion ordinances.

The City will also be continuing its income-qualified Owner-Occupied Housing Rehabilitation deferred loan and grant program. All of these actions will help to protect lower-income residents from displacement.

Promote Fair Housing Resources through Outreach
As part of the Housing Element's programs, the City is also taking additional actions to ensure fair housing. For example, the City continues to actively participate in the ongoing region-wide collaborative effort to improve fair housing choice and affirmatively further fair housing and continues the campaign to provide fair housing counseling workshops and one-on-one counseling for Roseville residents, landlords/property owners, and tenants, with counseling provided by Project Sentinel (Program 25). The City will also use available funding, such as CDBG, HOME, direct rental subsidies, and below-market construction financing to support lower- and moderate-income housing developments and address the housing and supportive needs of special needs populations (Program 17). These actions and others will help to affirmatively further fair housing in Roseville.

In addition, the following Housing Element goals, policies, and programs support Fair Housing:

Goal H.1	*Provide decent, safe, inclusive and affordable housing in sufficient quantities for all economic segments of the community.*
Policy H1.8	*Encourage construction of affordable housing units to be intermixed with market-rate units.*
Goal H7	*Ensure the availability of quality housing opportunities for the elderly, the disabled, large families, female heads of households, and the homeless.*
Goal H8	*Participate in local and regional efforts to provide a network of facilities and resources to aid the special needs populations.*

Goal H9	*Design and implement programs to affirmatively further fair housing and promote housing opportunities throughout the City for protected classes to address significant disparities in housing needs and access identified within the Sacramento Valley Fair Housing Collaborative Analysis of Impediments to Fair Housing Choice.*
Policy H7.1	*Special housing needs shall be met through direct rental subsidies and below-market construction financing.*
Policy H7.2	*Continue the City's housing rehabilitation loan and grant programs to assist low-income elderly and disabled households.*
Policy H7.3	*Encourage construction of 3+ bedroom units in multi-family rental complexes to help meet the housing needs of low–income, large families.*
Policy H7.4	*Actively facilitate construction of rental units that include childcare facilities affordable to lower-income, female heads of households.*
Policy H7.5	*Work in conjunction with other Placer County jurisdictions, agencies, and organizations to provide shelter and supportive services for homeless individuals and families.*
Policy H7.6	*Encourage programs and developments that support inclusive, racially and ethnically diverse, and mixed-income residential communities throughout the City.*
Policy H7.7	*Support resources and assistance that help individuals who were justice-involved to locate, obtain, and maintain affordable housing.*
Policy H7.8	*Support programs and services which provide housing discrimination protection.*
Policy H7.9	*Support programs and measures that increase the affordability and availability of housing for people with disabilities.*
Program 17	*Federal and State Programs*
Program 18	*Homeless Prevention and Rapid Rehousing*
Program 20	*Address Significant Disparities and Increase Opportunities*
Program 21	*Homeless Outreach*
Program 22	*Family Mobile Team*
Program 23	*Family Reunification Program*
Program 25	*Fair Housing and Housing Discrimination Legal Services*
Program 26	*Support for Housing for Persons with Disabilities*
Program 27	*Allow Shared Housing Under Housing Choice Voucher for Persons with Developmental Disabilities*

HOUSING CONSTRAINTS

Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document. This section describes the City's general approach to land use regulations, General Plan residential land use designations and their densities, zoning districts, residential development standards, subdivision ordinance, and community design guidelines. There are no other standards or regulations which have a direct effect on the design and construction of housing.

LAND USE CONTROLS

Roseville is one of the leading jurisdictions in the SACOG region for the production of affordable housing. The City has been proactive for years in reducing on/off-site development standards to increase housing densities and decrease the cost of producing new housing in the specific plan areas as well as in infill areas. All of the City's standards, including zoning, development standards, Specific Plans, other master plans (such as the Pedestrian Master Plan), and the General Plan are available online on the City's website. Included in the City's online tools is a GIS-based map which allows the public to look up property information such as the Assessor's Parcel Number, land use designation, zoning designation, and other information. In addition to physical infrastructure investment, the City has focused heavily on its downtown core, approving the Downtown Roseville Specific Plan, which includes financial and regulatory incentives, process amendments, and a specific set of code-related exceptions that are focused on creating additional opportunities for housing development within the downtown.

Typical regulatory exceptions are (1) the reduction of parking requirements for multi-family residential development, (2) an increase in residential densities in the downtown, (3) promotion of live-work and mixed-use housing types, and (4) elimination of parkland dedication for residential projects. Code-related amendments that dictate the future physical improvements include (1) assigning a historical designation to the downtown, allowing for use of the Historical Building Code when applicable and (2) encouraging alley-loaded housing products with reduced street widths.

In the development of the new or "greenfield" areas of the community through the years, the City has made several adjustments to the physical improvements to promote higher-intensity housing. In the early to mid-1990s, the standard right-of-way width for residential streets was significantly larger. Residential street width standards have been reduced from a 54-foot-wide standard to a 42-foot right-of-way. Another adjusted physical standard is the reduction of the easement widths from a 12-foot-wide to a 10-foot-wide easement in order to promote higher-density projects. Additionally, exceptions have been made to fire lane widths for high-density housing where parking has been restricted.

Zero lot lines, townhomes, and courtyard, alley-loaded development are not unusual in the city, and neither are residential lot sizes of 3,000 square feet. The City's Zoning Ordinance includes DS district overlay zone (Development Standard) which permits an applicant to propose tailored development standards for the type of housing they propose to build. This overlay zone is extremely common within Specific Plans approved since 2010 and is the zoning designation which provides the flexibility for "missing middle" housing types.

The City's zoning and development standards have not had a cumulative negative or costly impact on the development of or affordability of housing, especially multi-family developments. Nor does the City have any local ordinances that increase the cost or supply of residential development.

The Residential Mixed Use (RMU) and Commercial Mixed Use (CMU) zoning districts promote a variety of residential and commercial use types. Single-family, two-family, and multi-family housing and mixed-use uses are principally permitted in the RMU and CMU zoning districts. In addition, the older portions of the downtown area in the Central Business District (CBD) provide flexibility in the types of uses typically found in the traditional downtown where a range of business and service, residential, and mixed-use uses can be located to support the entire community. Single-family, two-family, and multi-family housing are conditionally permitted in the CBD zoning district. Several of the City's Specific Plans include commercial mixed-use parcels, as shown in the vacant land inventory.

Development standards for mixed-use uses in the City's General Plan indicate a floor area ratio (FAR) for commercial uses of 20%–40%, which may be exceeded if all other applicable development standards are met.

LAND USE DENSITIES AND DWELLING UNITS PER ACRE

The City uses three primary residential land use categories within the 2035 General Plan: Low Density Residential, Medium Density Residential, and High Density Residential. The densities of each are listed in the table below. The density of the Low Density Residential land use designation provides for typical, detached single-family homes, while the Medium Density Residential land use designation provides for higher density single-family homes. Housing types in the Medium Density Residential land use include cluster homes, rowhomes/townhomes, courtyard homes, alley-loaded product, duplexes/halfplexes, and other attached housing styles. The High Density Residential land use designation provides primarily for multifamily housing such as apartments, but at the lower end of the density range includes attached single-family product more typically developed in the Medium Density Residential land use areas.

Table X-33 | Land Use Densities

Land Use Densities	Dwelling Units per Acre
Low Density Residential	0.5 to 6.9
Medium Density Residential	7.0 to 12.9
High Density Residential	13.0 and above

ZONING DISTRICTS

Zoning, unlike the General Plan, is regulatory. The Zoning Code divides the General Plan land use categories (i.e. Residential, Commercial, Industrial, etc.) into more defined zoning districts with a list of allowable uses (Table X-34).

Table X-34 | Zoning Districts

Residential Zones	
R1	**Single-Family Residential District.** The R1, Single-Family Residential district is intended for detached, single-family homes and similar and related uses inclusive of halfplexes.
RS	**Small Lot Residential District.** The RS, Small Lot Residential district is intended to allow either attached or detached single-family dwellings and similar and related compatible uses.
R2	**Two-Family Residential District.** The R2, Two-Family Residential district is intended to allow two dwellings per lot, either detached single-family dwellings or duplexes, and similar and related compatible uses.
R3	**Multi-family Housing District**. The R3, Multi-family Housing district is intended for a range of high density and multiple-family housing. The types of land use intended for the R3 zoning district include apartments, condominiums, townhomes, small lot cluster housing, and similar and compatible uses.
RMU	**Residential Mixed Use District.** The Residential Mixed Use district is intended to promote a variety of residential uses/dwelling types and the flexible siting of uses that are typically considered to be compatible with residential development.
Commercial Zones	
BP	**Business Professional District.** The Business Professional district is intended to provide locations for a wide variety of office uses and other uses that are related to and supportive of office uses.
NC	**Neighborhood Commercial District**. The Neighborhood Commercial district is intended to be applied to properties in close proximity to residential areas providing for convenient retail and personal service facilities.
CC	**Community Commercial District.** The Community Commercial district is intended to serve the principal retail shopping needs of the entire community by providing areas for shopping centers and other retail and service uses.
GC	**General Commercial District**. The General Commercial district is intended to serve the entire community by providing areas for commercial facilities that are more of a service or heavy commercial character than are permitted in the Community Commercial District, and may involve outdoor display, storage, or activity areas.

Table X-34 | Zoning Districts

HC	**Highway Commercial District**. The Highway Commercial district is intended to be applied where commercial facilities serving the traveling public are necessary or desirable.
RC	**Regional Commercial District**. The Regional Commercial district is intended to provide for commercial facilities serving Roseville and the greater South Placer Area.
CBD	**Central Business District.** The Central Business district is intended to be applied to the older portions of the downtown area to provide flexibility in the types of uses typically found in the traditional downtown where a range of business and service, residential, and mixed-use uses can be located to support the entire community.
CMU	**Commercial Mixed Use District.** The Commercial Mixed Use district is intended to promote a variety of commercial uses types and the flexible siting of other uses that are typically considered to be compatible with commercial development. It is the intent of the CMU zoning district to establish a mix of uses, which will be accompanied by overlay zones, to ensure that different commercial uses will be successfully integrated into desirable, cohesive commercial districts. The CMU zoning district shall always be applied in conjunction with either the DS (Development Standards) or SA (Special Area) overlay zones.
HD	**Old Town Historic District.** The Old Town Historic district is intended to be applied to the original commercial core of Roseville to acknowledge its historic and architectural significance. The HD zoning district is intended to ensure that new land uses and development within the district further the rehabilitation, revitalization, and preservation of the architectural, aesthetic, historic, and economic health of the district. Each parcel within a Historic District shall be subject to the specific historic district design guidelines contained within the City's Community Design Guidelines as adopted by the City Council from time to time. Whenever a design review permit is required for development of a parcel within the Historic District zone, the Historic District guidelines shall apply.
Industrial Zones	
MP	**Industrial/Business Park (MP) District.** The industrial/business park district is intended to designate areas appropriate for the development of a mixture of light industrial, office and commercial land uses. The use types permitted within the MP district do not include outdoor manufacturing but may include limited outdoor storage. These use types do not result in the emission of any appreciable amount of visible gasses, particulates, steam, heat, odor, vibration, glare, dust, or excessive noise and can be conditioned to be compatible when operating in close proximity to commercial and residential uses.
M1	**Light Industrial District.** The Light Industrial district is intended to designate areas appropriate for light industrial uses such as manufacturing, processing, assembly, high technology, research and development, and storage uses. The use types permitted within the M-1 district do not include outdoor manufacturing but may include limited outdoor storage and the emission of limited amount of visible gases, particulates, steam, heat, odor, vibration, glare, dust, and noise. These uses may be compatible operating in relatively close proximity to commercial and residential uses.
M2	**General Industrial District.** The General Industrial district is intended to designate areas suitable for a broad range of industrial uses, including manufacturing, assembly, wholesale distribution, and warehousing.
MMU	**Industrial Mixed Use District.** This district is intended to promote a variety of industrial use types and the flexible siting of uses that are typically considered to be compatible with industrial development. It is the intent of the MMU zoning district to establish a mix of uses, which will be accompanied by overlay zones, to ensure that different industrial uses will be successfully integrated into desirable, cohesive industrial districts. The MMU zoning district shall always be applied in conjunction with either the DS (Development Standards) or SA (Special Area) overlay zones as described in Chapter 19.18.
Overlay and Special Purpose Zones	
DS	**Development Standard District.** This district is an overlay district which allows modification of the specified development standards in general zone districts. The district may establish or modify any or all of the following development standards: minimum lot size, lot width, setbacks, usable open space, and parking; principal building types; and maximum lot depth, coverage, and building height.

RESIDENTIAL DEVELOPMENT STANDARDS

The City of Roseville regulates the type, location, and scale of residential development through its Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods. Under the Zoning Code, residential development must comply with specific enforceable standards such as minimum lot requirements, maximum height, minimum setbacks, maximum lot coverage, and allowable density, as outlined in Table X-35. In addition to these development standards, the City also maintains parking standards for residential development. One parking space per dwelling is required for senior apartments. One and a half parking spaces are required for multi-family studio units and 1-bedroom units. Two parking spaces per dwelling are required for single-family, two-family (duplex), small community care facilities, family day care homes, mobile home parks, and multi-family units with two or more bedrooms. All multifamily projects and mobile home parks must also provide 1 guest parking space for every 10 units and family day care homes must provide one parking space for loading and one for each employee not living in the home (these may be on-street and/or tandem). These development standards are similar to those in other communities and are not considered a constraint to the development of affordable housing. As previously indicated, the DS overlay zoning district may also occur in combination with any of these residential zoning districts (e.g. RS/DS), in which case a subdivision/development-specific development standards table would be created by an applicant to fit the housing product type being proposed. In the CMU zone a residential project is developed with project-specific design criteria through the Design Review Permit process.

Table X-35 | Development Standards by Zoning District

	R1	RS with attached sidewalk (10)	RS with separated sidewalk (8, 10)	R2	R3(2)	RMU
Area, interior lot	6,000 sq ft	4,500 sq ft	4,275 sq ft	6,000 sq ft	6,000 sq ft	None (7)
Area, corner lot	7,500 sq ft	5,500 sq ft	4,710 sq ft	7,500 sq ft	7,500 sq ft	
Width, interior	60 ft	45 ft	45 ft	60 ft	60 ft	
Width, corner	75 ft	55 ft	50 ft	75 ft	75 ft	
Residential Density						
Maximum number of primary dwelling units per lot	1 dwelling	1 dwelling	1 dwelling	2 dwellings(1)	As provided by General Plan, but a minimum of 3 dwellings	As provided by General Plan
Maximum number of accessory/junior dwelling units per lot(11)	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings
See Chapter 19.22 for accessory structure development standards for the following standards						

Setbacks (minimum)						
Front[9]	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveway depth	15 ft to living space or side wall of garage; 12.5 ft to porch; 18 ft minimum driveway depth[6]	10 ft to first floor living space or side wall of garage; 7.5 ft to porch, but in no case may encroach into a PUE; 15 ft to second floor living space; 18 ft minimum driveway depth[6]	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveways depth	20 ft minimum on all street frontages	None[7]
Sides[9]	5 ft interior; 15 ft street side on corner	5 ft interior; 12.5 ft street side on first floor; 15 ft street side on second floor	5 ft interior; 10 ft street side on first floor; 13 ft street side on second floor	5 ft interior; 15 ft street side on corner	5 ft interior; 20 ft minimum on all street frontages	None[7]
Rear	20% of lot depth; need not exceed 20 ft; 10 ft minimum[3]	10 ft minimum with minimum useable open space of 700 sq ft or 500 sq ft where a usable front porch is provided[4]	10 ft minimum with minimum useable open space of 500 sq ft[4]	20% of lot depth; need not exceed 20 ft; 10 ft minimum	20 ft; 20 ft minimum on all street frontages	None[7]
Lot Coverage (primary buildings)	35% for 2 story; 45% for 1 story	None[4]	None[4]	40%	50%	None[7]
Height Limits	35 ft	35 ft	35 ft	35 ft	45 ft[5]	None[7]
Additions to the primary structure greater than 700 square feet in area[12]	May only be permitted upon approval of an Administrative Permit					

Notes:

(1) Attached or detached. Detached dwelling units must maintain a minimum 10-foot building separation.

(2) The general development standards for the R3 district may be modified through approval of a Design Review Permit.

(3) On corner lots, the minimum rear setback may be determined by using an average of three measurements taken at the ends of the structure and a point midway between the ends of the structure. The measurements shall be made perpendicular to the rear lot line.

(4) The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is 10 feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 square feet may be applied where a front porch is provided with minimum dimensions of six feet by 10 feet exclusive of entry way.
(5) Except for units immediately adjacent to the R1 and RS zone districts, where the height limit shall be 35 feet.
(6) Minimum driveway depth of 18 feet requires a roll-up garage door.
(7) As provided in development standard overlay or special area overlay district.
(8) Sidewalk separated from back of curb by five-foot planter strip.
(9) Front setback (and side setback where adjacent to street) measured from back of walk. Fence side yard setback is five feet from back of walk where facing a street. In the absence of sidewalk, setbacks measured from the edge of right-of-way.
(10) Variations to the standards and other housing product types may be permitted subject to processing of a Design Review Permit for Residential Subdivision (DRRS) concurrent with the approval of a tentative subdivision map and review of product type.
(11) A combination of up to two accessory dwelling/junior accessory dwelling units are permitted within areas zoned to allow single-family, two-family or multi-family residential use provided the lot contains an existing or proposed single-family dwelling, two-family or multi-family unit as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types) and the accessory dwelling/junior accessory dwelling unit complies with the standards identified in Chapter 19.60 (Accessory Dwelling Units). See Chapter 19.60 for the maximum number and combination of units allowed per lot. For purposes of density, accessory dwelling units shall be deemed to be an accessory use or an accessory building or structure and shall not be considered to exceed the allowable density for the lot upon which it is located.
(12) Additions (attached or detached) to primary structures that exceed 700 gross square feet in area may be permitted upon approval of an Administrative Permit, which may include a public hearing as provided in Sections 19.74.010 and 19.78.020. Excludes accessory dwelling units complying with the standards identified in Chapter 19.60 (Accessory Dwelling Units).

Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. Manufactured housing constructed on a permanent foundation is a permissible form of single-family home construction, and is therefore allowed by-right. Table X-36 provides a summary of the permitted housing types by zone.

Supportive and Transitional Housing

Transitional housing means housing with supportive services that is exclusively designated and targeted for homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving homeless persons to permanent housing as quickly as possible. Assistance in the Supportive Housing Program is provided to help homeless persons meet three overall goals: (1) achieve residential stability; (2) increase their skill levels and/or incomes; and (3) obtain greater self-determination (i.e., more influence over decisions that affect their lives). The City will regulate supportive housing as a residential use, provided supportive services are ancillary to the primary use.

The City's current zoning has not acted as a constraint to the provision of transitional or supportive housing. As required by SB 2, the City recognizes transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. The Housing Element includes Program 32, Special Needs Housing Laws, which addresses legislation such as AB 2162 and requires the City's Zoning Ordinance and other planning documents be regularly updated to respond to new legislation.

Table X-36 | Permitted Housing Types by Zone

Residential Use	R1	RS	R2	R3	RMU
Single-Family Dwellings	P	P	P	P	P
Rooming and Boarding House	–	–	–	P	P
Two Family	–	–	P	P	P
Multi-Family Dwellings	–	–	–	P	P
Accessory Dwelling Units	P	P	P	P	P
Mobile Home Park	CUP	CUP	CUP	CUP	P
Community Care Facility, Small	P	P	P	P	P
Community Care Facility, Large	CUP	CUP	CUP	P	P
Family Day Care Homes, Small	P	P	P	P	P
Family Day Care Homes, Large	A	A	A	A	P
Transitional and Supportive Housing	P	P	P	P	P

Civic Use	MP	M1*	M2*	MMU*	GC*	HC*	CMU*
Emergency Shelters	P				CUP	CUP	CUP

Commercial Use	R3	RMU	NC*	CC*	GC*	HC*	RC*	CBD*	CMU*	HD*	BP*
Multi-Family Dwellings	P	P	CUP	CUP	–	–	–	CUP	P	CUP	–
Transitional and Supportive Housing	P	P	CUP	CUP	–	–	–	CUP	P	CUP	–
Accessory Dwelling units	P	P	P	P	P	P	–	–	P	–	–
Caretaker/Employee Housing	-	-	CUP	CUP	CUP	CUP	CUP	–	P	–	–
Single-Room Occupancy	-	-	–	–	–	–	–	CUP	CUP	CUP	–
Community Care Facility	P	P	P	P	P	–	–	P	P	–	P
Long Term Care Facility	CUP	P	CUP	P	P	–	–	P	P	–	CUP
Family Day Care Home, Small	P	P	P	P	P	–	P	P	P	CUP	P
Family Day Care Home, Large	A	P	CUP	CUP	CUP	–	CUP	CUP	P	CUP	CUP

Downtown SP	DT-1			DT-2	DT-3	DT-4	DT-5	DT-6	DT-7	DT-9	DT-10	DT-11
High Efficiency Residential Units*	–			–	–	P/CUP	–	P/CUP	P/CUP	P/CUP	–	–

*includes a room or group of internally connected rooms that have independent sleeping, cooking, eating and sanitation facilities, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Principally permitted use, designated as “P”
Conditionally permitted use, designated as “CUP”
Administratively permitted use, designated as “A”
Primary use types not listed or designated by a dash (–) are not permitted in that zone district.

Zoning for Emergency Shelters

The City has identified the MP Industrial/Business Park zoning district as appropriate for emergency homeless shelters by right and without discretionary action. According to data obtained from the City's Planning Division, six parcels are zoned MP Industrial/Business Park (see table below) and may be suitable for an emergency homeless shelter, as the sites are vacant or underutilized. Any of the six parcels identified by the Planning Division include sufficient capacity to accommodate the unmet need for homeless individuals (see Table X-37). (See Figure X-28 for site locations). Emergency shelters are required to comply with the development standards of the zoning district; there are no development standards specific to emergency shelters.

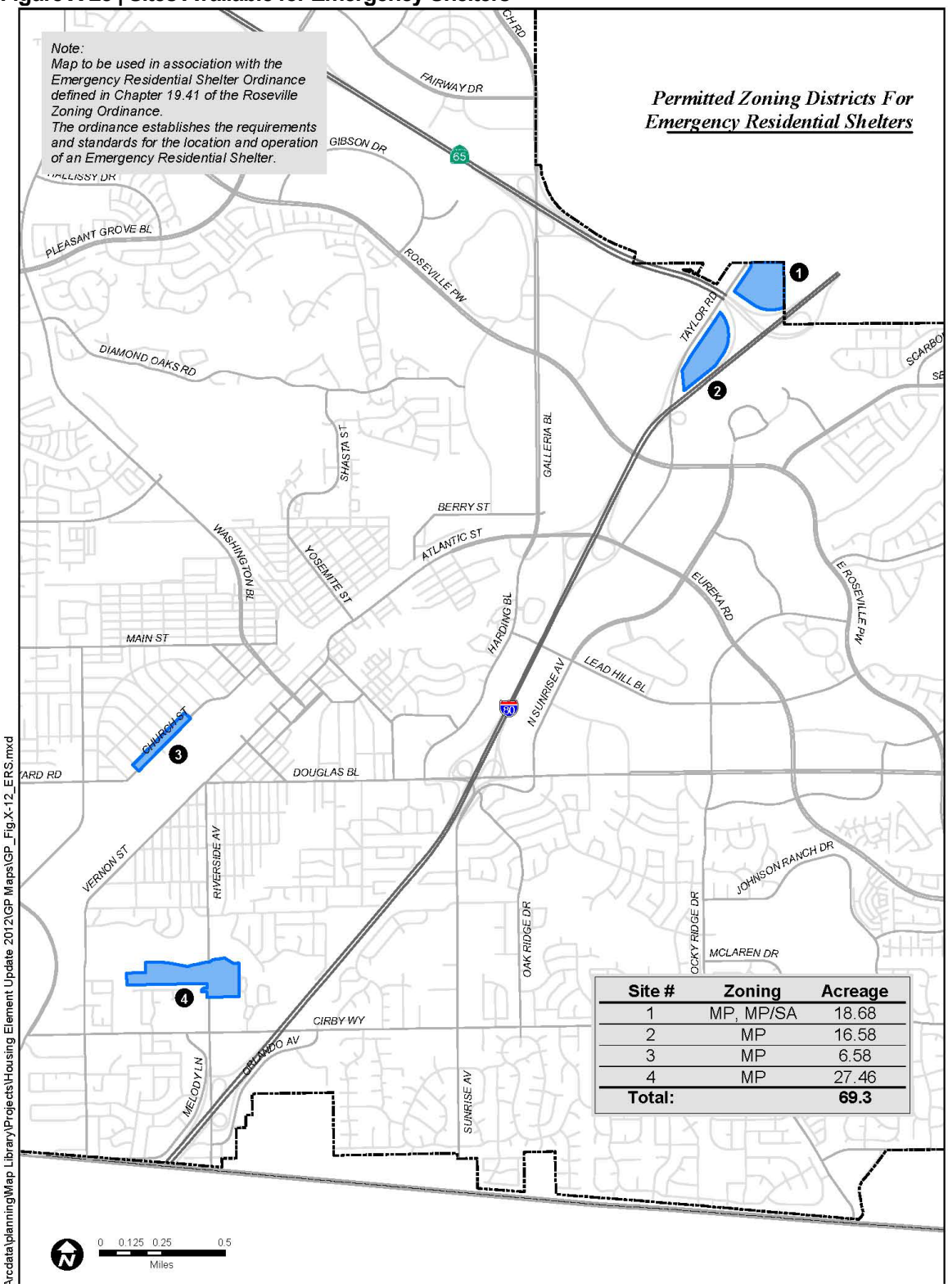
Table X-37 | Inventory of MP Zone Sites

Site #	Existing Use	Acreage	Potential Availability
1	Self-storage, auto repair, and storage	18.68	Reuse
2	Single-family residence, County services building, light manufacturing, automotive	16.58	Reuse, some vacant
3	Vacant lots, single-family residential, commercial, light industrial	6.58	Reuse, some vacant
4	Auto sales and service, office, light industrial, vacant lots	27.46	Reuse, some vacant

The Industrial/Business Park uses in the City pursuant to the Zoning Ordinance consist of the following types of uses: light manufacturing, research and development, warehousing, business parks and offices, supporting retail, financial and restaurants, personal services, and similar types of uses. Parcels zoned MP are centrally located and convenient to major transportation, schools, the downtown area, and other services.

The parcels listed above are all at least partially developed with existing uses but there is land available for development. In addition, many of the buildings on the sites are large metal, uninsulated buildings or other improvements which can be removed without substantial expense or loss of property value. Sites 1 and 2 are located within ¾-mile of Sutter Hospital and two local Roseville Transit routes. Site 3 is located within ¾-mile of the Roseville Intermodal Station, which is served by Amtrak, Greyhound, the City's local bus routes, and both the City and Placer County commuter services. Site 4 is located within ¼-mile of the Kaiser Riverside Medical Office Building and two local Roseville Transit Routes are within the site area.

Figure X-28 | Sites Available for Emergency Shelters



Permit Processing Procedures and Timeline Estimates

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. Table X-38 provides typical local development timelines, which is followed by a flow chart of the City's processes. Shown below are processing times for single-family and multi-family projects.

SINGLE-FAMILY PROJECTS

For single-family dwelling production building permits, the time-frame for review of a production building permit is 2–3 weeks. Master plan reviews take approximately 2–3 months

For single-family dwelling custom homes, the time frame for these reviews is 6–12, weeks depending on the complexity of the custom home and applicant's promptness in responding. No master planning is involved.

Development of large-lot specific plan parcels into subdivisions requires a Tentative Subdivision Map, and may also be accompanied by others. In the City of Roseville it is typical for applicants to request approval of tentative subdivision maps covering large land areas, which then may take multiple years to develop. An evaluation of the City's entitlement and building permit records over the last five years indicates that the time between the approval of a subdivision and application for the first single-family building permit ranged from two to five years. The City issues an average of 800 to 900 single-family building permits per year, so this delay between approval of entitlements and application for building permits does not coincide with or result in a delay in construction or supply.

Single-family residential projects with a Medium Density Residential land use designation will also include a Design Review Permit in addition to the Tentative Subdivision Map, but it is typical for an applicant to apply separately for these entitlements. It is common that the land holder will record the Tentative Subdivision Map and then sell portions of the recorded subdivisions to a residential developer. The purchasing developer will then apply for the Design Review Permit based on their proposed home plans. Therefore, the length of time between approval of a Design Review Permit and application for building permits is shorter than it is between approval of the Tentative Subdivision Map and the building permit application. An applicant typically applies for a building permit within three months of approval of the Design Review Permit.

MULTI-FAMILY PROJECTS

For a market-rate multi-family development, the plan review time-frame between City and applicant is approximately 8–16 weeks. The Development Services Department gives priority to multi-family development projects with affordable units, which can expedite processing by up to 25%.

In the City of Roseville multi-family development projects typically only require approval of a Design Review Permit entitlement in order to apply for a building permit. An evaluation of the City's entitlement and building permit records over the last five years indicates that the time between the approval of a multi-family project and application for the first building permit is generally less than three months.

AFFORDABLE HOUSING PROJECTS

The City adopted a streamlined ministerial approval process for qualifying affordable housing projects. Projects which provide a minimum 20% affordable housing for low or very low income households and projects meeting the criteria for SB 35 qualify for the streamlined process. Applicants who wish to use this process fill out an application and self-certification checklist indicating they comply with the City's Objective Design Standards and, after pre-application review by Planning staff to verify, are permitted to proceed directly to the Building Permit process. This allows affordable housing projects to bypass the Design Review Permit process, which can save an average of three months of processing time and eliminates the $8,000 deposit required for the entitlement. The Objective Design Standards are found on the City's Planning Division website in the Applications, Forms, and Handouts section.

Table X-38 | Permit Processing Timelines

Application	Time Frame
Single-Family Project	10–12 weeks for construction plan check
Multi-Family Project	12 weeks for design review + 10–12 weeks for construction plan check
Administrative Permit	Approved by the Planning Director. Processing time 4–6 weeks.
Conditional Use Permit	Public hearing before Planning Commission. Processing time between 8 and 12 weeks.
Design Review Permit	Public hearing before Design Committee or Planning Commission. Processing time about 12 weeks. (note: A design review permit is required for MF development but is not a separate entitlement.)
Flood Encroachment Permit	Public hearing before Planning Commission. Processing time between 8 and 12 weeks.
Major Project Permits	Public hearing before Planning Commission for processing Stage 1 (Preliminary Development Plan), Stage 2 (Architectural and Landscaping Plan), staff approval of Stage 3 (Final Plans). Processing time 16–20 weeks.
Tentative Subdivision Maps	Public hearing before Planning Commission. Processing time is between 8 and 10 weeks.
Design Review Permits for Residential Subdivisions	Should be obtained concurrent with or following processing an application for a tentative residential subdivision map or as a separate permit when modifying existing design standards. Public hearing before Planning Commission. Processing time 8–10 weeks (usually tracks concurrent with SUBD).
Grading Plan/Permits	Planning Director approval for minor grading plans, or public hearing before Planning Commission for major grading plans. Processing time is between 4 and 8 weeks.
Tree Permits	Planning Director approval of Administrative Tree Permits or public hearing before Planning Commission or Design Committee if the tree is associated with a design review permit. Processing time between 8 and 12 weeks.
Variance	Public hearing before Planning Commission or Design Committee. Processing time between 8 and 12 weeks.
Rezone	Public hearing by both Planning Commission and City Council. Processing time is between 16 and 20 weeks.
General Plan Amendment	Public hearing by both the Planning Commission and City Council. Processing time between 16 and 20 weeks.
Specific Plan Amendment	Public hearing by both the Planning Commission and City Council. Processing time between 16 and 20 weeks.
Boundary Line Adjustment	Planning Director approval or public hearing before Planning Commission. Processing time between 6 and 8 weeks.

ENTITLEMENT APPROVAL PROCESS FOR SINGLE-FAMILY AND MULTI-FAMILY PROJECTS

Entitlement Approval Process
Planning Division

ENTITLEMENT REVIEW STEPS

1. Submittal: Project applicant submits application to Planning Division as a pre-application. Application is review to determine if it contains all information identified on the applicable submittal checklist. When all checklist items are present and fees have been paid, a project number is assigned and it becomes a submitted application.

2. Distribution: Within 5 working days from acceptance as a submittal, the application and project plans are distributed for review by City development departments, including Building, En-gineering, Electric, Fire, Parks (if involving street medians or city-maintained property), and Environmental Utilities. Plans are also routed to outside agencies (e.g., PG&E, tele-phone, cable tv, resource agencies, etc.) for review and comment.

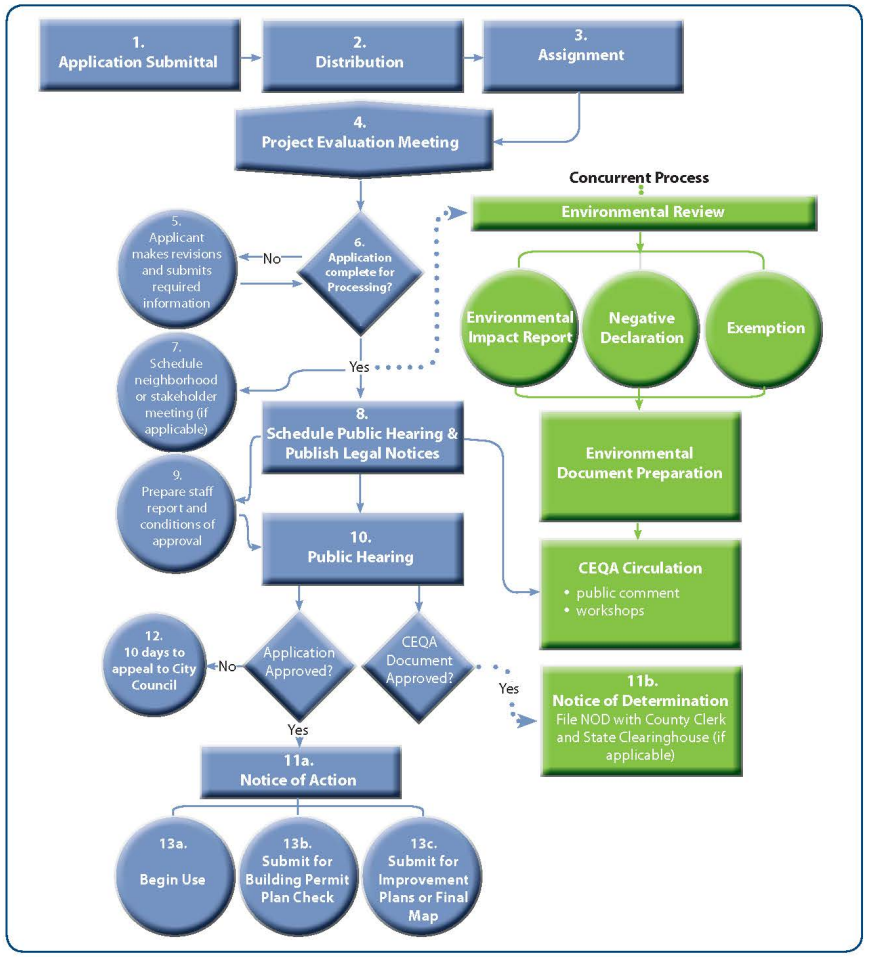
3. Assignment: Within 8 working days from submittal, the application is reviewed by a Senior Planner and assigned to a staff planner. The staff planner is the primary point of contact and is responsible for coordinating the City's response.

4. Project Evaluation Meeting: Within 30 to 45 calendar days from submittal, a Project Evaluation Meeting (PEM) is scheduled. The PEM is attended by representatives from each City department and the applicant's representative(s). The various departments discuss the project, give comments to the applicant, and suggest revisions to make the project conform to City standards. At the PEM, the City will notify the applicant if the application submittal is complete, and if not, will issue a letter identifying any information necessary to complete the application. More than one PEM may be held, depending on the size and scope of a project.

5. Resubmittal: If the application is incomplete or re-visions are required, the applicant makes appropriate cor-rections and resubmits the plans along with a letter describing any changes to the staff planner.

6. Application Formally Accepted: Following the final PEM and the submittal of all required information, the application is formally accepted as complete. Acceptance of the application initiates the timeframes required by the Permit Streamlining Act. At this stage the Planning Division performs an initial study to assess potential environmental impacts. This review will determine the appropriate environmental document.

7. Neighborhood Meeting: Some projects may require one or more presentations to various neighborhood as-sociations, depending on the level of complexity and/or controversy.



8. Hearing Schedule, Legal Notices, and Environmental Document Posting: Once deemed complete, the application will be scheduled for hearing by the Planning Commission, Design Committee, or City Council (approving authority varies by entitlement). The Environmental Document may be posted for a 20-, 30- or 45-day comment period, depending on the type of review required. A 10-day notice of public hearing is mailed to property owners within a 300-foot radius of the subject property.

9. Staff Report Preparation: Once the hearing is scheduled, the staff planner will prepare the staff report and finalize the conditions of approval. Staff reports are typically published the Friday preceding the meeting date. The staff report provides a project description, discusses the comments and issues identified by the City, and lists the staff recommendations or options for the Commission/ Committee /Council action.

10. Commission/Committee/Council Decisions: The entitlements reviewed by the Commission, Design Committee, or City Council are discretionary actions. As such, the project may be approved or denied, or conditions of approval imposed. The Planning Commission also serves in advisory capacity to the City Council on General Plan and Zoning issues, and hears appeals of actions taken by the Planning Director on Administrative Permits. As the designated approving authority, actions on development entitlements by the Planning Commission or Design Committee are fi nal unless appealed to the City Council.

11. Notice to Applicant & Notice of Determination: Following action by the Planning Commission or Design Committee, Planning staff will mail to the applicant an official notice of action that identifies the actions taken on the application, applicable expiration dates, and final conditions of approval. As applicable, within 5 days of the approval, Planning staff will send the Notice of (environmental) Determination, along with associated filing fees paid by the applicant, to the County Clerk.

12. Appeals: Applicants or other aggrieved persons may appeal the Planning Commission or Design Committee's decision to the City Council within 10 calendar days of the action. Appeals must be filed with the City Clerk along with the associated appeal fee.

13. Begin Use / Submit for Building Permit: After the appeal period, an applicant may submit plans to the building and/or Engineering Department for plan check. If the approval is for a Conditional Use Permit, the applicant may begin the use.

DESIGN REVIEW PERMIT

A request for a design review permit requires one public hearing before the Design Committee with an estimated processing time of 12 weeks. The applicant or the applicant's representative must be present at the public hearing to answer questions.

New multi-family construction, as well as medium-density residential (single-family), is subject to design review permits. Single-family development lots (with the exception of medium-density residential) that comply with Zoning Ordinance standards do not require a design review permit. The Design Review Permit is designed to allow applicant's design flexibility while maintaining the aesthetic nature of an area and providing quality-of-life features for the future residents of a project (such as play areas) without requiring special or costly construction materials that would have an impact on housing affordability. Typical design review findings for all multi-family uses include provisions for adequate drainage, access for parking, pedestrian circulation and walks, loading areas, compatible building designs, colors, building height, and trash enclosures. The standards for review are found in the City's Community Design Guidelines, which include a mix of quantified standards (e.g. all pedestrian pathways must be lit to a minimum 0.5 foot-candles), objective standards (e.g. projects must be consistent with the City's Bikeway Master Plan), and flexible standards (e.g. parks and open space should be integrated into the overall design of the project).

The Design Review Permit requires a public hearing before the Design Committee, which is composed of three members. Two of the members are appointed by City Council and typically have engineering and architecture experience, and the third member is a current member of the Planning Commission. The hearings are held in the City's public conference room in the Civic Center. The findings for approval are found in Roseville Municipal Code Chapter 19.78.060, and are as follows:

1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.

2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment, are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.

The findings are entirely related to site design and architecture; none relate to the type of housing or the number of housing units because these are established by the City's land use plan. In finding 2, a harmonious development is defined according to the plain dictionary meaning of the word, which is "forming a pleasing or consistent whole," and is used to ensure that the project design is cohesive. In finding 3 the same definition applies, and is used to ensure that the new building architecture does not clash with the existing neighborhood; absolutely conformity is not required to be pleasing or consistent, and there are many examples of multi-family housing projects in the City which provide more modern architectural forms or materials within older, established neighborhoods. The determination of whether the development is harmonious or compatible is based on general consistency with the City's Community Design Guidelines. Architectural requirements of the Community Design Guidelines include the use of a consistent design concept to define character; variation in wall planes, rooflines, and building form; variation in color and materials, and the use of architectural treatments on all sides of a building. The guidelines are clearly stated, and none inhibit creativity or novel design. In fact, Community Design Guidelines MF-27 states: "Projects that consider and compliment the context of adjacent and surrounding projects, but are original in design and avoid duplication ("copy cat" effect) are highly encouraged."

The City's design review permit process has not been found to negatively impact a project or hold up the processing of an application, either by requiring an applicant to appear before the Design Committee multiple times for project approval or by unduly requiring plan revisions which delay an applicant's hearing date.

LARGE COMMUNITY CARE FACILITIES

Large community care facilities are described as a dwelling where nonmedical care is provided to no less than 7 and no more than 12 persons on a 24-hour basis and which is operated and occupied by the owners (facilities with more than 12 people are considered commercial community care facilities and are permitted in commercial zoning districts). Large community care facilities are licensed by the California Department of Social Services, permit no more than two persons per bedroom, and shall be designed so as to be compatible with the residential character of the neighborhood.

The particular conditions or use restrictions for group homes with seven or more persons, as described above, should not have a negative effect on the development or conversion of residences to meet the needs of persons with disabilities or affect the provision of services on site.

Other City policies that strive to alleviate governmental constraints include (1) reduction in parking standards for projects which can demonstrate a reduced need for parking; (2) occupancy standards in the City's Zoning Code apply to unrelated adults in the same manner they apply to families; (3) community input for the approval of group housing is the same as for other types of residential development; (4) unit size is not regulated or restricted by the City (any minimum unit size restrictions would be included in the Conditions, Covenants, and Restrictions of a subdivision mandated by the developer or the homeowners association within a custom home subdivision); and (5) commercial floor area ratios, in mixed-use projects, are not adversely affected by inclusion of a residential use.

A Conditional Use Permit is required for large community care facilities in the City's R1, RS, and R2 zones (single-family, small-lot, and duplex/halfplex), but not in the R3 (attached housing) or RMU (residential mixed use) zones. Large community care facilities do not operate in the same manner as residences with large families, and have different needs. However, the City has included a program to change the approval process from a Use Permit to an Administrative Permit, along with the establishment of objective standards to ensure reliability and transparency in review. An Administrative Permit is a staff-level approval.

The first plan review takes 3 weeks, with 1–2 weeks for any necessary follow-up review.

Affordable Housing Goal

The City has a 10% Affordable Housing Goal which divides the 10% goal into 4% very low, 4% low, and 2% moderate income. This is calculated based on the total residential units allocated to each specific plan area. The type of units, income ranges, and parcel-by-parcel obligations are specified within each specific plan area and their related development agreements. Developers of each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the specific plan development agreement. Prior to building permits being issued for affordable rental housing developments, developers are required to enter into regulatory agreements with the City, at which time Housing Division staff actively assists developers in acquiring appropriate and available subsidies for the construction of affordable housing.

The 10% Affordable Housing Goal, as set forth in each specific plan area, is not intended to be set as a maximum number of affordable units; rather, it is a minimum expectation for the production of affordable housing for households that cannot afford market-rate housing. If affordable housing developers were able to secure the financing to fund the land acquisition and construction of affordable housing on parcels not previously identified as required to produce affordable housing, the City would encourage the development without limitation. However, the affordable housing requirement imposed on any parcel assists future developers in negotiating with landowners a valuation that justifies the imposition of the affordable housing requirement, which is typically less than market value.

FLEXIBILITY FOR MOVEMENT OF AFFORDABLE HOUSING WITHIN SPECIFIC PLAN AREAS

Prior to the development of the West Roseville Specific Plan (WRSP), each plan area designated parcels that would have affordable housing obligations, identified as either rental or purchase housing. In order to move the affordable housing units from one parcel to another, or merge them on to one parcel, the movement of the affordable units would require a formal amendment process to both the specific plan and related development agreements, which was costly and time intensive.

Beginning with the implementation of the WRSP in 2003, specific plans and related development agreements have provided flexibility to move the affordable housing units between the designated parcels by recording a Memorandum of Understanding, versus full amendments to the other formal agreements. The flexibility allows for developers of affordable housing to leverage the affordable housing "requirement" within the negotiations for securing the land, as well as collecting affordable housing

obligations from one parcel to another, when developments conducive to 100% affordable housing financing, such as tax credits and bonds, will be used to develop the affordable housing units.

For a more detailed explanation of the affordable housing requirements of each specific plan and related development agreements, please refer to Planning Division documents located on the City's website, using the following link: http://www.roseville.ca.us/planning/planning_document_library/specific_plans/default.asp

Growth Management

The Growth Management Component of the Land Use Element views growth management as a means to proactively prepare for and manage growth. The key to Roseville's growth management component is the comprehensive planning process, rather than the establishment of growth limitations. The Growth Management Component focuses on the development of performance standards rather than timelines or growth rates for future development. Performance standards exist for all residential and non-residential projects within the City of Roseville.

Performance standards include items such as traffic circulation, landscape and lighting, parking, height restrictions, architectural design, and driveway locations. This approach has resulted in goals and policies that emphasize performance (e.g., maintaining levels of service, providing adequate park acreage, water, wastewater, electric, financing needed school facilities), rather than specific dates, growth rates, or buildout of existing plans. The performance standards provide the criteria for planning and managing growth by requiring the mitigation of growth impacts. The City has no ordinances restricting growth.

Much of the City's efforts are focused on comprehensive rather than incremental land use and facilities planning. The City currently has 16 specific plan areas that reflect the City's commitment and success in the management of growth. Each plan comprehensively plans and integrates the various elements of the area and provides detailed implementation strategies.

Implementation is secured through use of development agreements and the establishment of financing districts to ensure funding and maintenance of facilities and improvements, as well as construction of affordable units.

The limits identified in the Growth Management Component are based on estimated maximum level of development that the City can provide for and still maintain adequate service levels. Allowing development beyond the identified limits could result in a lack of resources and reduced service levels, which have the potential to directly impact the health, safety, and welfare of Roseville residents.

The concept of linking growth management and the ability to provide adequate services is articulated throughout the goals and policies of the Growth Management Component, Policy LU8.3.

The Growth Management Component of the General Plan will not affect the City's ability to accommodate its share of the Regional Housing Needs Allocation. The Growth Management Component should not impact the supply of housing, nor should it restrict the City's ability to accommodate its share of the regional housing need for the eight-year planning period of this Housing Element.

Subdivision Standards

The City's subdivision standards include provisions for increased lot densities and decreased curb/gutter/street widths to accommodate greater land use. The City's standard residential street section is 34 feet from back of curb to back of curb, with the standard increased to 38 feet if the street serves more than 100 homes.

Consistent with SACOG's Blueprint Project and the City's Blueprint Implementation Strategies, the City annually reviews its standards to encourage compact development, mixed use, and higher-density residential units.

The City's standards for off-site improvements are no more restrictive than those of surrounding jurisdictions and serve to encourage and facilitate compact development to increase the affordability of housing in Roseville.

Permits and Fees

City permits and fees create a significant impact on the cost of new residential housing development. The City has been proactive in making sure the fees collected will pay for the necessary infrastructure and services to maintain a high quality of life for residents. The City offers three programs to help ease the financial burden of development fees to assist with the development of affordable single-family and multi-family housing: (1) the Single-Family Fee Deferral Program allows the

developer to defer most City-controlled development fees until issuance of the certificate of occupancy or until close of escrow; (2) the Commercial Fee Deferral Program allows developers of multi-family affordable projects to defer most City-controlled development fees until issuance of the certificate of occupancy; and (3) the City's partnership with the California Statewide Communities Development Authority (CSCDA) allows developers to apply for the Statewide Communities Infrastructure Program (SCIP), which allows the financing of fees (over a 30-year period) that would otherwise be due at building permit issuance.

Table X-39 lists the estimated fee comparisons for Roseville and surrounding jurisdictions for single-family and multi-family development based on a study completed in 2020. The City's current planning entitlement fee schedule can be found on the City's website at roseville.ca.us/planning under Applications, Forms, and Handouts and is also included as Table X-40, below. The City has both "fixed" and "full cost" fees, where fixed fees are a flat fee and full cost fee projects are billed on a time-and-materials basis, so the fee is a deposit for that work. Projects will more than one full-cost entitlement have a reduction in the deposit requirement for each subsequent entitlement, and if a full-cost project includes flat-fee entitlement, the flat fee will not be collected. Both the flat fees and the deposit amounts were based on a time and motion study to determine the average cost to process each type of entitlement. Full-cost projects receive a refund of any unused deposit after the project is approved. In addition, the City's planning entitlements are scaled based on project size. The fee for General Plan Amendments, Specific Plan Amendments, Rezones, and Subdivision Maps varies based on the amount of acreage and lots proposed, with smaller deposits required for smaller projects. Most surrounding jurisdictions have flat fees for all entitlements and do not have scaled fees.

Using a Subdivision Map as an example, this entitlement costs $15,167 in the City of Rocklin, $14,847 in the City of Citrus Heights ($15,341 for a vesting map), and $29,105.44 in the City of Sacramento. Placer County uses the full-cost fee method and requires an initial deposit of $1,596. In the City of Roseville, the deposit is $11,000 for maps of 5 to 99 lots, $16,000 for maps of 100 to 499 lots, and $24,000 for maps of 500+ lots. The City's use of full-cost fees ensures each development will pay the actual cost to process the entitlement. This is beneficial to smaller-scale developers and applicants who submit simpler projects, because they will pay lower fees for their 25-lot subdivision map than a larger-scale developer will pay for a 500-lot map.

There are several development fees that apply to all new residential construction in Roseville. Each development fee is calculated individually and is based on factors such as type of project, construction valuation, square footage, and use, or a flat rate may be applied. There are no special or reduced development fee rates for affordable housing projects; however, the City does offer the fee deferral and financing programs mentioned earlier. Traffic fees and the Placer County Capital Facilities fee have reduced rates for age-restricted housing.

Building permit fees that are calculated on a flat-rate basis exert a heavier burden on smaller housing units, such as apartments and condominiums, than on larger single-family units. Since the cost is the same, regardless of size, the fee per square foot is much higher for a small dwelling as compared to a larger dwelling. Although several of the fees take this into consideration, the cost per square foot is still typically higher for apartments, condominiums, and small single-family dwellings than for larger single-family homes. Unlike market-rate homes and apartments, affordable units that must meet guidelines for purchase or rental price cannot pass along the higher cost per square foot to the buyer or renter. The City's policy is not to waive fees, as noted above; however, the City does offer the fee deferral and fee financing programs to assist affordable housing developers with payment of fees. Permit processing procedures and timelines are outlined below.

It is difficult to determine the direct impact of fees on affordable housing production, as the cost of land, available of grants or tax credits, and other factors play an equal role. Generally, affordable housing developers need a per-unit cost reduction from one or more sources in order to make a project financially feasible. The amount of this reduction varies depending on the current land costs, construction costs, fees, and the availability of subsidies. The City's fees are all designed with a strong nexus to need, and are already reduced in most cases for multi-family housing compared to other housing. The City's 10% Affordable Housing Goal seeks to reduce the cost constraints associated with affordable housing production. The City's specific plan process includes the objective of satisfying the affordable housing goal by providing specific parcels in each specific plan area (SPA) with affordable housing obligations and providing a detailed financing plan which provides fee transparency and equitable distribution of fees. An affordable housing project will not be delayed or hampered by owing substantial unexpected or upfront fees due poor planning (such as with "last one in" infrastructure requirements); the City's planning process is clear, stable, and transparent. The cost of parcels with affordable housing obligations are below market rate and may, by reducing or removing Mello-Roos bonds, further ensure affordability for renters or homebuyers.

Table X-39 | Residential Fee Comparison By Jurisdiction

2020 Fee/Tax	Roseville		Rocklin		Folsom[5]		Placer County		Rancho Cordova	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Transportation	5,016	3,110	6,589	4,123	10,057	6,731	7,598	0	10,479	6,821
Capital improvement fees	3,250	2,167			3,311	3,355	4,603	3,305	4,053	3,170
Water connection	9,644	3,857	17,405	7,736	4,262	2,750	3,717	3,717	17,601	13,200[6]
Sewer connection	371	371	12,051	12,051	1,052	823	10,519	10,519		
Fire	1,165	1,165					1,940	825	917	1,663
Police/Public Safety									450	450
Recreation/Parks-Citywide parks/rec	2,345	3,155	2,696	2,217	6,900	4,584	4,785	3,480	1,500	1,500
Recreation/Parks-Neighborhood parks / other park	1,255	810			706					
Other (1)			292	116	1,052	823	224	224	175	356
Other (2)			7,103	4,774	1,017	1,017			13,303	912
Other (3)					377	406				
Other (4)					5,400					
School District[7]			4,080	4,080	45	45	7,880	3,349		
Total	**23,046**	**14,635**	**50,216**	**35,097**	**34,179**	**20,534**	**41,266**	**25,419**	**48,478**	**28,072**

SACOG September 2020. Fees based on City fees. Additional fees may be charged by school districts. For fees with a range, highest fee in range used.
(1) Rocklin, Regional Drainage. Folsom, Regional Sanitation, City Portion. Placer County, Dry Creek Flood Control Fee, varies by area. Rancho Cordova, Sacramento Regional Transportation
(2) Rocklin, City & Placer County Construction Tax Combined. Folsom, Drainage. Rancho Cordova, Measure A transportation
(3) Folsom, solid waste and waste management plan fee.
(4) Folsom, housing fee
(5) Fee based on North of US50 schedule. Multiple fees included in several categories.
(6) Rancho Cordova- water and fire, Sacramento fees. Sewer based on ratio of pipe for SF and acre for MF.
(7) Varies by area if no amount provided. Folsom, permit.

Table X-40 | Planning Entitlement Fees, 2021

Entitlement (Application Type)	Fixed Fees	Full-Cost Deposit
Appeals		
1. Planning Director's Decision	$1,553	
2. PC/DC Decision to City Council	$1,454	
Annexations		
1. Annex/PZ/Detach/SOI		$20,000
DEVELOPMENT AGREEMENTS (DA)		
1. Adoption of DA		$20,000
2. Amendment of DA		$20,000
3. Associated with Affordable Housing	$2,829	
4. Associated with Single Topic Item	$6,402	
5. Development Agreement Review / Compliance Fee	$1,814	
ENVIRONMENTAL REVIEW		
1. Exemption WITHOUT Initial Study	$394	
2. Exemption WITH Initial Study	$962	

Table X-40 | Planning Entitlement Fees, 2021

Entitlement (Application Type)	Fixed Fees	Full-Cost Deposit
3. Negative Declaration	$1,477	
4. Mitigated Negative Declaration		
5. EIR Deposit		$20,000
GENERAL PLAN AMENDMENT (GPA)		
1. GPA 10 Acres or Less Map/Text		$10,000
2. GPA 10+Acres, Map/Text		$17,000
3. GPA – Text Policy Amend		$15,000
PUBLIC UTIITY EASEMENT ABANDOMENT		
1. Summary Vacation	$3,270	
2. General Vacation	$4,880	
SPECIFIC PLAN AMENDMENT (SPA)		
1. SPA Adoption, Map/Text		$30,000
2. SPA 10 Acres or Less, Map/Text		$10,000
3. SPA 10+ Acres, Map/Text		$20,000
4. SPA Text/Policy Deposit		$15,000
SUBDIVISIONS/CONDOMINIUMS		
1. Grading Plan/Minor	$3,407	
2. Grading Plan/Major		$8,000
3. Lot Line Adjustment	$3,407	
4. Extension to a Tentative Map	$3,407	
5. Voluntary Merger	$3,407	
6. Reversion to Acreage	$4,975	
7. Minor Modification to a Tentative Map		$2,000
8. Major Modification to a Tentative Map		$10,000
9. Tentative Parcel Map with 4 or fewer Lots		$6,000
10. Tentative Map, 5 through 99 Lots		$11,000
11. Tentative Map, 100 through 499 Lots		$16,000
12. Tentative Map, 500+ Lots		$24,000
ZONING ORDINANCE ENTITLEMENTS		
1. Administrative Permit	$1,361	
2. Conditional Use Permit (CUP)		$9,000
3. CUP Modification		$5,000
4. CUP Extension	$6,047	
5. CUP Vernon St & Historical District only	$1,549	
6. Design Review Permit (DRP)		$8,000
7. Design Review Permit Modification		$5,000
8. DRP Extension	$5,468	
9. Minor DRP	$230	
10. DRP – Additions or New Constructions (DTSP Only)	$230	
11. DRP – Façade Improvements (DTSP only)	$230	
12. DRP – Predesign (DTSP only)	$230	
13. DRP – Residential Subdivision w/other Permit	$6,047	
14. Flood Encroachment Permit		$8,000
15. MPP Stage 1 or Stages 1 & 2		$20,000
16. MPP Modification		$7,000
17. MPP Stage 2, Extend of Stage 1 &/or 2		$7,000
18. MPP Administrative Modification	$1,770	

Table X-40 | Planning Entitlement Fees, 2021

Entitlement (Application Type)	Fixed Fees	Full-Cost Deposit
19. Planned Development Permit		$11,000
20. TP Admin – Approved at Public Counter	$226	
21. TP – Req. Public Hearing for SFD or 10 trees/less	$4,082	
22. TP – Req. Public Hearing for DRP/TM or 11+ trees	$6,284	
23. Administrative Variance	$1,360	
24. Variance to Develop Standards Req. Public Hearing	$4,554	
25. Variance to Parking Standards	$5,728	
26. Zoning Clearance	$156	
27. Zoning Interpretation – Hearing Req	$3,610	
28. Zoning Interpretation – Non-Hearing Item	$141	
ZONING ORDINANCE AMENDMENTS		
1. Ordinance Text Amend (Zoning, Subd, Sign)		$10,000
2. Zoning Map Change (RZ) 10 Acres or LESS		$10,000
3. Zoning Map Change (RZ) 10+ Acres		$17,000

2012 DEVELOPMENT IMPACT FEE SUSPENSION AND ADJUSTMENTS

In May 2012, the City Council approved the suspension of the Construction Cost Index inflationary adjustment on six of the City's development impact fees. The ordinance was effective July 1, 2012, and the following six development impact fees will remain at 2008 levels:

1 Pleasant Grove/Curry Creek Watershed Drainage Mitigation Fee

2 Public Facilities Fee

3 Animal Control Facility Fee

4 Special Area Water Fee

5 Local Sewer Connection Fee

6 Electric Backbone Mitigation Fee

The City's Traffic Mitigation Fee (TMF) is not adjusted for inflation this year, as the City Council approved a comprehensive update earlier this year. The net result of the TMF update is an average fee reduction of approximately $1,300 per unit. The new TMF fee structure was effective July 1, 2012.

As required by City ordinance, the following development impact fees are adjusted for inflation on July 1 of each year. The annual inflationary adjustment is based on the costs of materials and construction during the past year as tracked by the Construction Cost Index (CCI). For the year 2012, the inflationary adjustment was 2.5%. Building permits for new construction issued after July 1, 2012, are subject to the adjustment on the following six impact fees:

1 Dry Creek Watershed Drainage Fees

2 Regional Sewer Connection Fee

3 Water Connection Fee (3% per ordinance)

4 Highway 65 JPA Fees

5 Neighborhood and Community Park Fee

6 Citywide Park Fee

Building Codes

To provide construction standards for the creation of efficient housing units, the City adopted the 2019 California Building Code based on the 2018 International Building Code, 2019 California Residential Code based on the 2018 International Residential Code, 2019 California Plumbing Code based on the 2018 Uniform Plumbing Code, 2019 Mechanical Code based on the 2018 Uniform Mechanical Code, 2019 California Electrical Code based on 2017 National Electric Code, the 2019 California Energy Code, 2019 California Green Building Code, 2019 California Fire Code based on the 2018 International Fire Code with City of Roseville amendments, 2019 California Existing Building Code, and 2019 California Historical Code. The City of Roseville amendments to the Fire Code are minor, consisting mainly of technical changes applicable to non-residential construction (storage racks, fireworks, etc). A handful of revisions may effect residential development, including a requirement that fire access roads be paved with a surface which can sustain fire apparatus loads, addressing requirements, details for fire control rooms, and fire flow requirements for residences. None of these changes represent a barrier or constraint on housing production.

The City enforces building codes for existing units, new construction, and residential rehabilitation. Code enforcement is aimed primarily at new construction and remodeling through the permit process, and in older units in response to complaints. The City attempts to find a balance between ensuring that housing is safe and avoiding the potential loss of affordable housing units through unnecessarily strict enforcement practices. Based on discussions with the City's Building Department, there is no indication that code enforcement practices unduly penalize older dwellings or inhibit rehabilitation. Code enforcement who find older residential units in need of repair notify the Housing Division to determine if repairs may be made through the City's Housing Rehabilitation Program.

In order to assist developers with tax-exempt bond financing, the City has joined the California Statewide Communities Development Authority and the ABAG Finance Authority for Non-profit Corporations.

NON-GOVERNMENTAL CONSTRAINTS

Land Costs

Land costs are one of the major components of housing development costs. Post-recession, land prices increased rapidly since the last planning period. The rising land prices post- recession and subsequent period of economic growth affected housing and building nationwide, increasing housing costs. The potential impacts from Covid-19, related economic downturn, and response to expanded work from home options on land prices create a complex forecasting environment. However, there are indications that land costs will remain strong.

Data gathered from Trulia.com, Zillow.com and Realtor.com in August 2020 indicates that land in Roseville ranges from $155,000 for 0.22 acre to $10,000,000 for 136.23 acres. See the listings below.

Given that land costs can factor heavily into the final cost of housing, allowing the construction of homes on small lots can lower the cost of housing, especially in the moderate income category. As previously discussed, the City has significant land areas with a DS overlay district, which allows tailored development standards. As a result, the City sees significant production of small-lot homes (lot sizes below 3,000 square feet) at lower price-points per square-foot.

Lot Size Listing Price

0.22 acre	$155,000
3.5 acres	$269,000
0.65 acres	$339,000
1.2 acres	$700,000
28 acres	$4,500,000
136.23 acres	$10,000,000

Construction Costs

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and on the quality of product being produced. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area, and the unionization of workers.

A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

In addition, modular, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at once increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions.

Using current pricing sources, the average cost for a newly constructed 2,000-squarefoot single-family home (not including land) in the City of Roseville would be approximately $295,000 (National Building Cost Manual, accessed online data, indexed for location). Data from ProMatcher provides additional data as it provides a range of costs from $122.21 to $181.46 per square foot, resulting in construction costs for a 2,000 square foot single-family house ranging from $244,420 to $362,920.

The City's Specific Plan process helps control infrastructure-related construction costs. As part of each Specific Plan, detailed infrastructure studies are prepared which define the location of all improvements, including wells, lift stations, and other infrastructure needs. This is not a common approach; frequently, jurisdictions will only plan for major systems at the Specific Plan level, deferring more site-specific determinations to future projects. However, this can result in uncertainty, because the cost and location of all infrastructure is not known at the outset, and can result in wide deviations in the total per-unit infrastructure costs from one subdivision to another. The City's approach ensures that infrastructure construction costs are clear and evenly distributed over the planning area.

Development Densities

The City's Specific Plans assign a land use density and unit allocation to each large lot parcel of land, rather than a range (e.g. Medium Density Residential 12.2, or 12.2 units per acre). It is this detail which allows the Specific Plan process to clearly lay out the detailed infrastructure and per-unit construction costs for each planning area. It is common—and permitted—for developers to transfer units between parcels within a Specific Plan to ensure that each parcel's units "fit" within the acreage, but it is extremely uncommon for a developer to under-build.

Availability of Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down payment requirements.

The Covid-19 influence on the housing market has had multiple impacts on the availability of financing. In late summer 2020, there were historically-low mortgage rates which stoked demand. Interest rates at the present time are not a constraint to affordable housing. However, lending standards have increased due to economic uncertainty. Lenders are announcing more stringent underwriting requirements and exiting some products completely. JPMorgan one of the country's largest lenders- and seen as a trendsetter- has raised the requirements borrowers must meet to be eligible for most new home loans. Customers need a credit score of at least 700 to qualify and must have funds equivalent to a 20% down payment.

Additionally, some lenders are putting into place different reserve requirements for self-employed borrowers. Lenders stress that these changes are temporary, but it is unknown how quickly mortgage companies return to business as usual.

One of the main barriers to rising demand is the lack of inventory, especially for entry-level homes. The California Association of Realtors' Roseville July 2020 monthly market report found that the number of active listings fell 51.2 percent from July 2019.

A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Traditionally, conventional home loans typically require 5% to 20% of the sales price as a down payment, which is the largest constraint to first-time homebuyers. The current higher requirements strongly indicate a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

GLOSSARY

Above Moderate Income: This is a household earning above 120 percent of the area median income for a similarly sized household. In 2020, for a four-person household in Placer County the area median income is $80,100, which means above moderate income 4-person households are earning more than $96,100 annually.

Accessory Dwelling Unit (ADU): The common use terms for an ADU include in-law quarters, granny flat, second unit, and others. An ADU is a residential unit with complete facilities for living—sleeping, bathing, eating, etc—that is typically smaller than the main home on the site. An ADU can be either attached or detached from the main home, but functions as a separate home. See also Junior Accessory Dwelling Unit.

Affordable Housing: According to the U.S. Department of Housing and Urban Development, housing is affordable when it doesn't cost more than 30 percent of a household's income. Levels of affordable housing are identified based on household income compared to the median household income for a similarly-sized household. See also Extremely Low Income, Very Low Income, Low Income, Moderate Income, and Above Moderate Income Household.

Area Median Income (AMI): Annual income surveys are completed for each area (such as Placer County) to determine the median income for households of different sizes. A median is the exact middle of a list of numbers. In 2020, for a four-person household in Placer County the AMI is $80,100.

Extremely Low Income Household: This is a household earning 0 – 30 percent of the area median income for a similarly sized household. In 2020, for a four-person household in Placer County the area median income is $80,100, which means extremely low income 4-person households are earning less than $25,100 annually.

Fair Housing: This is housing access free from unlawful discrimination, but also includes housing access issues which are the result of historic patterns of discrimination.

General Plan: Every jurisdiction in California is required to maintain a long-term development plan for the community, known as the General Plan. The General Plan addresses land use and sets standards and policies regarding diverse issues, including parks and recreation, circulation and traffic, open space resources, and others.

Housing Constraint: A housing constraint is any factor which inhibits the development of housing, and includes land use controls, fees, the cost of land, the cost of construction, and a host of other factors.

Housing Element: A required component of a General Plan, the Housing Element addresses a community's housing needs for all income levels and policies and programs to help facilitate and provide the needed housing.

Housing Inventory: The housing inventory is a list of all sites in a jurisdiction which can accommodate additional housing development in the future; it is not an inventory of existing built housing units.

Junior Accessory Dwelling Unit (JADU): Where an ADU must contain complete facilities and may be detached, a JADU may share certain facilities with the main home (such as the bathroom) and must be contained within the walls of the main home. The JADU is required to have an efficiency kitchen with countertops and food storage, and outlets for countertop appliances.

Low Income: This is a household earning 50 – 80 percent of the area median income for a similarly sized household. In 2020, for a four-person household in Placer County the area median income is $80,100, which means low income 4-person households are earning between $40,051 and $64,100 annually.

Lower Income: The lower income category combines all households earning less than the area median income, and includes extremely low, very low, and low income households.

Moderate Income: This is a household earning 80 – 120 percent of the area median income for a similarly sized household. In 2020, for a four-person household in Placer County the area median income is $80,100, which means moderate income 4-person households are earning between $64,101 and $96,100 annually.

Regional Housing Needs Allocation (RHNA): The RHNA is the number of units at each income level which a jurisdiction must plan for in its Housing Element.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan is prepared by the Sacramento Area Council of Governments and identifies the RHNA for each member jurisdiction.

Supportive Housing: This is long-term housing linked to on- or off-site services that helps residents who have struggled with homelessness, health-related issues, substance abuse or other issues. The purpose of this housing is to help the residents remain in housing, improve their health, and maximize their potential to live and work in the community.

Very Low Income: This is a household earning 30 – 50 percent of the area median income for a similarly sized household. In 2020, for a four-person household in Placer County the area median income is $80,100, which means extremely low income 4-person households are earning between $25,101 and 40,050 annually.

APPENDICES

Appendix A Review of the Previous Housing Element

This component of the Housing Element examines goals, policies, implementation measures, and specific programs included in the 2013 Housing Element to determine their effectiveness.

FACTORS INFLUENCING HOUSING PRODUCTION OVER THE PRIOR PLANNING PERIOD

Housing is influenced by state and county growth rates, interest rates, employment levels, the national investment climate and other economic variables. Affordable housing challenges have resulted as the gap between housing costs and household income levels widen. Traditionally, housing costs throughout California have risen at a rate greater than household income levels.

The nation saw an unprecedented boom in housing prices that began in 1998 and continued until 2007. However, by 2008, the national economy and the housing market across the United States had undergone a dramatic turnaround. Due to the accessibility of credit and risky mortgage lending practices during the housing boom, the country saw insupportable home price inflation, and, subsequently, a rise in mortgage defaults and foreclosures nationwide, which led to an excess of available properties, and a tightening of the credit market.

As a consequence the City of Roseville along with the region, experienced a substantial slowdown in residential development in 2008 and a substantial drop in median home price through 2012.

A market recovery began in the 2012/2013 timeframe, with residential development and median home prices seeing steady year-on-year increases through the present time. Consequently, multiple affordable housing projects were successfully approved and developed during the previous Housing Element cycle. These projects relied on gap funding and support from the City to be developed, using the last of the City's remaining Redevelopment Agency funding.

However due to state legislation eliminating Redevelopment Agencies effective February 2012 no funding remains and the City will be challenged in the upcoming planning period to assist financially in the development of future affordable housing.

City of Roseville staff has determined that the goals, policies, implementation measures, and specific programs included in the 2013 Housing Element are appropriate and effective in providing sound housing and community development planning on a regional basis and for the City of Roseville. The City will continue to use these measures in an effective and efficient manner during the upcoming 2021–2029 Housing Element planning period. The City's aggressive affordable housing programs continue to use as many affordable housing tools as possible to help meet the goals it has established.

Unless otherwise specified, any program not implemented will continue to be an important potential source for affordable housing assistance and will remain in the Housing Element for possible future use. These programs may be implemented if the need for the program exists and sufficient resources are available.

The following is a summary of the City's progress in meeting priorities identified in the 2013 Housing Element:

Program	Accomplishments	Continue/Modify/Delete
Affordable Housing		
1. **Federal and State Programs** The City shall pursue and continue to participate in the following federal and state programs: [see below]	The City applied for HOME funds for the First Time Home Buyer and Owner-Occupied Housing Rehabilitation Programs in 2014 and was awarded $1,000,000 to split between the two programs. The First Time Home Buyer and Housing Rehabilitation programs were fully funded until the 2014 contract expired in November of 2017	Continue.
Section 8 Housing Choice Vouchers (Federal) The Section 8 Housing Choice Voucher Program is administered by the Roseville Housing Authority and	RHA is authorized to provide 735 households with HCV rental assistance. This total includes 75	Continue.

provides rental assistance to very low income households through direct payments to the property owner. The Program is promoted on the City's website, and through Program brochures. *(Policies 1, 2, and 5)*	vouchers allocated for non-elderly and disabled households (NED vouchers), which were awarded in October 2010, 65 Veterans Affairs Supportive Housing (VASH) vouchers used to house veteran households who were homeless or at risk of being homeless, and 33 Mainstream vouchers that assist households who have a non-elderly adult person with a disability and are transitioning out of institutional and other segregated settings, or are currently homeless or at risk of becoming homeless. Awards for new vouchers received are as follows: Year VASH Mainstream 2014 10 0 2015 8 0 2016 8 0 2017 0 0 2018 9 14 2019 0 0 2020 30 19 Total 65 33 RHA was awarded its first VASH vouchers October 2014 and first Mainstream vouchers in 2018 and continues to request additional vouchers as HUD makes more available. To be in compliance with HUD's regulations, the lease-up rate for a calendar year cannot exceed 100% of its allocation of vouchers (per voucher type), and the Housing Authority is required to be at-least 95% leased up for its voucher allocation or utilizing at least 95% of its annual budget authority. Agencies leasing up at least 98% or more of its allocated vouchers can reach high-performing status. The following is a list of the percentage of allocated vouchers leased in previous years: 2013 - 97% 2014 - 98% 2015 - 99% 2016 - 97% 2017 - 96% 2018 - 93% 2019 - 90% 2020 (as of July 2020) - 92.1% Although RHA's lease up is under the 95% requirement, RHA continues to meet HUD's program requirement for high-performing	

Program	Accomplishments	Continue/Modify/Delete
	status through 100% expenditure of its annual budget allocation for the program. The Roseville Housing Authority has been designated by HUD as a "High Performing Housing Authority" for the past fifteen years.	
Community Development Block Grant (Federal) The City is an entitlement jurisdiction for Community Development Block Grant (CDBG) funds and sets aside a portion of its annual allocation of CDBG funds for the following housing activities: **Housing Rehabilitation Program** The City began the Housing Rehabilitation Program in 1980. This program is considered a key component in the City's affordable housing strategy as a means of preserving Roseville's housing stock affordable to lower income households. The program, targeted to low income, owner-occupied households, offers grants to elderly and disabled households and deferred loans to all low income households for health and safety repairs and home improvements. Deferred loans become due and payable upon sale, change of title, change of use or 30 years. Any program income received as a result of a loan payoff is used to fund new loans and grants. The Housing Rehabilitation Program is promoted on the City's website, through the use of Program brochures and largely word of mouth. **Handyperson Program** The City initiated funding for the Handyperson Program in 1999 as a result of public input, which identified a need for such a program in Roseville. The Handyperson program provides grants to seniors in need of minor home repairs, such as installation of grab bars, repair of minor plumbing leaks, etc. The Program is administered by Seniors First. Senior homeowners may be referred to the Housing Rehabilitation Program for assistance if repairs exceed the scope of the Handyperson Program. The Handyperson Program is promoted on the City's website, through the use of Program brochures and Senior Resource Guide for Placer County. **Paint Program** The City began the Paint Program in 1995 which provides vouchers for exterior paint and materials to assist low income homeowners with property maintenance. The Program is administered by the City's Housing Division and is promoted on the City's website and through Program brochures. *(Policies 1, 5, and 6)*	Housing Rehabilitation Program: A total of 49 loans were issued from 2013 to present. Handyperson Program: A total of 417 households were assisted from 2013 to 2016 when the program was unfunded Paint Program: A total of 47 Paint Vouchers were issued from 2013 to 2017 when the program was rolled into the Owner-Occupied Rehab program.	Continue the Housing Rehabilitation Program. Delete the Handyperson Program and Paint Program, as these functions have been incorporated into the Rehabilitation Program.

Program	Accomplishments	Continue/Modify/Delete
Home Investment Partnership Program (HOME) (State) The City began its participation in the State Administered HOME Program in 1994 for the creation and maintenance of affordable housing. The City utilizes HOME funds for the following Programs: **Housing Rehabilitation Program** The CDBG funds are leveraged with HOME funds to provide loans and grant to low-income homeowners. The Housing Rehabilitation Program is described above. **First Time Home Buyer (FTHB) – Down Payment Assistance (DAP) Program** The City sets aside a portion of its HOME grant for down payment assistance in the form of deferred, shared appreciation loans (second mortgages). The FTHB-DAP Program is targeted to low-income households. The homebuyer must qualify under the City's definition of a first time homebuyer; be able to provide at least a 1% down payment; and have attended a Home Buyer's Seminar. The buyer must also comply with the City's criteria with regard to the home selection. **Multifamily New Construction** The City will pursue HOME funds for construction of multifamily affordable units. HOME funds are leveraged with other funding sources such as Section 202 funds, Low Income Housing Tax Credits, Tax Exempt Housing Bonds, etc. to provide affordable rental housing targeted to extremely low and very low income households. *(Policies 1, 2, 5, and 6)*	The City applied in 2014 for HOME funds and were able to fund both the First Time Home Buyer and Housing Rehabilitation programs. Through the Housing Rehabilitation Program, a total of 44 loans were issued from 2013 to present. From 2013 to 2017, 22 FTHB program loans were funded.	Combine with Program 1.

Program	Accomplishments	Continue/Modify/Delete
2. Density Bonus Program *(Ongoing: 2013–2021)* The City shall continue to implement its Density Bonus Program to help promote and create affordable housing units. The program provides a property owner the ability to construct more income-producing units within the project that can offset the cost of providing affordable units. The Density Bonus Program is promoted on the City's website, and information is available at the City's Permit Center. The City's Housing Division staff also actively promotes the Density Bonus Program in conjunction with implementation of the 10% Affordable Housing Program. The City's Density Bonus Program is consistent with State Government Code Section 65915–65918. The Density Bonus Program provides for a minimum 20% to a maximum 35% 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. A developer may qualify for a density bonus and additional incentives and/or concessions if the developer agrees to construct and maintain a minimum of: • Ten percent (10%) of the units affordable to lower-income households; • Five percent (5%) of the units affordable to very low-income households; A senior housing development; • Ten percent (10%) of the units in a condominium project affordable to moderate-income households. The density bonus is increased on a sliding scale, depending on the type and number of affordable units, up to a maximum 35% density bonus. The number of concessions/incentives granted by the City also increases based on the number and type of affordable units to be constructed. The developer must enter into an Affordable Housing Agreement to secure the affordable units for a minimum of 30 years prior to issuance of building permits or prior to final map approval. *(Policies 1, 2, and 4)*	The City updated the Zoning Code to reflect changes to the Density Bonus Ordinance in 2008. Siena Apartments, a 156-unit, multi-family development, took advantage of a density bonus and received their Certificate of Occupancy in 2009.	Modified. The City's Density Bonus Program was outdated and needed to be revised to be consistent with current state law. Rather than wait until after adoption of the 2021 Housing Element, the necessary Ordinance amendments were prepared and adopted in Spring 2021.

Program	Accomplishments	Continue/Modify/Delete
3. Second Unit Ordinance (*Ongoing: 2008–2013)* A second dwelling unit shall be as defined by Government Code Section 65852.2 and shall mean an attached or detached residential dwelling unit which provides complete independent living facilities for one (1) or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the primary dwelling is situated. It also includes an efficiency unit and a manufactured home as defined in the Health and Safety Code. The floor area of the second dwelling unit for an attached unit shall not exceed 30% of the existing dwelling's living area. The floor area of the detached unit shall not exceed 1,200 square feet. Fees associated with the development of the second units are the same as those for new single family units. A second unit is permitted provided it complies with the applicable design and development standards identified in Chapter 19.60 of the Zoning Ordinance. The City currently supports and promotes the development of second units on the City's website and information is available at the City's Permit Center. *(Policies 1, 2, and 9)*	The City supports and promotes the accessory dwelling unit ordinance through the City's website and information is available at the City's Permit Center. The City has processed 46 second units since 2013.	Modified. The City's Accessory Dwelling Unit Ordinance has been updated multiple times to respond to changes in state law. The program in the Housing Element was revised to correctly reflect the City's existing Ordinance, which was updated in Spring 2021.
4. Condominium Conversion Ordinance *(Ongoing: 2008–2013)* The City shall continue to enforce its Condominium Conversion Ordinance to define those conditions under which the conversion of rental units to condominiums would be permitted. Under the Ordinance, conversions cannot occur unless certain criteria is met, including: the City has established minimum City-wide vacancy rates for multifamily rental housing; a minimum percentage of multifamily rental units citywide; provision for affordable housing requirements and Community Benefit Fee; and tenant protections including a Tenant Relocation Plan, etc. If the conversion meets the required criteria, the developer must enter into an Affordable Housing Development Agreement to secure the affordable units provided as part of the conversion approval. *(Policies 1, 2, 4, and 11)*	There have not been any condominium conversions since 2008. Condominium conversions were popular statewide for a certain period, but over the last two decades interest has waned in suburban areas.	The City will continue to support this program.
5. Streamline Project Processing *(Ongoing: 2008–2013)* To facilitate project approval and provide internal support to project applicants, the City established the Community Development Manager position within the Community Development Department. The Community Development Manager acts as a liaison between project applicants, development community, Chamber of Commerce and City staff to continually assess the City's existing project processing system and identify short-term and long-term areas for improvement of the plan check process. *(Policies 1 and 2)*	The Development Services Department implemented an Online Permitting Services (OPS) portal in 2018. OPS improves the delivery of permitting services for the City's internal and external customers by providing the following: • Internet access with a user friendly interface that is intuitive to the customer. • Online citizen access including online fee estimation, online permit submission, online permit tracking, online inspection	Modify to reflect the implementation of the OPS portal.

Program	Accomplishments	Continue/Modify/Delete
	scheduling, and permit management. • Single source for City permit tracking. • Enhancement of the reliability and consistency of development services while providing transparency of workflow to the customer. • Integrates with software systems supporting development with emphasis on the City's financial and GIS software. The City has created the Development Services Department to provide development services in a single location with a single point of contact for the customer. The organizational structure is developed around products delivered to the customer irrespective of current departmental lines of authority	
6. Review of Subdivision Improvement Standards and Zoning Ordinances *(Ongoing: 2008–2013)* The City's intent is to ensure current standards represent the best means to achieve housing and other City objectives. The City, through the Public Works and Planning Divisions, shall continue to review and modify Subdivision Improvement Standards on an annual basis. Evaluation of the Zoning Ordinance occurs approximately every 2–5 years. Properly developed and updated standards can help reduce the costs of development while balancing basic environmental, health, safety and welfare needs. *(Policies 1 and 2)*	The City updated the Zoning Code in 2020 to address typos, errors and omissions; modify text for clarity and consistency and interpretation; and modify development processes to be consistent with the City's goals.	Modify. This program duplicates the program in the Governmental and Non-Governmental Constraints section so will be removed from this section.
7. Specific Plan Areas (SPA) *(Ongoing: 2013–2021)* The City shall ensure that Specific Plans are consistent with the goals and policies of the General Plan. The primary purpose of the Specific Plan Area process is to guide the comprehensive urbanization of land use in a mix of residential neighborhoods, schools, parks, open spaces, supporting retail and public facilities, office uses, and an affordable housing component. The SPA's are the first step in implementing programs such as the 10% Affordable Housing Goal. Within each SPA, specific parcels are subject to certain affordable housing requirements. Agreements between the City and developers may include a variety of housing types, including mixed use, wherever applicable to help achieve the 10% Affordable Housing Goal. Specific Plans identify programs to meet the 10% Affordable Housing Goal. The type of units, targeted income categories, and parcel by parcel obligations	Since 2013, the City has approved the following Specific Plans: Amoruso Ranch Specific Plan (June 2016).	Continue.

Program	Accomplishments	Continue/Modify/Delete
are specified. Strategies, including City and landowner obligations, are described. A provision for the payment of in-lieu fees for affordable housing may be included, if appropriate. Development Agreements are utilized to secure implementation of the Affordable Housing Program. Projected subsidies and quantified objectives are outlined in Table X-8. Additional discussion regarding the City's SPA's is provided under the 10% Affordable Housing Goal in the Affordable Housing section of the Element. *(Policies 1, 2, 3, 4, 8, and 10)*		
8. Public/Private Partnerships (Ongoing Roseville Specific Plan Process: 2013–2021) The provision of affordable housing is a societal goal, one that should be achieved through the efforts of the entire community. Within each of the adopted Specific Plans, the City has included a provision for a public/private partnership, between developers of housing and the City, to achieve the 10% Affordable Housing Goal. Roseville has identified the following specific roles in this partnership to provide affordable housing: City of Roseville The City shall continue with an aggressive affordable housing program designed to maximize potential funds available through existing federal, state, and local programs. Developers for each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the Specific Plan Development Agreement. Prior to building permits being issued or recording of the final map, developers are required to enter into an Affordable Housing Development Agreement. The City of Roseville will assist all property owners in obtaining appropriate and available subsidies for construction of the affordable housing obligation. If adequate subsidies are unavailable, the affordable housing goal may be deferred to a later phase of the project to allow time to assemble the necessary financing. Development Community Developers for each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the Specific Plan Development Agreement. *(Policy 7)*	Since 2008, the City has approved the following Specific Plans: Downtown (2009), Sierra Vista (May 2010), Westbrook Amendment to the Sierra Vista Specific Plan (March 2012), and Creekview Specific Plan (September 2012), and Amoruso Ranch Specific Plan (June 2016). All of these Specific Plans have included affordable housing units meeting the 10% requirement. Since 2013, the Amoruso Ranch Specific Plan included 283 affordable housing units and the Campus Oaks amendment to the HP Master Plan included 95 affordable housing units	Continue.
9. Affordable Housing Agreements *(Ongoing and Annual Monitoring: 2013–2021)* The City shall require Affordable Housing Development Agreements for all housing projects subject to affordability requirements. Such agreements shall stipulate: 1) number of affordable units to be constructed; 2) the affordable purchase price or rental price; 3) the income group to whom the units will be affordable; and, 4) the length of time the units will remain affordable. Maximum rents and purchase prices will be	The City reviews all Affordable Housing Agreements for compliance with affordability provisions. Since 2013, the following multi-family complexes were completed and Agreements entered into: Pearl Creek Apartments – 23 units Campus Oaks Apartments Phase 1 – 42 units Lohse Apartments – 58 units Main Street Plaza – 65 units Campus Oaks Apartments Phase 2 – 45 units	Continue.

Program	Accomplishments	Continue/Modify/Delete
determined based on unit size and occupancy levels as follows: **Unit Size** / **Household Size** 1 Bedroom / 1.5 Persons 2 Bedroom / 3 Persons 3 Bedrooms / 4.5 Persons 4 Bedrooms / 6 Persons If adequate subsidies are not available to assist in achieving the 10% Affordable Housing Goal, the goal may be deferred to a future date agreed upon by the property owner and the City. Deferring the goal will give the City an opportunity to assemble the necessary financing. The City shall, on an annual basis, review all Developments Agreements for compliance with affordability provisions. Any property owner who fails to comply with the requirements of a Development Agreement may be found by the City Council to be in default of the Agreement. *(Policies 1, 2, 3, 7, 9 and 10)*		
10. In-Lieu Fees *(Available Development Funding Mechanism)* The City prefers affordable housing be developed as specified under the 10% Affordable Housing Goal within each of the specific plan areas. The collection of in-lieu fees presents a challenge to the City, since the City does not control or own land to ensure the development of the affordable units. Therefore, the City has not established a formal in-lieu fee program and encourages the development of affordable housing. In-lieu fees may be considered on a case by case basis. In all cases where in-lieu fees are considered as an alternative to producing affordable units, the Housing Division staff will review the project based on: 1) a good faith effort by the owner to secure and utilize available subsidies; 2) the type of project and its ability to absorb the affordable units; 3) ability to use the in-lieu fees within the same specific plan or infill areas. Development Agreements shall be the mechanism utilized to secure implementation of the affordable housing program. *(Policies 1, 2, and 3)*	The City collects in-lieu fees for rezoned developments that provide purchase housing opportunities. Fees collected between 1/1/2013 and 1/31/21 equaled a total of $1,036,410.53. The in lieu fee is used for rental housing opportunities, which are better suited than purchase housing for very low-income households. Funds collected during this time are part of the reservation of funds for the 80 affordable units at Junction Crossing project.	Continue.
11. Non-Residential Construction Fee *(Proposed)* The City shall consider the establishment of a non-residential construction fee program, which would levy a fee on non-residential construction to assist in the development and retention of affordable housing. The rationale behind this fee is that new employment is a factor in the need for additional housing. The City expects to review the establishment of a non-residential construction fee by 2012–2013, at which time the City will determine if it will pursue a program and, if so, the specifics of the program. *(Policy 7)*	The City did not consider the establishment of a non-residential construction fee during the previous planning period, as the construction industry was just beginning to recover from a significant recession and additional fees were not being considered.	Modify. Work to establish a non-residential construction fee is ongoing at this time. The program is being modified to reflect that current status.

Program	Accomplishments	Continue/Modify/Delete
12. Units at Risk As noted, the City does not have any projects at risk of conversion to market rate during the five year planning period of the Housing Element and subsequent five year planning period. However, the City has identified the following program for projects at risk of conversion in future years. • On an annual basis, the City will update its list of subsidized rental properties and identify those units at risk of converting to market rate units. • If the City identifies projects with affordable units at risk, the City will contact the owner regarding their interest in selling properties or maintaining the rental units as affordable. • The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units. • The City will maintain a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units. • The City will work with non-profit agencies to identify and apply for federal, state, and local subsidies available to assist with providing funds for the acquisition and rehabilitation of at risk projects. • The City will make available to tenants of projects at risk of conversion, referral and contact information regarding tenant rights and conversion procedures, as well as information regarding other affordable housing opportunities within the City.	Both Colonial Village and Preserve at Creekside have units at risk of converting to market rate during this Housing Element cycle.	Modify to establish Preservation Coordinator and add additional program language.
13. Housing Successor Agency On 2/22/12 the City became the Housing Successor of the Former Redevelopment Agency and will be working with the Department of Finance, in order to approve 2 – 3 affordable rental housing projects which were slated for development, using 2006 Housing Bonds in the amount of $5.5 million. After the expenditure of those funds, there will not be any further assistance for affordable housing development using Low/Moderate Income Housing Fund or bond funds generated through the former Redevelopment Agency's tax increment.		
Residential Land Inventory		
1. Monitor the City's Land Inventory (Ongoing 2013–2021) The City will annually review its land inventory to ensure there is enough vacant residential land in the city to meet its RHNA allocation.	The City has reviewed the land inventory each time a new Specific Plan has been processed and maintained its allocation during the planning period.	Modify to provide continuous monitoring.

Program	Accomplishments	Continue/Modify/Delete
2. Downtown Specific Plan (Ongoing 2013–2021) The City will implement the Downtown Specific Plan focusing on infill development, revitalization of older neighborhoods and commercial corridors, as well as encouraging the development of mixed use and high density residential units. The City offers various programs in the Downtown Specific Plan, which encourage and facilitate the development of high density and mixed use housing.	Three affordable residential developments have been approved in the Downtown Specific Plan since 2013. The Frederic Lohse Apartments (58 units, completed 2018), Junction Crossing Apartments (80 units, approved 2018), Main Street Plaza Apartments (65 units, under construction).	Revise to encompass the entire Infill designated area of the City.
Special Housing Needs		
1. Federal and State Programs *(Annual Application)* The City shall pursue following state and federal sources that will assist the City in addressing the housing and supportive needs of special needs populations. **Section 8 Housing Choice Voucher Program (Federal)** Administered by the Roseville Housing Authority, the Department of Housing and Urban Development (HUD) provides funding for rental subsidy payments for households earning 50% or less of the median income. *(Policy 1)* **Section 202 (Federal)** HUD provides long term, direct loans to private, non-profit sponsors to finance new construction of elderly and handicapped housing affordable to households earning 50% or less of the median income. The City will support applications by non-profit housing developers for Section 202 funding. *(Policy 1,2)* **HOME Investment Partnership Program (State)** The Housing Division utilizes State Administered Federal HOME funds for the First Time Homebuyer Program which provides down payment assistance to low-income first time homebuyers. The City's First Time Homebuyer Down Payment Assistance Program allows displaced homemakers to qualify as first time homebuyers. The City also uses HOME funds to leverage Community Development Block Grant funds for the Housing Rehabilitation Program described below. The City will pursue HOME funds for financing of affordable multifamily rental projects targeted to special needs groups such as seniors. *(Policies 1, 2, 3, 4)* **Community Development Block Grant (CDBG) (Federal)** The City will continue to set aside CDBG funds for the following programs which address the needs of special needs populations, including elderly, disabled and homeless individuals and families. **Housing Rehabilitation Program** Deferred loans up to $100,000 are available to low-income homeowners for health and safety repairs and general home improvements. Elderly and	The City applied in 2014 for HOME funds and was able to fund both the First Time Home Buyer and Housing Rehabilitation programs. Through the Housing Rehabilitation Program, a total of 44 loans were issued using HOME funds from 2013 to present. From 20013 to 2017, 22 FTHB program loans were funded. The Roseville Housing Authority issued the following number of vouchers during the designated year: • 2013: 117 • 2014: 124 • 2015: 95 • 2016: 117 • 2017: 122 • 2018: 72 • 2019: 129 • 2020: 120 Through the Housing Rehabilitation Program funded with both CDBG and HOME funds, a total of 76 loans were issued from 2013 to present. Handyperson Program: A total of 417 households were assisted from 2013 2016. The program was unfunded in 2017. Paint Program: A total of 47 Paint Vouchers were issued from 2013 to 2017. The program was rolled into the Owner-Occupied Rehab program in 2018. The following is a list of Public Services that have been funded since 2013: 2013 • Case Management and Temporary Assistance • The Gateway Resource Center • Youth Program Passport-Recreation Assistance • Case Management Services	Continue.

disabled homeowners can also receive a $5,000 grant for health and safety repairs.

Roseville Handyperson Program

The Roseville Handyperson Program provides grants to elderly and disabled homeowners for minor home repairs and handicapped accessible improvements.

Public Service Funds

The City has made CDBG Public Service funds available to non-profit agencies and organizations that provide supportive services to special needs populations. The City will continue to consider applications for funding for special needs activities under the Public Service category during the Annual Action Plan process.

(Policies 1, 2,3, 4 and 5)

- Domestic Violence Services Project
- Case Management Program
- Senior Nutrition Program
- BAGS Program

2014

- Senior Link – Information and Assistance
- SPARKS and Operation Swim
- Handyperson Program
- Supportive Housing Case Manager
- Transitional Housing for Families with Children
- Child and Family Therapy Program
- Roseville Victims' Services
- BAGS Program
- Case Management Temporary Rent/Utility and Transportation Assistance

2015

- Handyperson Program
- Child and Family Therapy Program
- Senior Nutrition Program
- BAGS Program
- Case Management Temporary Rent/Utility and Transportation Assistance
- Senior Link – Information and Referral Program

2016

- Transportation Services
- Case Management Services
- Handyperson Program
- Youth Swim Passport/Sparks
- Senior Nutrition Program
- Child and Family Therapy Program
- Roseville Victims' Services
- BAGS Program for Elderly and Disabled Adults
- Transitional Living for Homeless Families
- Emergency Homeless Shelter

2017

- Meals on Wheels
- Mental Health Clinician
- Emergency Overnight Homeless Shelter
- Roseville Victims' Services Project
- BAGS Program
- Family Mental Wellness Program

Program	Accomplishments	Continue/Modify/Delete
	• Housing Supportive Services 2018 • Meals on Wheels • Mental Health Clinician • Emergency Shelter Services • Roseville Victims' Services Project • BAGS Program • Family Mental Wellness Program • Housing Supportive Services 2019 • Mental Health Clinician • Emergency Shelter Services • Roseville Victims' Services Project • BAGS Program • Family Mental Wellness Program • Meals on Wheels • Housing Supportive Services 2020 • Mental Health Clinician • Emergency Shelter Services • Roseville Victims' Services Project • BAGS Food Home Delivery Program • Meals on Wheels • Fair Housing Services • Family Mental Wellness Program • Transitional Housing for Homeless Persons with Mental Illness	
2. Local Programs The City shall continue to utilize the following local financing programs to address the needs of special needs populations: **Homeless Voucher Program** The City Council has approved Roseville General Funds to assist Roseville homeless and those about to be homeless with grants up to $1,500 for payment of past due rent, security deposits, first month's rent, past due utility bills, and emergency motel vouchers. The Salvation Army administers the Program and provides dollar for dollar matching funds. The program is promoted by the Salvation Army and by referrals from local non-profit organizations and/or advocates for the homeless. *(Policy 5)* **Roseville Community Grant Funds** The City has established the following community grants. The Grants Advisory Commission reviews grant applications and makes grant recommendations on an annual basis to the City Council. • Citizens' Benefit Fund - The Citizens' Benefit Fund utilizes interest payments on funds received from	From 2013 to 2021, 1,010 households were assisted as part of the Homeless Voucher Program. From 2013 to 2020, the City provided $2,778,284 in funds between the Citizens' Benefit Trust and the REACH Fund.	Continue.

Program	Accomplishments	Continue/Modify/Delete
the sale of the City-owned Roseville Community Hospital to provide grants of up to $30,000 to public agencies, schools and non-profit organizations serving citizens of Roseville are eligible to apply "to improve the quality of life for the citizens of Roseville." • REACH Fund - The REACH FUND utilizes contributions by Roseville City employees, retirees and businesses to provide grants up to $7,500 to public agencies, schools, and non-profit organizations that assist youth, families or seniors in Placer County. *(Policies 2 and 5)*		
3. Regional Housing Programs When feasible the City will address affordable housing issues on a regional basis. **McKinney-Vento Act Funds** The City's Housing Division will continue to participate in the Placer Consortium on Homelessness with other jurisdictions, local organizations and service providers to establish and promote a network of facilities and resources to assist the homeless population and other special needs populations. The City will continue to participate in the preparation of the Placer County Continuum of Care annual application for McKinney-Vento Act funds. *(Policy 5)*	From 2008 to 2012, 916 households were assisted using Homeless Emergency Assistance and Rapid Transition to Housing Act Funds The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) of 2009 amended the McKinney-Vento Homeless Assistance Act	Continue.
Governmental and Non-Governmental Constraints to Housing Production		
1. Process and Fee Structure Review Permit Process – To expedite project facilitation and provide internal support to project applicants, the City established the Development Advisory Committee to function as a liaison building relationships between the City and development community, providing input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas. Fee Structure – The City will continue to review its fee system and work toward graduated fees as a means of reducing the cost of housing development. Development Services Department will work with the Development advisory committee. *(Policy 1)*	The City reviews the permit process and fee structure on an annual basis. Fees are updated annually. The City's fee booklet and calculation worksheets are available online. Certain fees—particularly those supporting services that vary depending on building size and type—are graduated. This includes the building permit fee, which is based on a combination of square footage and occupancy group (valuation), and the public facilities fee, water connection fee, electric backbone fee, solid waste impact fee, and traffic mitigation fee, which are based on type and density of residential housing (the fee is reduced as density increases). In September of 2010 the City created a Development Advisory Committee (now known as the Economic Development Advisory Committee). Its purpose is to provide a forum for the public and staff to introduce and discuss suggestions, comments, and concerns regarding the City's development services function. The Committee functions as a liaison	Continue.

Program	Accomplishments	Continue/Modify/Delete
	building relationships between the City and development community to foster and support development investment. The Committee adopts a five-year plan to focus their efforts, called the Economic Development Strategy (EDS). The 2017 to 2022 EDS was adopted in 2017 and includes implementation of the City's fee deferral program as a key action. Fees which can be deferred include the Fire Construction Tax, Public Facilities Fee, Traffic Mitigation Fee, and Electric Backbone Fee.	
2. Review of Subdivision Improvement Standards and Zoning Ordinances The City will continue to review the Subdivision Improvement Standards and Ordinances. *(Policy 2)*	The City has not made any changes to the subdivision improvement standards. The City updated the Zoning Ordinance in 2020 to address typos, errors and omissions; modify text for clarity and consistency and interpretation; and modify development processes to be consistent with the City's goals.	Modify to include the purpose of the review.
3. Public Education Program The City will continue to educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring in Roseville. Specifically, this information will focus on the need to provide affordable housing in close proximity to jobs in an effort to reduce the traffic and air quality impacts that result from long commutes. In addition, the City will continue to monitor community opposition to affordable housing projects in an effort to remove negative perceptions. Education will occur through public hearings, presentations to various service organizations, and other community groups, articles published in the local newspaper, the City's newsletter. *(Policy 3)*	The City has continued to educate the public at neighborhood meetings involving rezones and at neighborhood association meetings, as well as during the rezone process.	Modify to reflect an emphasis on equity and establish an evaluation component.

Program	Accomplishments	Continue/Modify/Delete
4. Public Participation The Planning Division will continue to encourage developers to meet with interested parties before the public decision making process begins. Preliminary neighborhood forums allow persons directly affected by the project to have their questions and concerns addressed early in the planning process. *(Policy 3)*	The City meets with developers on a daily basis. For specific plans, the City has standing biweekly staff meetings and weekly technical meetings. The public has many opportunities to be notified of proposed development projects including: • Uploading initial notices that an application was received to the Roseville Coalition of Neighborhood Associations (RCONA) website. • Maintenance of the City's Development Activity website, which includes a list of all new applications received during the previous week, a description of all active development proposals in the City, and interactive maps displaying the location of current and upcoming construction in the City. • Maintenance of the City's Planning Projects of Interest website, where project details and documents are uploaded for projects generating significant community interest. • Maintenance of the City's Online Permitting Services portal, which allows the public to look up documents and details for all active applications in the City. • For General Plan Amendments, physically posting a notice of the project application on the project site. • Encouraging applicants to hold neighborhood meetings before the public decision-making process begins. Preliminary neighborhood forums allow persons directly affected by the project to have their questions and concerns addressed early in the planning process. • Uploading public hearing notices and notices of intent to approve a project to the RCONA website, in addition to the direct mailing of such notices to properties within 300 feet of the project.	Modify to include the various ways the public is notified of projects.
5. Fair Housing (Ongoing 2013–2021) The City will continue to provide assistance regarding equal housing opportunities through its Housing Division and Housing Authority. The City of Roseville will continue its collaborative Housing Education Campaign to provide fair housing counseling workshops and one-on-one counseling for Roseville residents, landlords/property owners,	The City continues to provide Fair Housing Counseling workshops and one-on-one counseling for Roseville residents, landlords/property owners, and tenants, with counseling provided by Legal Services of Northern California through the City's Fair Housing Education Program.	Modify by moving this program into the Special Housing Needs section (which is being renamed Equitable and Inclusive Housing Choice) and completely updating. Also add and track quantified objectives, to better evaluate success over time.

Program	Accomplishments	Continue/Modify/Delete
and tenants, with counseling provided by Legal Services of Northern California through the City's Fair Housing Education Program. In addition to the provision of workshops and one-on-one counseling, the City's website includes fair housing information and referral service data with links to other Fair housing resources.		
Residential Energy Efficiency and Conservation		
1. Roseville Electric Program **Peak Load Management Program** *(Current Available Program)* Roseville Electric will continue to implement the peak load management program. This program cycles off customer equipment when City load approaches its resource limits.*(Policy 1)* **Energy Audits** *(Current Available Program)* Roseville Electric will continue to offer energy audits to aid the customers in reducing home energy costs. In addition to free mail-in and web-based customer assisted energy audits, at the customer's request, a trained energy auditor will inspect residences and advise the best way to achieve energy efficiency and save money. Roseville Electric will also offer web site or mail in energy audits. The audit includes a utility bill analysis to show the customer where the energy is being used. Also included are suggested low and no cost conservation practices and an analysis of recommended conservation measures. *(Policies 1 and 2)*	3,300 customers are currently enrolled in the Power Partners program. Over 38,000 households receive Home Energy Reports and all Roseville Residents have access to the online energy audit tools provided by Roseville Electric.	Continue.
Energy Efficiency Rebates and Renewable Energy Rebates *(Current Available Program)* Roseville Electric will continue to offer rebates to all electric customers who install or upgrade their homes with energy efficiency appliances and equipment. Examples include energy efficient air conditioners, programmable thermostats, sunscreens, energy efficient windows, floors, and attic insulation and renewable energy systems such as photovoltaics.*(Policies 1 and 2)*	Over 3,300 residents participated in retrofit energy efficiency programs in fiscal year 2020.	Continue energy efficiency rebates.
Electric Rate Assistance Programs*(Current Available Program)* Roseville Electric offers a discount to residential customers whose income is no greater than specified by the US Department of Housing and Urban Development as "very low" for Placer County. Roseville Electric also offers Medical Support Rate Reductions for customers who have medical devices in their homes. Roseville Electric closed the Senior Low-Income Rate Reduction to new applicants effective July 1, 1998. Electric customers receiving the Senior Low-Income Rate may either continue receiving the senior discount or apply for the Electric Rate Assistance Program discount. *(Policy 3)*	Currently, Roseville Electric is assisting 1700 households with the Electric Rate Assistance programs.	Continue.
Roseville Utility Exploration Center	This program is still in operation and is working with local schools to	Continue.

Program	Accomplishments	Continue/Modify/Delete
(Current Available Program) Roseville's Utility Exploration Center is an interdepartmental project spearheaded by Roseville Electric and the Environmental Utilities Department with support from the Parks, Recreation and Libraries Department and City Manager's Office. The Exploration Center is a key component of the site and will be a one-of-a-kind center offering an exciting new take on preserving our natural resources and protecting our environment through new technologies and conservation measures in energy efficiency, water conservation, recycling, and water quality and environmentally sustainable building materials making the center an exhibit in itself. When completed, the Exploration Center will offer children and adults fun and interactive tools for learning	provide state recognized education on environmental awareness and sustainability.	
Green Roseville *(Ongoing)* Green Roseville offers residential and commercial customers a way to contribute to Roseville Electric's purchase of renewable energy. The minimum amounts of renewables that must be purchased by Roseville Electric are set by state law.	This program changed to allow customers to contribute to Roseville Electric's efforts to include a set percentage of renewable resources in the utility's overall portfolio. The percentage is set by state law.	Delete. Roseville Electric now has a Community Solar program.
BEST Homes Project *(Project)* The BEST Homes Project incorporates rooftop solar generation, as well as other energy-saving features in up to 20% of new homes built in Roseville. Partnership with Lennar resulted in the company's commitment to build 635 new BEST homes in Roseville.	Builders have included solar systems on over 860 homes through the BEST Homes program.	Delete. Solar is now required by the building code.
2. New Construction Efficiency *(Routine Daily Operation)* The Roseville Building Department will continue to enforce Title 24 of the Building Code. Title 24 is the state residential energy conservation standard, which defines construction standards for energy requirements to promote energy efficiency and conservation. *(Policy 1)*	Roseville Electric provides incentives to home builders who design and build homes that exceed state building standards.	Continue.

Appendix B Regional Analysis of Impediments (Fair Housing)

The Analysis of Impediments to Fair Housing Choice is a planning process for local governments and public housing agencies to understand and take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities free from discrimination. The 2020 Analysis of Impediments was completed by the Sacramento Valley Fair Housing Collaborative, consisting of the agencies listed below:

- City of Citrus Heights
- City of Davis
- City of Elk Grove
- City of Folsom
- City of Galt
- City of Isleton
- City of Rancho Cordova
- City of Rocklin
- City of Roseville
- City of Sacramento
- Housing Authority of Sacramento
- Sacramento County
- Sacramento County Housing and Redevelopment Agency
- City of West Sacramento
- City of Woodland
- Yolo County Housing

A copy of the entire Analysis of Impediments is available for review online on the City's Housing Element website at https://www.roseville.ca.us/housing_element_update, on the Documents page. The direct link to the document is: https://www.roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Housing%20Element%202021-2029/Sacramento%20Valley%20Analysis%20of%20Impediments%202020.pdf.

Appendix C Detailed Sites Inventory

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-001-000		Low Density Residential-3,	Small Lot Residential	0.5	3.4	20.159	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	68	68	AR	AR-1	1056833
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-019-000		Low Density Residential-3,	Small Lot Residential	0.5	3.9	24.709	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	97	97	AR	AR-2	1056834
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-002-000		Low Density Residential-2,	Small Lot Residential	0.5	2.9	27.265	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	80	80	AR	AR-3	1056826
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-001-000		Low Density Residential-5,	Small Lot Residential	0.5	5.6	7.268	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	41	41	AR	AR-4	1056781
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-003-000		Low Density Residential-6,	Small Lot Residential	0.5	6.1	2.781	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	17	17	AR	AR-5	1056785
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-004-000		Low Density Residential-6,	Small Lot Residential	0.5	6.8	4.999	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	34	34	AR	AR-6	1056796
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-011-000		Low Density Residential-5,	Small Lot Residential	0.5	5.8	3.123	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	18	18	AR	AR-7	1056835
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-014-000		Low Density Residential-6,	Small Lot Residential	0.5	6.2	8.441	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	52	52	AR	AR-8	1056819
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-040-000		Low Density Residential-6,	Small Lot Residential	0.5	6.3	6.265	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	40	40	AR	AR-9	1056822
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-020-000		Medium Density Residenti	Small Lot Residential	7	13.1	10.533	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	138	0	138	AR	AR-10	1056839
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-023-000		Low Density Residential-6,	Small Lot Residential	0.5	6.5	8.41	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	55	55	AR	AR-11	1056775
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-007-000		Low Density Residential-6,	Small Lot Residential	0.5	6.2	3.402	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	21	21	AR	AR-12	1056782
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-006-000		Low Density Residential-6,	Small Lot Residential	0.5	6.6	6.113	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	40	40	AR	AR-13	1056792
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-005-000		Low Density Residential-6,	Small Lot Residential	0.5	6.3	7.066	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	45	45	AR	AR-14	1056797
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-036-000		Low Density Residential-6,	Small Lot Residential	0.5	6.1	7.435	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	45	45	AR	AR-15	1056804
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-034-000		Low Density Residential-6,	Small Lot Residential	0.5	6.5	6.562	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	43	43	AR	AR-16	1056809
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-031-000		Low Density Residential-6,	Small Lot Residential	0.5	6.7	3.623	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	24	24	AR	AR-17	1056811
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-030-000		Low Density Residential-6,	Small Lot Residential	0.5	6.1	5.115	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	31	31	AR	AR-18	1056812
ROSEVILLE	4501 WESTBROOK BL	95747	017-470-028-000		High Density Residential-2	Multi-Family Residenti	13	24.7	9.333	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	230	0	0	230	AR	AR-19	1056817
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-009-000		Low Density Residential-5,	Small Lot Residential	0.5	5.4	2.37	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	13	13	AR	AR-21	1056776
ROSEVILLE	4049 WESTBROOK BL	95747	017-480-010-000		Low Density Residential-6,	Small Lot Residential	0.5	6.4	4.354	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	28	28	AR	AR-22	1056784
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-033-000		Low Density Residential-6,	Small Lot Residential	0.5	6.8	2.751	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	19	19	AR	AR-23	1056805
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-030-000		Low Density Residential-5,	Small Lot Residential	0.5	5.2	2.504	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	13	13	AR	AR-24	1056753
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-011-000		Low Density Residential-6,	Small Lot Residential	0.5	6	4.722	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	28	28	AR	AR-25	1056773
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-012-000		Low Density Residential-5,	Small Lot Residential	0.5	5.7	9.721	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	55	55	AR	AR-26	1056783
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-015-000		Low Density Residential-6,	Small Lot Residential	0.5	6.3	2.398	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	15	15	AR	AR-27	1056795
ROSEVILLE	4411 WESTBROOK BL	95747	017-470-027-000		Medium Density Residenti	Small Lot Residential	7	12.6	10.156	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	129	0	129	AR	AR-28	1056803
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-013-000		Low Density Residential-7,	Small Lot Residential	0.5	7.2	3.242	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	23	0	23	AR	AR-30	1056786
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-016-000		Low Density Residential-6,	Small Lot Residential	0.5	6	4.455	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	27	27	AR	AR-31	1056793
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-046-000		Low Density Residential-6,	Small Lot Residential	0.5	6.6	7.636	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	50	50	AR	AR-32	1056759
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-045-000		Medium Density Residenti	Small Lot Residential	7	11.5	5.305	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	61	0	61	AR	AR-33	1056762
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-021-000		Low Density Residential-5,	Small Lot Residential	0.5	5.1	3.654	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	19	19	AR	AR-34	1056790
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-019-000		Low Density Residential-5,	Small Lot Residential	0.5	5	4.757	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	24	24	AR	AR-35	1056788
ROSEVILLE	4315 WESTBROOK BL	95747	017-480-042-000		High Density Residential-1	Multi-Family Residenti	13	15.1	7.531	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	113	0	113	AR	AR-36	1056789
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-031-000		Low Density Residential-4,	Small Lot Residential	0.5	4.9	5.051	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	25	25	AR	AR-37	1056750
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-023-000		High Density Residential-2	Multi-Family Residenti	13	25.2	15.071	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	380	0	0	380	AR	AR-38	1056829
ROSEVILLE	4410 WESTBROOK BL	95747	017-470-025-000		Medium Density Residenti	Small Lot Residential	7	6.9	7.811	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	54	54	AR	AR-39	1056842
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-024-000		Low Density Residential-4,	Small Lot Residential	0.5	4.9	14.416	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	71	71	AR	AR-40	1056818
ROSEVILLE	4300 WESTBROOK BL	95747	017-480-037-000		Medium Density Residenti	Small Lot Residential	7	8.8	7.525	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	66	0	66	AR	AR-42	1056843
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-036-000		Low Density Residential-6,	Small Lot Residential	0.5	6.4	12.129	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	78	78	AR	AR-43	1056791
ROSEVILLE	4180 WESTBROOK BL	95747	017-480-040-000		High Density Residential-2	Multi-Family Residenti	13	25.4	5.911	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	150	0	0	150	AR	AR-44	1056774
ROSEVILLE	4080 WESTBROOK BL	95747	017-480-041-000		Medium Density Residenti	Small Lot Residential	7	11.8	7.967	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	94	0	94	AR	AR-45	1056757
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-013-000		Low Density Residential-5,	Small Lot Residential	0.5	5.4	2.377	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	13	13	AR	AR-46	1056808
ROSEVILLE	4081 WESTBROOK BL	95747	017-480-044-000		Community Commercial/Vi	Base: Commercial Mixe	0	no max	14.331	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	91	0	0	91	AR	AR-51	1056779
ROSEVILLE	4251 WESTBROOK BL	95747	017-480-043-000		Community Commercial/Vi	Base: Commercial Mixe	0	no max	12.966	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	68	0	0	68	AR	AR-52	1056844
ROSEVILLE	6456 BENCHMARK DR	95747	017-101-057-000		Low Density Residential-4,	Base: Small Lot Resider	0.5	4.8	19.593	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	94	94	CV	C-1	1056746
ROSEVILLE	6292 BENCHMARK DR	95747	017-101-057-000		Low Density Residential-5,	Base: Small Lot Resider	0.5	5.1	10.126	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	52	52	CV	C-2	1056746
ROSEVILLE	6457 BENCHMARK DR	95747	017-101-056-000		Low Density Residential-4,	Base: Small Lot Resider	0.5	4.8	13.967	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	67	67	CV	C-3	1056745
ROSEVILLE	6339 BENCHMARK DR	95747	017-101-056-000		Low Density Residential-5,	Base: Small Lot Resider	0.5	5.3	9.672	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	51	51	CV	C-4	1056745
ROSEVILLE	6205 BENCHMARK DR	95747	017-101-056-000		Low Density Residential-5,	Base: Small Lot Resider	0.5	5.4	13.605	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	74	74	CV	C-5	1056745
ROSEVILLE	5876 HOLT PW	95747	017-101-058-000		Low Density Residential-6,	Base: Small Lot Resider	0.5	6.1	7.95	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	48	48	CV	C-6	1056744
ROSEVILLE	5710 HOLT PW	95747	017-101-058-000		Low Density Residential-5,	Base: Small Lot Resider	0.5	5.3	13.885	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	74	74	CV	C-7	1056744
ROSEVILLE	5775 HOLT PW	95747	017-101-054-000		Low Density Residential-5,	Base: Small Lot Resider	0.5	5.7	5.616	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	32	32	CV	C-8	1056742
ROSEVILLE	2816 BLUE OAKS BL	95747	017-101-054-000		Low Density Residential-4,	Base: Small Lot Resider	0.5	4.4	22.101	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	97	97	CV	C-9	1056742
ROSEVILLE	3285 WESTBROOK BL	95747	017-490-017-000		Low Density Residential-5,	Base: Small Lot Resider	0.5	5.1	18.723	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	95	95	CV	C-12	1056741
ROSEVILLE	3240 WESTBROOK BL	95747	017-490-048-000		Low Density Residential-5,	Base: Small Lot Resider	0.5	5.5	12.926	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	71	71	CV	C-16	1056730
ROSEVILLE	3123 WESTBROOK BL	95747	017-490-009-000		Low Density Residential-5,	Base: Small Lot Resider	0.5	5.2	6.922	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	36	36	CV	C-17	1056724
ROSEVILLE	3575 WESTBROOK BL	95747	017-101-056-000		Medium Density Residenti	Base: Small Lot Resider	7	12.2	8.693	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	106	0	106	CV	C-20	1056745
ROSEVILLE	3441 WESTBROOK BL	95747	017-101-056-000		Medium Density Residenti	Base: Small Lot Resider	7	12.3	7.697	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	95	0	95	CV	C-21	1056745
ROSEVILLE	3442 WESTBROOK BL	95747	017-101-054-000		Medium Density Residenti	Base: Small Lot Resider	7	11.5	11.332	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	130	0	130	CV	C-22	1056742
ROSEVILLE	3170 BLUE OAKS BL	95747	017-490-003-000		Medium Density Residenti	Base: Small Lot Resider	7	8.6	7.234	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	62	0	62	CV	C-25	1056722
ROSEVILLE	3440 WESTBROOK BL	95747	017-101-054-000		High Density Residential-3	Multi-Family Residenti	13	32.3	5.155	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	168	0	0	168	CV	C-40	1056742
ROSEVILLE																					
ROSEVILLE	3260 BLUE OAKS BL	95747	017-490-002-000		High Density Residential-3	Multi-Family Residenti	13	31.6	4.331	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	136	0	0	136	CV	C-42	1056721
ROSEVILLE	2930 BLUE OAKS BL	95747	017-490-025-000		High Density Residential-2	Multi-Family Residenti	13	29.7	3.882	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	116	0	0	116	CV	C-43	1056719
ROSEVILLE	412 WASHINGTON BL	95678	011-142-003-000	B	Community Commercial-8,	Base: Commercial Mixe	0	15	0.1	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	34	0	34	DT	DT-1	1000440
ROSEVILLE	209 PLEASANT ST	95678	011-142-004-000	B	Community Commercial-8,	Base: Commercial Mixe	0	15	0.125	Residential, 0	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-1	1000441
ROSEVILLE	210 GROVE ST	95678	011-142-011-000	B	Community Commercial-8,	Base: Commercial Mixe	0	15	0.161	Office	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-1	1000448
ROSEVILLE	400 WASHINGTON BL	95678	011-142-015-000	B	Community Commercial-8,	Base: Commercial Mixe	0	15	0.192	Office	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-1	1000449
ROSEVILLE	211 PLEASANT ST	95678	011-142-015-000	B	Community Commercial-8,	Base: Commercial Mixe	0	15	0.128	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-1	1000450
ROSEVILLE	825 LINCOLN ST	95678	011-063-002-000	A	Community Commercial-1	Base: Commercial Mixe	0	30	0.124	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	63	0	0	63	DT	DT-2	1000036
ROSEVILLE	801 LINCOLN ST	95678	011-063-004-000	A	Community Commercial-1	Base: Commercial Mixe	0	30	0.814	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-2	1029059
ROSEVILLE	845 LINCOLN ST	95678	011-063-005-000	A	Community Commercial-1	Base: Commercial Mixe	0	30	0.159	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-2	1029060
ROSEVILLE	725 WASHINGTON BL	95678	011-101-011-000	A	Community Commercial-1	Base: Commercial Mixe	0	30	0.7	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-2	1029064
ROSEVILLE	751 WASHINGTON BL	95678	011-101-012-000	A	Community Commercial-1	Base: Commercial Mixe	0	30	0.236	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-2	1029065
ROSEVILLE	426 LINCOLN ST	95678	011-147-006-000	C	Central Business District-1	Base: Old Town Histori	0	32	0.249	Parking lot	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	80	0	0	80	DT	DT-4	1000496
ROSEVILLE	420 LINCOLN ST	95678	011-147-007-000	C	Central Business District-1	Base: Old Town Histori	0	32	0.359	Parking lot	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-4	1000497
ROSEVILLE	416 LINCOLN ST	95678	011-147-008-000	C	Central Business District-1	Base: Old Town Histori	0	32	0.137	Parking lot	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-4	1000498
ROSEVILLE	412 LINCOLN ST	95678	011-147-009-000	C	Central Business District-1	Base: Old Town Histori	0	32	0.377	Parking lot	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-4	1000499
ROSEVILLE	400 LINCOLN ST	95678	011-147-011-000	C	Central Business District-1	Base: Old Town Histori	0	32	0.103	Parking lot	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-4	1000500
ROSEVILLE	404 LINCOLN ST	95678	011-147-010-000	C	Central Business District-1	Base: Old Town Histori	0	32	0.206	Parking lot	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-4	1029068
ROSEVILLE	204 PAUL CT	95678	011-230-007-000		Low Density Residential-5,	Small Lot Residential	0.5	3.1	0.318	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	7	1056602
ROSEVILLE	335 ALTA VISTA AV	95678	011-172-007-000		Low Density Residential-6,	Two-Family Residentia	0.5	6.4	0.115	Residential, 1	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	9	1000639
ROSEVILLE	625 ALTA VISTA AV	95678	011-181-006-000		Low Density Residential-6,	Two-Family Residentia	0.5	6.4	0.173	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	2	2	IN	9	1000695
ROSEVILLE	305 CAMPO ST	95678	011-182-010-000		Low Density Residential-6,	Two-Family Residentia	0.5	6.4	0.167	Small shed, junk stc	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	2	2	IN	9	1029075
ROSEVILLE	941 LAWTON AV	95678	015-080-001-000		Low Density Residential-4	Single-Family Resident	0.5	4	0.755	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	3	3	IN	13	1005971
ROSEVILLE	309 VALLEJO AV	95678	015-080-019-000		Low Density Residential-4	Single-Family Resident	0.5	4	0.163	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	13	1029211
ROSEVILLE	246 FIG ST	95678	012-134-031-000		Low Density Residential-6,	Two-Family Residentia	0.5	6.8	0.153	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1001679
ROSEVILLE	141 BIRCH ST	95678	012-144-005-000		Low Density Residential-6,	Multi-Family Residenti	0.5	6.8	0.142	Residential, 1	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1001743
ROSEVILLE	213 FIG ST	95678	012-162-009-000		Low Density Residential-6,	Multi-Family Residenti	0.5	6.8	0.146	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1001853
ROSEVILLE	113 ELM ST	95678	012-172-020-000		Low Density Residential-6,	Multi-Family Residenti	0.5	6.8	0.141	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1001955
ROSEVILLE	125 GRAPE ST	95678	012-185-029-000		Low Density Residential-6,	Multi-Family Residenti	0.5	6.8	0.143	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1036695
ROSEVILLE	116 ELM ST	95678	012-142-018-000		Low Density Residential-6,	Multi-Family Residenti	0.5	6.8	0.144	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1039120
ROSEVILLE	262 ELM ST	95678	012-132-047-000		Low Density Residential-6,	Two-Family Residentia	0.5	6.8	0.145	Fence and small she	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1044518
ROSEVILLE	408 EARL AV	95678	014-252-003-000		Low Density Residential-5,	Single-Family Resident	0.5	5.2	0.172	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	30	1005063
ROSEVILLE	532 ALOLA ST	95678	013-053-015-000		Low Density Residential-5,	Multi-Family Residenti	0.5	5.7	0.541	Parking lot	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	3	3	IN	34	1002746
ROSEVILLE	87 PARRY ST	95678	013-022-033-000		Low Density Residential-4,	Single-Family Resident	0.5	4.4	0.116	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	35	1002652
ROSEVILLE	124 CENTER ST	95678	013-022-047-000		Low Density Residential-4,	Multi-Family Residenti	0.5	4.4	0.695	Junk storage, shed	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	3	3	IN	35	1002664
ROSEVILLE	220 EAST ST	95678	013-024-023-000		Low Density Residential-4,	Single-Family Resident	0.5	4.4	0.172	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	35	1002698
ROSEVILLE	212 KEEHNER AV	95678	014-113-060-000		Low Density Residential-4	Single-Family Resident	0.5	4	0.146	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	37	1004467
ROSEVILLE	1123 WAYNE DR	95678	014-130-008-000		Low Density Residential-4	Single-Family Resident	0.5	4	0.572	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	2	2	IN	37	1029155
ROSEVILLE	600 KINDRED LN	95678	014-263-042-000		Low Density Residential-5,	Single-Family Resident	0.5	5.3	0.316	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	38	1005119
ROSEVILLE	600 KINDRED LN	95678	014-263-045-000		Low Density Residential-5,	Single-Family Resident	0.5	5.3	0.234	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	38	1005121
ROSEVILLE	812 MACHADO LN	95678	472-210-033-000		Low Density Residential-4,	Single-Family Resident	0.5	4.1	0.232	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	39	1017627
ROSEVILLE	1021 CIRBY WY	95661	471-190-046-000		Low Density Residential-3	Planned Development-	0.5	3.9	1.102	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	46	1029557
ROSEVILLE	919 OAK RIDGE DR	95661	470-050-008-000		Low Density Residential-3,	Single-Family Resident	0.5	3.7	0.165	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	54	1015162

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
ROSEVILLE	1100 COTTONWOOD DR	95661	469-110-031-000		Low Density Residential-3	Single-Family Resident	0.5	3.5	0.511	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	0	0	2	2	IN	61	1029513
ROSEVILLE	1995 ROCKY RIDGE DR	95661	469-100-013-000		Medium Density Residenti	Multi-Family Residenti	7	10	1.184	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	0	12	0	12	IN	86B	1029511
ROSEVILLE	1828 S CIRBY WY	95661	469-280-009-000		Medium Density Residenti	Neighborhood Comme	7	8	0.293	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	0	2	0	2	IN	87	1014511
ROSEVILLE	904 ATLANTIC ST	95678	013-012-002-000		Medium Density Residenti	General Commercial	7	8.1	0.189	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	98	1002606
ROSEVILLE	531 VALLEJO AV	95678	011-250-007-000		Medium Density Residenti	Single-Family Resident	7	14.3	0.673	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	0	10	0	10	IN	102	1000994
ROSEVILLE	350 SIXTH ST	95678	014-051-017-000		Medium Density Residenti	Multi-Family Residenti	7	11.1	0.155	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	0	3	0	3	IN	108	1004062
ROSEVILLE	412 SIXTH ST	95678	014-062-018-000		Medium Density Residenti	Multi-Family Residenti	7	11.1	1.074	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	0	11	0	11	IN	108	1004147
ROSEVILLE	86 VALLEY OAK DR	95678	472-370-013-000		Medium Density Residenti	Planned Development-	7	7.8	0.048	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018287
ROSEVILLE	88 VALLEY OAK DR	95678	472-370-014-000		Medium Density Residenti	Planned Development-	7	7.8	0.037	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018288
ROSEVILLE	90 VALLEY OAK DR	95678	472-370-015-000		Medium Density Residenti	Planned Development-	7	7.8	0.057	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018289
ROSEVILLE	92 VALLEY OAK DR	95678	472-370-016-000		Medium Density Residenti	Planned Development-	7	7.8	0.056	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018290
ROSEVILLE	94 VALLEY OAK DR	95678	472-370-017-000		Medium Density Residenti	Planned Development-	7	7.8	0.037	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018291
ROSEVILLE	96 VALLEY OAK DR	95678	472-370-018-000		Medium Density Residenti	Planned Development-	7	7.8	0.035	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018292
ROSEVILLE	98 VALLEY OAK DR	95678	472-370-019-000		Medium Density Residenti	Planned Development-	7	7.8	0.069	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018293
ROSEVILLE	100 VALLEY OAK DR	95678	472-370-020-000		Medium Density Residenti	Planned Development-	7	7.8	0.06	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018294
ROSEVILLE	102 VALLEY OAK DR	95678	472-370-021-000		Medium Density Residenti	Planned Development-	7	7.8	0.038	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018295
ROSEVILLE	104 VALLEY OAK DR	95678	472-370-022-000		Medium Density Residenti	Planned Development-	7	7.8	0.038	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018296
ROSEVILLE	106 VALLEY OAK DR	95678	472-370-023-000		Medium Density Residenti	Planned Development-	7	7.8	0.06	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018297
ROSEVILLE	108 VALLEY OAK DR	95678	472-370-024-000		Medium Density Residenti	Planned Development-	7	7.8	0.059	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018298
ROSEVILLE	110 VALLEY OAK DR	95678	472-370-025-000		Medium Density Residenti	Planned Development-	7	7.8	0.038	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018299
ROSEVILLE	112 VALLEY OAK DR	95678	472-370-026-000		Medium Density Residenti	Planned Development-	7	7.8	0.038	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018300
ROSEVILLE	114 VALLEY OAK DR	95678	472-370-027-000		Medium Density Residenti	Planned Development-	7	7.8	0.06	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018301
ROSEVILLE	113 VALLEY OAK DR	95678	472-370-028-000		Medium Density Residenti	Planned Development-	7	7.8	0.053	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018302
ROSEVILLE	111 VALLEY OAK DR	95678	472-370-029-000		Medium Density Residenti	Planned Development-	7	7.8	0.037	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018303
ROSEVILLE	109 VALLEY OAK DR	95678	472-370-030-000		Medium Density Residenti	Planned Development-	7	7.8	0.035	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018304
ROSEVILLE	107 VALLEY OAK DR	95678	472-370-031-000		Medium Density Residenti	Planned Development-	7	7.8	0.066	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018305
ROSEVILLE	105 VALLEY OAK DR	95678	472-370-032-000		Medium Density Residenti	Planned Development-	7	7.8	0.066	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018306
ROSEVILLE	103 VALLEY OAK DR	95678	472-370-033-000		Medium Density Residenti	Planned Development-	7	7.8	0.035	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018307
ROSEVILLE	101 VALLEY OAK DR	95678	472-370-034-000		Medium Density Residenti	Planned Development-	7	7.8	0.037	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018308
ROSEVILLE	99 VALLEY OAK DR	95678	472-370-035-000		Medium Density Residenti	Planned Development-	7	7.8	0.053	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018309
ROSEVILLE	1007 DOUGLAS BL	95678	013-192-036-000		High Density Residential-2	Multi-Family Residenti	13	24.4	0.892	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	22	0	0	22	IN	149	1029120
ROSEVILLE	560 ROSEVILLE PW	95747	481-270-016-000	G	Low Density Residential-6	Base: Small Lot Reside	0.5	6.1	5.272	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	59	59	NI	CO-2	1050977
ROSEVILLE	550 ROSEVILLE PW	95747	481-270-014-000	G	Low Density Residential-6	Base: Small Lot Reside	0.5	6.1	2.346	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-2	1050978
ROSEVILLE	530 ROSEVILLE PW	95747	481-270-012-000	G	Low Density Residential-6	Base: Small Lot Reside	0.5	6.1	0.875	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-2	1050984
ROSEVILLE	570 ROSEVILLE PW	95747	481-270-017-000		Low Density Residential-3	Base: Small Lot Reside	0.5	3.7	16.581	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	62	62	NI	CO-3	1050976
ROSEVILLE	520 ROSEVILLE PW	95747	481-270-011-000	H	Medium Density Residenti	Base: Small Lot Reside	7	8.3	5.38	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	86	0	86	NI	CO-6	1050975
ROSEVILLE	530 ROSEVILLE PW	95747	481-270-012-000	H	Medium Density Residenti	Base: Small Lot Reside	7	8.3	0.37	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-6	1050984
ROSEVILLE	510 ROSEVILLE PW	95747	481-270-043-000	H	Medium Density Residenti	Base: Small Lot Reside	7	8.3	4.634	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-6	1050989
ROSEVILLE	520 ROSEVILLE PW	95747	481-270-011-000	I	Low Density Residential-6	Base: Small Lot Reside	0.5	6.8	0.705	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	27	27	NI	CO-12	1050975
ROSEVILLE	530 ROSEVILLE PW	95747	481-270-012-000	I	Low Density Residential-6	Base: Small Lot Reside	0.5	6.8	0.036	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-12	1050984
ROSEVILLE	510 ROSEVILLE PW	95747	481-270-043-000	I	Low Density Residential-6	Base: Small Lot Reside	0.5	6.8	0.609	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-12	1050989
ROSEVILLE	6300 CAMPUS PW	95747	481-300-057-000	I	Low Density Residential-6	Base: Small Lot Reside	0.5	6.8	2.804	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-12	1058233
ROSEVILLE	440 RIVERSIDE AV	95678	014-033-008-000	K	Community Commercial-3	Base: Commercial Mixe	13	no max	0.445	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	10	0	0	10	RG	RG-6	1004003
ROSEVILLE	440 RIVERSIDE AV	95678	014-033-009-000	K	Community Commercial-3	Base: Commercial Mixe	13	no max	0.39	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004004
ROSEVILLE	125 RIVERSIDE AV	95678	014-091-020-000	L	Community Commercial-3	Base: Commercial Mixe	13	no max	0.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	39	0	0	39	RG	RG-6	1004310
ROSEVILLE	123 RIVERSIDE AV	95678	014-091-021-000	L	Community Commercial-3	Base: Commercial Mixe	13	no max	0.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004311
ROSEVILLE	121 RIVERSIDE AV	95678	014-091-022-000	L	Community Commercial-3	Base: Commercial Mixe	13	no max	0.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004312
ROSEVILLE	119 RIVERSIDE AV	95678	014-091-023-000	L	Community Commercial-3	Base: Commercial Mixe	13	no max	0.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004313
ROSEVILLE	108 DOUGLAS BL	95678	014-091-024-000	L	Community Commercial-3	Base: Commercial Mixe	13	no max	0.23	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004314
ROSEVILLE	110 DOUGLAS BL	95678	014-091-025-000	L	Community Commercial-3	Base: Commercial Mixe	13	no max	0.115	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004315
ROSEVILLE	225 RIVERSIDE AV	95678	014-141-022-000	M	Community Commercial-3	Base: Commercial Mixe	13	no max	0.172	Residential, 0	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	12	0	0	12	RG	RG-6	1004538
ROSEVILLE	201 RIVERSIDE AV	95678	014-141-023-000	M	Community Commercial-3	Base: Commercial Mixe	13	no max	0.344	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004539
ROSEVILLE	110 BONITA AV	95678	014-141-024-000	M	Community Commercial-3	Base: Commercial Mixe	13	no max	0.138	Residential, 0	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004540
ROSEVILLE	415 RIVERSIDE AV	95678	014-191-021-000	N	Community Commercial-3	Base: Commercial Mixe	13	no max	0.344	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	20	0	0	20	RG	RG-6	1004764
ROSEVILLE	411 RIVERSIDE AV	95678	014-191-022-000	N	Community Commercial-3	Base: Commercial Mixe	13	no max	0.344	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004765
ROSEVILLE	401 RIVERSIDE AV	95678	014-191-023-000	N	Community Commercial-3	Base: Commercial Mixe	13	no max	0.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004766
ROSEVILLE	110 CHERRY ST	95678	014-191-024-000	N	Community Commercial-3	Base: Commercial Mixe	13	no max	0.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004767
ROSEVILLE	601 RIVERSIDE AV	95678	014-251-027-000	O	Community Commercial-3	Base: Commercial Mixe	13	no max	1.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	61	0	0	61	RG	RG-6	1005060
ROSEVILLE	601 RIVERSIDE AV	95678	472-180-009-000	O	Community Commercial-3	Base: Commercial Mixe	13	no max	0.459	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1017502
ROSEVILLE	115 DARLING WY	95678	472-180-010-000	O	Community Commercial-3	Base: Commercial Mixe	13	no max	0.427	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1017503
ROSEVILLE	4230 MARKET ST	95747	498-010-063-000		Low Density Residential-4	Base: Small Lot Reside	0.5	4.8	23.867	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	115	115	SV	CG-1	1055939
ROSEVILLE	4178 MARKET ST	95747	498-010-062-000		Medium Density Residenti	Base: Small Lot Reside	7	8.3	5.337	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	44	0	44	SV	CG-20	1055942
ROSEVILLE	1801 VISTA GRANDE BL	95747	498-010-059-000		High Density Residential-3	Multi-Family Residenti	13	30	13.985	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	420	0	0	420	SV	CG-30	1055940
ROSEVILLE	1721 VISTA GRANDE BL	95747	498-010-060-000		High Density Residential-2	Multi-Family Residenti	13	29	14.536	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	420	0	0	420	SV	CG-31	1051648
ROSEVILLE	3900 SANTUCCI BL	95747	499-010-025-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5	16.572	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	86	86	SV	CO-1	1051717
ROSEVILLE	3871 SANTUCCI BL	95747	499-010-007-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5	14.253	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	71	71	SV	CO-2A	1051697
ROSEVILLE	3751 SANTUCCI BL	95747	499-010-007-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5	14.578	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	73	73	SV	CO-2B	1051697
ROSEVILLE	2700 VISTA GRANDE BL	95747	499-010-009-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5	15.655	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	78	78	SV	CO-3	1051662
ROSEVILLE	3801 SANTUCCI BL	95747	499-010-007-000		Medium Density Residenti	Base: Small Lot Reside	7	8.9	9.385	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	84	0	84	SV	CO-20	1051697
ROSEVILLE	3850 SANTUCCI BL	95747	499-010-005-000	P	Medium Density Residenti	Base: Small Lot Reside	7	7.9	5.574	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	62	0	62	SV	CO-21	1051705
ROSEVILLE	3850 SANTUCCI BL	95747	499-010-025-000	P	Medium Density Residenti	Base: Small Lot Reside	7	7.9	1.958	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		SV	CO-21	1051717
ROSEVILLE	3800 SANTUCCI BL	95747	499-010-024-000		Medium Density Residenti	Base: Small Lot Reside	7	7.9	4.815	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	38	0	38	SV	CO-22	1051698
ROSEVILLE	4141 MARKET ST	95747	498-010-077-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5	19.565	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	100	100	SV	DF-1	1058363
ROSEVILLE	4221 MARKET ST	95747	498-010-078-000		Low Density Residential-4	Base: Small Lot Reside	0.5	4.7	3.158	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	15	15	SV	DF-2	1058366
ROSEVILLE	1601 VISTA GRANDE BL	95747	498-010-079-000		Medium Density Residenti	Base: Small Lot Reside	7	7.9	14.266	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	18	97	0	115	SV	DF-20	1051653
ROSEVILLE	2751 SILVER SPRUCE DR	95747	498-020-001-000		Low Density Residential-4	Base: Small Lot Reside	0.5	4	18.597	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	74	74	SV	FD-1	1054151
ROSEVILLE	3801 EARL RUSH DR	95747	498-020-017-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5.7	17.115	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	97	97	SV	FD-2	1054134
ROSEVILLE	3450 MARKET ST	95747	498-020-012-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5.2	17.359	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	90	90	SV	FD-5	1054130
ROSEVILLE	3421 MARKET ST	95747	498-020-042-000		Low Density Residential-6	Base: Small Lot Reside	0.5	6.6	14.524	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	95	95	SV	FD-6	1054128
ROSEVILLE	2200 SIERRA GLEN DR	95747	498-020-043-000		Low Density Residential-6	Base: Small Lot Reside	0.5	6.3	8.975	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	57	57	SV	FD-7	1054129
ROSEVILLE	2400 VISTA GRANDE BL	95747	498-020-022-000		Low Density Residential-4	Base: Small Lot Reside	0.5	4.5	16.505	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	75	75	SV	FD-8A	1054124
ROSEVILLE	1251 WESTBROOK BL	95747	498-020-025-000		Low Density Residential-4	Base: Small Lot Reside	0.5	4.3	18.907	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	81	81	SV	FD-8B	1054118
ROSEVILLE	1260 WESTBROOK BL	95747	498-020-027-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5.6	19.237	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	107	107	SV	FD-9	1054117
ROSEVILLE	2150 VISTA GRANDE BL	95747	498-020-026-000		Medium Density Residenti	Base: Small Lot Reside	0.5	7	20.464	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	143	0	143	SV	FD-10	1054126
ROSEVILLE	1701 WESTBROOK BL	95747	498-020-002-000		Medium Density Residenti	Base: Small Lot Reside	7	7.6	11.561	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	88	0	88	SV	FD-20B	1054148
ROSEVILLE	1501 WESTBROOK BL	95747	498-020-016-000		Medium Density Residenti	Base: Small Lot Reside	7	7.7	24.441	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	187	0	187	SV	FD-21	1054133
ROSEVILLE	2520 VISTA GRANDE BL	95747	498-020-021-000		Medium Density Residenti	Base: Small Lot Reside	7	7.2	17.661	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	127	0	127	SV	FD-23	1054125
ROSEVILLE	3651 MARKET ST	95747	498-180-001-000	Q	Medium Density Residenti	Base: Small Lot Reside	7	7.9	3.529	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	84	0	84	SV	FD-24	1054114
ROSEVILLE	3661 MARKET ST	95747	498-180-002-000	Q	Medium Density Residenti	Base: Small Lot Reside	7	7.9	6.139	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		SV	FD-24	1058367
ROSEVILLE	3750 MARKET ST	95747	498-020-037-000		High Density Residential-2	Multi-Family Residenti	13	20.5	8.748	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	178	0	178	SV	FD-32	1054115
ROSEVILLE	1750 VISTA GRANDE BL	95747	498-020-035-000		High Density Residential-2	Multi-Family Residenti	13	20	8.585	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	172	0	172	SV	FD-33	1054122
ROSEVILLE	1600 WESTBROOK BL	95747	498-020-014-000		High Density Residential-2	Multi-Family Residenti	13	24.6	7.041	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	172	0	0	172	SV	FD-34	1054159
ROSEVILLE	1710 VISTA GRANDE BL	95747	498-020-036-000		Community Commercial-7	Base: Commercial Mixe	0	no max	5.714	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	40	0	0	40	SV	FD-41	1054127
ROSEVILLE	2100 SIERRA GLEN DR	95747	498-010-026-000		Medium Density Residenti	Base: Small Lot Reside	7	7.8	17.004	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	135	0	135	SV	JM-1	1051680
ROSEVILLE	1600 VISTA GRANDE BL	95747	498-180-003-000	R	Medium Density Residenti	Base: Small Lot Reside	7	8.1	5.66	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	90	0	90	SV	JM-20	1058365
ROSEVILLE	3751 MARKET ST	95747	498-180-004-000	R	Medium Density Residenti	Base: Small Lot Reside	7	8.1	3.947	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		SV	JM-20	1058368
ROSEVILLE	4250 UPLAND DR	95747	498-010-047-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5.1	18.445	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	80	80	SV	JM-21	1051640
ROSEVILLE	4950 UPLAND DR	95747	498-010-024-000		High Density Residential-2	Multi-Family Residenti	13	23.5	7.51	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	146	30	0	176	SV	JM-30	1051672
ROSEVILLE	1690 VISTA GRANDE BL	95747	498-130-076-000		Medium Density Residenti	Base: Small Lot Reside	7	7.6	4.575	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	35	0	35	SV	JM-40	1056552
ROSEVILLE	2901 VISTA GRANDE BL	95747	499-010-087-000		Low Density Residential-4	Base: Small Lot Reside	0.5	4.3	14.075	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	60	60	SV	KT-1A	1051641
ROSEVILLE	2801 VISTA GRANDE BL	95747	499-010-088-000		Low Density Residential-4	Base: Small Lot Reside	0.5	4.8	19.597	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	95	95	SV	KT-1B	1058358
ROSEVILLE	1851 VISTA GRANDE BL	95747	499-010-066-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5.2	15.89	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	82	82	SV	KT-4	1055386
ROSEVILLE	3301 SANTUCCI BL	95747	499-010-089-000		Medium Density Residenti	Base: Small Lot Reside	7	7	24.945	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	167	0	167	SV	KT-20	1058359
ROSEVILLE	3101 SANTUCCI BL	95747	499-010-091-000		High Density Residential-2	Multi-Family Residenti	13	22.8	7.509	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	171	0	0	171	SV	KT-30	1058354
ROSEVILLE																					
ROSEVILLE																					
ROSEVILLE	3380 PLEASANT GROVE BL	95747	496-100-027-000		High Density Residential-2	Multi-Family Residenti	13	29.3	8.058	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	237	0	0	237	SV	WB-30	1052924
ROSEVILLE	3250 PLEASANT GROVE BL	95747	496-100-029-000		High Density Residential-2	Multi-Family Residenti	13	23.7	11.105	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	263	0	0	263	SV	WB-31	1052926

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
ROSEVILLE	4201 SANTUCCI BL	95747	496-100-034-000		High Density Residential-2	Multi-Family Residenti	13	25.1	5.115	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	128	0	0	128	SV	WB-32	1052910
ROSEVILLE	5481 HOLT PW	95747	492-012-088-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5.5	32.346	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	0	0	179	179	WR	F-6A	1056861
ROSEVILLE	2801 N HAYDEN PW	95747	492-012-088-000		High Density Residential-2	Multi-Family Residenti	13	23.2	8.431	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	132	63	0	195	WR	F-6B	1056861
ROSEVILLE	2701 N HAYDEN PW	95747	492-012-089-000		Medium Density Residenti	Base: Small Lot Reside	7	11.7	26.328	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	0	307	0	307	WR	F-6C	1056862
ROSEVILLE																					
ROSEVILLE	3025 N HAYDEN PW	95747	492-012-100-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5.3	11.589	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	0	0	67	67	WR	F-10B	1056854
ROSEVILLE	3011 N HAYDEN PW	95747	492-012-100-000		Low Density Residential-4	Base: Small Lot Reside	0.5	4	10.636	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	0	0	43	43	WR	F-10C	1056854
ROSEVILLE																					
ROSEVILLE	5251 FIDDYMENT RD	95747	017-117-097-000		High Density Residential-2	Multi-Family Residenti	13	24.9	9.844	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	244	0	0	244	WR	F-22	1038148
ROSEVILLE																					
ROSEVILLE																					
ROSEVILLE	2401 BLUE OAKS BL	95747	492-012-096-000		Low Density Residential-4	Base: Small Lot Reside	0.5	4.1	24.298	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	0	0	99	99	WR	F-55A	1051008
ROSEVILLE	3200 PLEASANT GROVE BL	95747	496-010-001-000		High Density Residential-2	Multi-Family Residenti	13	20.5	12.149	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	0	250	0	250	WR	W-16	1045991
ROSEVILLE	2801 WESTBROOK BL	95747	496-020-014-000		High Density Residential-2	Multi-Family Residenti	13	21.5	7.919	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Cor	150	20	0	170	WR	W-27	1046693
ROSEVILLE																				

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

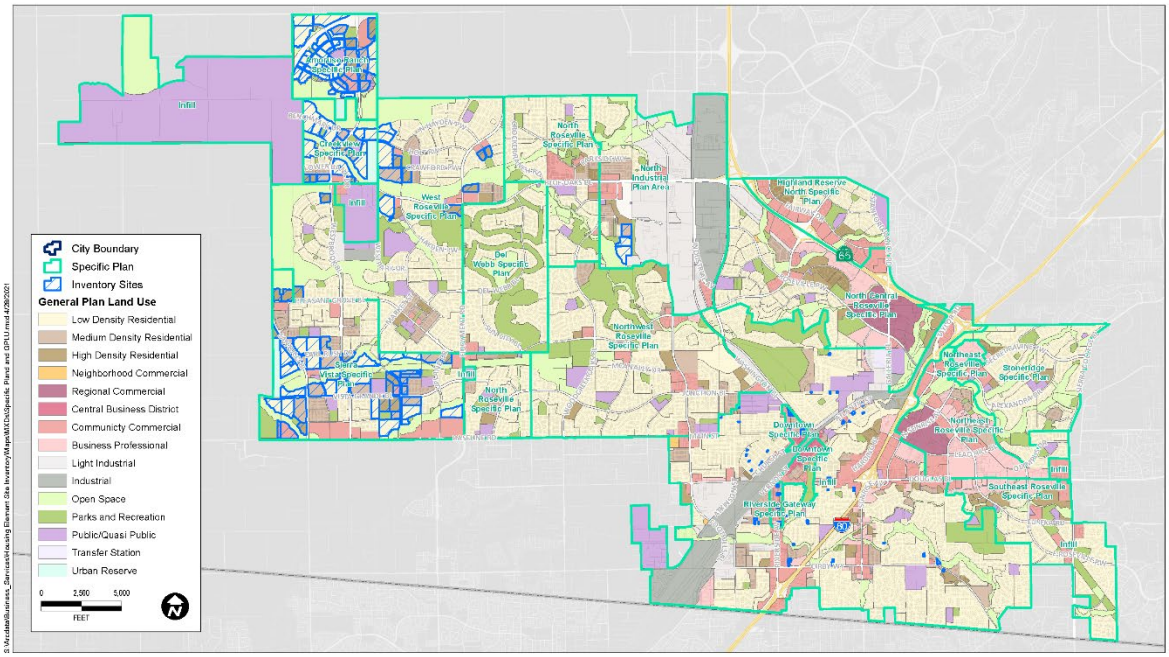
Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
ROSEVILLE	4501 WESTBROOK BL	95747	017-470-028-000		220			Shortfall of Sites	9.333	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	220	Vacant	Vacant	AR-19	Residential Intensification	
ROSEVILLE	4315 WESTBROOK BL	95747	017-480-042-000		40			Shortfall of Site	7.531	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	40	Vacant	Vacant	AR-36	Residential Intensification	
ROSEVILLE	Westbrook BL and Sunset Bl	95747	017-470-023-000		70			Shortfall of Site	15.071	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	70	Vacant	Vacant	AR-38	Residential Intensification	
ROSEVILLE	4180 WESTBROOK BL	95747	017-480-040-000		20			Shortfall of Site	5.911	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	20	Vacant	Vacant	AR-44	Residential Intensification	
ROSEVILLE	1721 VISTA GRANDE BL	95747	498-010-060-000		15			Shortfall of Site	14.536	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	15	Vacant	Vacant	CG-31	Residential Intensification	
ROSEVILLE	2801 N HAYDEN PW	95747	492-012-088-000		87			Shortfall of Site	8.431	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	87	Vacant	Vacant	F-6B	Residential Intensification	
ROSEVILLE	2700 N HAYDEN PW	95747	492-012-091-000		46			Shortfall of Site	11.688	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	46	Vacant	Vacant	F-8A	Residential Intensification	
ROSEVILLE	2151 BLUE OAKS BL	95747	017-101-038-000		23			Shortfall of Site	14.463	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	23	Vacant	Vacant	F-21	Residential Intensification	
ROSEVILLE	5251 FIDDYMENT RD	95747	017-117-097-000		20			Shortfall of Site	9.844	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	20	Vacant	Vacant	F-22	Residential Intensification	
ROSEVILLE	2150 PRAIRIE TOWN WY	95747	492-013-005-000		55			Shortfall of Site	5.489	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	55	Vacant	Vacant	F-25	Residential Intensification	
ROSEVILLE	2151 PRAIRIE TOWN WY	95747	492-013-003-000		73			Shortfall of Site	5.6	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	73	Vacant	Vacant	F-26	Residential Intensification	
ROSEVILLE	3750 MARKET ST	95747	498-020-037-000		260			Shortfall of Site	8.748	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	260	Vacant	Vacant	FD-32	Residential Intensification	
ROSEVILLE	1750 VISTA GRANDE BL	95747	498-020-035-000		250			Shortfall of Site	8.585	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	250	Vacant	Vacant	FD-33	Residential Intensification	
ROSEVILLE	1600 WESTBROOK BL	95747	498-020-014-000		38			Shortfall of Site	7.041	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	38	Vacant	Vacant	FD-34	Residential Intensification	
ROSEVILLE	4950 UPLAND DR	95747	498-010-024-000		79			Shortfall of Site	7.51	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	79	Vacant	Vacant	JM-30	Residential Intensification	
ROSEVILLE	3101 SANTUCCI BL	95747	499-010-091-000		49			Shortfall of Site	7.509	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	49	Vacant	Vacant	KT-30	Residential Intensification	
ROSEVILLE	3200 PLEASANT GROVE BL	95747	496-010-001-000		360			Shortfall of Site	12.149	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	360	Vacant	Vacant	W-16	Residential Intensification	
ROSEVILLE	2801 WESTBROOK BL	95747	496-020-014-000		80			Shortfall of Site	7.919	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	80	Vacant	Vacant	W-27	Residential Intensification	
ROSEVILLE	3380 PLEASANT GROVE BL	95747	496-100-027-000		6			Shortfall of Site	8.058	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	6	Vacant	Vacant	WB-30	Residential Intensification	
ROSEVILLE	3250 PLEASANT GROVE BL	95747	496-100-029-000		67			Shortfall of Site	11.105	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	67	Vacant	Vacant	WB-31	Residential Intensification	
ROSEVILLE	4201 SANTUCCI BL	95747	496-100-034-000		22			Shortfall of Site	5.115	High Density Residentia	Multi-Family Residentia	High Density R	Multi-Family Res	13	30	22	Vacant	Vacant	WB-32	Residential Intensification	
ROSEVILLE	124 Center Street		013-022-047-000		15			Shortfall of Site	0.7	Low Density Residen	Multi-Family Residentia	High Density R	Multi-Family Resid	13	no max	15	Non-Vacant	junk/storage	IN-35	Atlantic SP	
ROSEVILLE	532 Alola		013-053-015-000		35			Shortfall of Site	0.5	Low Density Residen	Multi-Family Residentia	High Density R	Multi-Family Resid	13	no max	35	Non-Vacant	parking lot	IN-34	Atlantic SP	
ROSEVILLE	220 Harding Blvd		013-212-014-000		100			Shortfall of Site	3.51	Community Commer	Community Commer	High Density R	Multi-Family Resid	13	no max	100	Non-Vacant	hotel 100 room	IN-187	Douglas Harding SP	
ROSEVILLE	250 Harding Blvd		013-212-046-000		60			Shortfall of Site	2.74	Community Commer	PD246	Community Co	Commercial Mixe	no min	no max	60	Non-Vacant	restaurant and	IN-187	Douglas Harding SP	
ROSEVILLE	1123 Wayne Dr		014-130-008-000		10			Shortfall of Site	0.57	Low Density Residen	Single-Family Reside	Community Co	Commercial Mixe	no min	no max	10	Non-Vacant	informal gravel	IN-37	Douglas Harding SP	
ROSEVILLE	260 South Harding Blvd		014-183-029-000		80			Shortfall of Site	2.99	Community Commer	PD192, General Com	Community Co	Commercial Mixe	no min	no max	80	Non-Vacant	informal gravel	IN-187	Douglas Harding SP	
ROSEVILLE	1890 Sierra Gardens Dr		048-011-001-000		100			Shortfall of Site	15.32	Business Professiona	PD16	Community Co	Commercial Mixe	no min	no max	100	Non-Vacant	commercial bui	IN-240	Douglas Sunrise SP	
ROSEVILLE	1995 Rocky Ridge Dr		469-100-013-000		35			Shortfall of Site	1.18	Medium Density Resi	Multi-Family Residentia	High Density R	Multi-Family Resid	13	no max	35	Vacant	vacant	IN-86B	Infill Intensification	
ROSEVILLE	707 Sunrise Ave		470-010-001-000		239			Shortfall of Site	1.31	High Density Residen	Multi-Family Residentia	High Density R	Multi-Family Resid	13	no max	239	Non-Vacant	small parking l	IN-138	Infill Intensification	
ROSEVILLE	531 Vallejo Ave		011-250-007-000		20			Shortfall of Site	0.67	Medium Density Resi	Single-Family Reside	High Density R	Multi-Family Resid	13	no max	20	Vacant	vacant	IN-102	Infill Intensification	
ROSEVILLE	902 Lawton Ave		011-250-006-000		40			Shortfall of Site	1.54	High Density Residen	Multi-Family Residentia	High Density R	Multi-Family Resid	13	no max	40	Non-Vacant	residential, 12	IN-125	Infill Intensification	
ROSEVILLE	910 Lawton Ave		011-250-009-000		35			Shortfall of Site	1.19	Medium Density Resi	Multi-Family Residentia	High Density R	Multi-Family Resid	13	no max	35	Non-Vacant	residential, 1	IN-103	Infill Intensification	
ROSEVILLE	914 Lawton Ave		011-250-011-000		15			Shortfall of Site	0.72	Medium Density Resi	Multi-Family Residentia	High Density R	Multi-Family Resid	13	no max	15	Non-Vacant	residential, 6	IN-104	Infill Intensification	
ROSEVILLE	916 Lawton Ave		011-250-010-000		2			Shortfall of Site	0.36	Medium Density Resi	Multi-Family Residentia	High Density R	Multi-Family Resid	13	no max	2	Non-Vacant	residential, 8	IN-104	Infill Intensification	
ROSEVILLE	2900 Westbrook Blvd		496-020-031-000		150			Shortfall of Site	2.97	Community Commer	Community Commer	Community Co	Commercial Mixe	no min	no max	150	Vacant	vacant (City ow	W-30	Opportunity Site	
ROSEVILLE	5480 Phillip Road		017-101-016-000					Shortfall of Site	2.38	Community Commer	Community Commer	Community Co	Commercial Mixe	no min	no max		Non-Vacant	City-owned bld	IN-213	Opportunity Site	
ROSEVILLE	5300 Phillip Road		017-101-018-000					Shortfall of Site	8.22	Community Commer	Community Commer	Community Co	Commercial Mixe	no min	no max		Vacant	vacant (City ow	IN-213	Opportunity Site	
ROSEVILLE	5480 Phillip Road		017-101-017-000					Shortfall of Site	7.68	Community Commer	Community Commer	Community Co	Commercial Mixe	no min	no max		Vacant	vacant (City ow	IN-213	Opportunity Site	
ROSEVILLE	2720 Blue Oaks Blvd		017-101-015-000		600			Shortfall of Site	40.08	Urban Reserve	Urban Reserve	High Density R	Multi-Family Resid	13	30	600	Non-Vacant	residential, 1	C-90	Opportunity Site	
ROSEVILLE	251 Conference Center Dr		363-011-014-000		150			Shortfall of Site	6.71	Business Professiona	Community Commer	Business Profe	Community Com	13	30	150	Vacant	vacant	NC-40	Opportunity Site	
ROSEVILLE	250 Conference Center Dr		363-011-013-000		150			Shortfall of Site	7.87	Business Professiona	Community Commer	Business Profe	Community Com	13	30	150	Vacant	vacant	NC-40	Opportunity Site	
ROSEVILLE	540 Gibson Dr		363-011-007-000		300			Shortfall of Site	5.23	Business Professiona	Business Professiona	Business Profe	Business Profes	13	30	300	Vacant	vacant	NC-42A	Opportunity Site	
ROSEVILLE	556 Gibson Dr		363-011-005-000					Shortfall of Site	3.33	Business Professiona	Business Professiona	Business Profe	Business Profes	13	30		Vacant	vacant	NC-42A	Opportunity Site	
ROSEVILLE	572 Gibson Dr		363-011-004-000					Shortfall of Site	2.95	Business Professiona	Business Professiona	Business Profe	Business Profes	13	30		Vacant	vacant	NC-42A	Opportunity Site	
ROSEVILLE	564 Gibson Dr		363-011-003-000					Shortfall of Site	5.02	Business Professiona	Business Professiona	Business Profe	Business Profes	13	30		Vacant	vacant	NC-42A	Opportunity Site	
ROSEVILLE	580 Gibson Dr		363-011-002-000					Shortfall of Site	2.99	Business Professiona	Business Professiona	Business Profe	Business Profes	13	30		Vacant	vacant	NC-42A	Opportunity Site	
ROSEVILLE																			

Table C: Land Use, Table Starts in A2

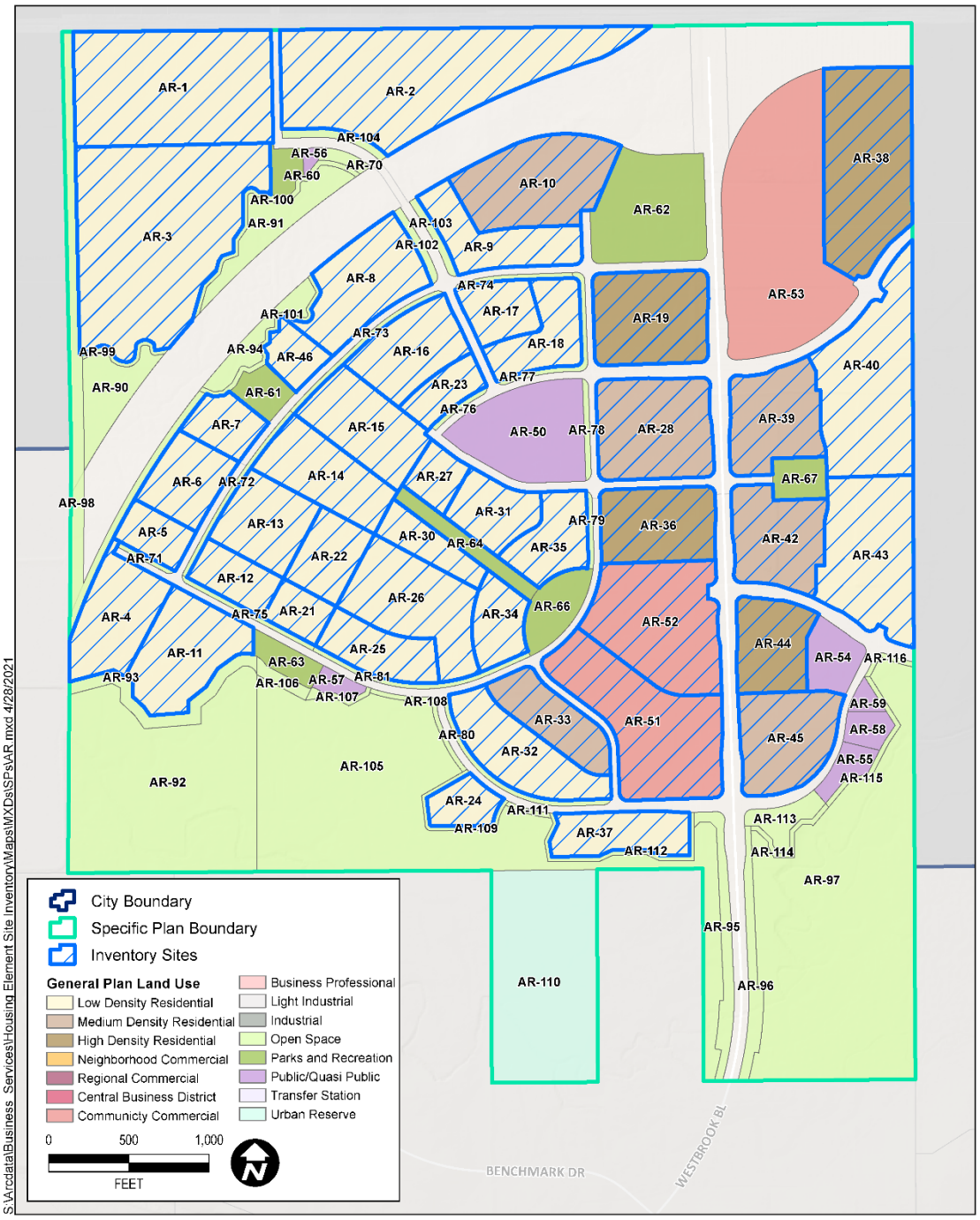
Zoning Designation (From Table A, Column G)	General Land Uses Allowed
Small Lot Residential	Detatched or attached single-family dwellings
Single-Family Residential	Detatched single-family dwellings, halfplex
Two-Family Residential	Two dwellings per lot, detatched or attached
Multi-Family Residential	Three or more dwellings per lot, attached or detatched
Commercial Mixed Use	Retail, restaurant, other typical commercial, residential
Old Town Historic District	Historic district guidelines for development
Planned Development-66	Multi-Family Residential-20
Neighborhood Commercial	Retail, personal service, neighborhood-serving uses
General Commercial	Service or heavy commercial character uses,
Development Standards	Establishes project-specific standards (e.g. setbacks); does not establish use.
Special Area	Use established by base zone; SA establishes design
Special Area-Downtown Specific Plan	Neighborhood commercial, office, multi-family
Special Area-Riverside Gateway Specific Plan	Use established by base zone; SA establishes design

Appendix D Maps of Sites Inventory

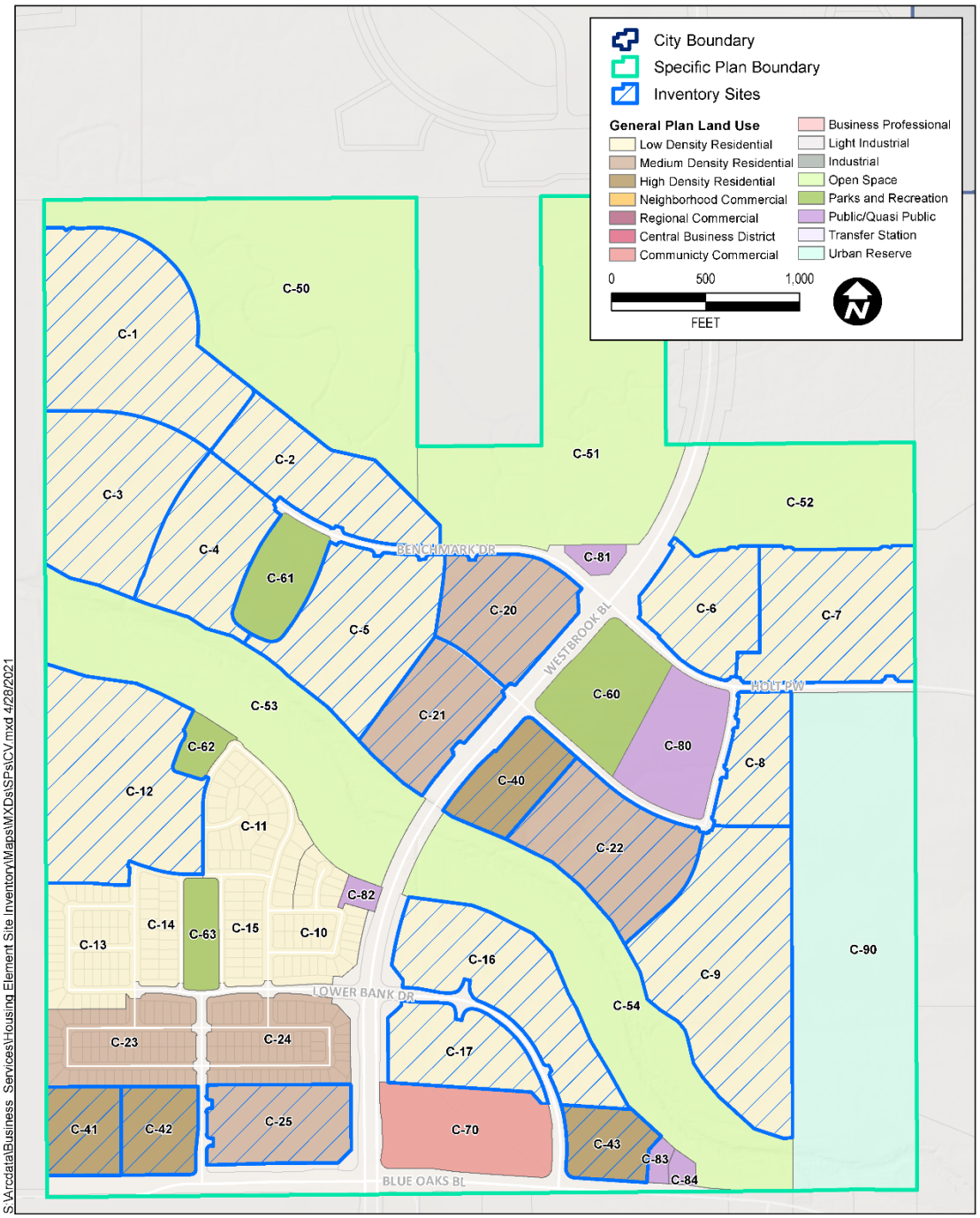
Map 1: Citywide



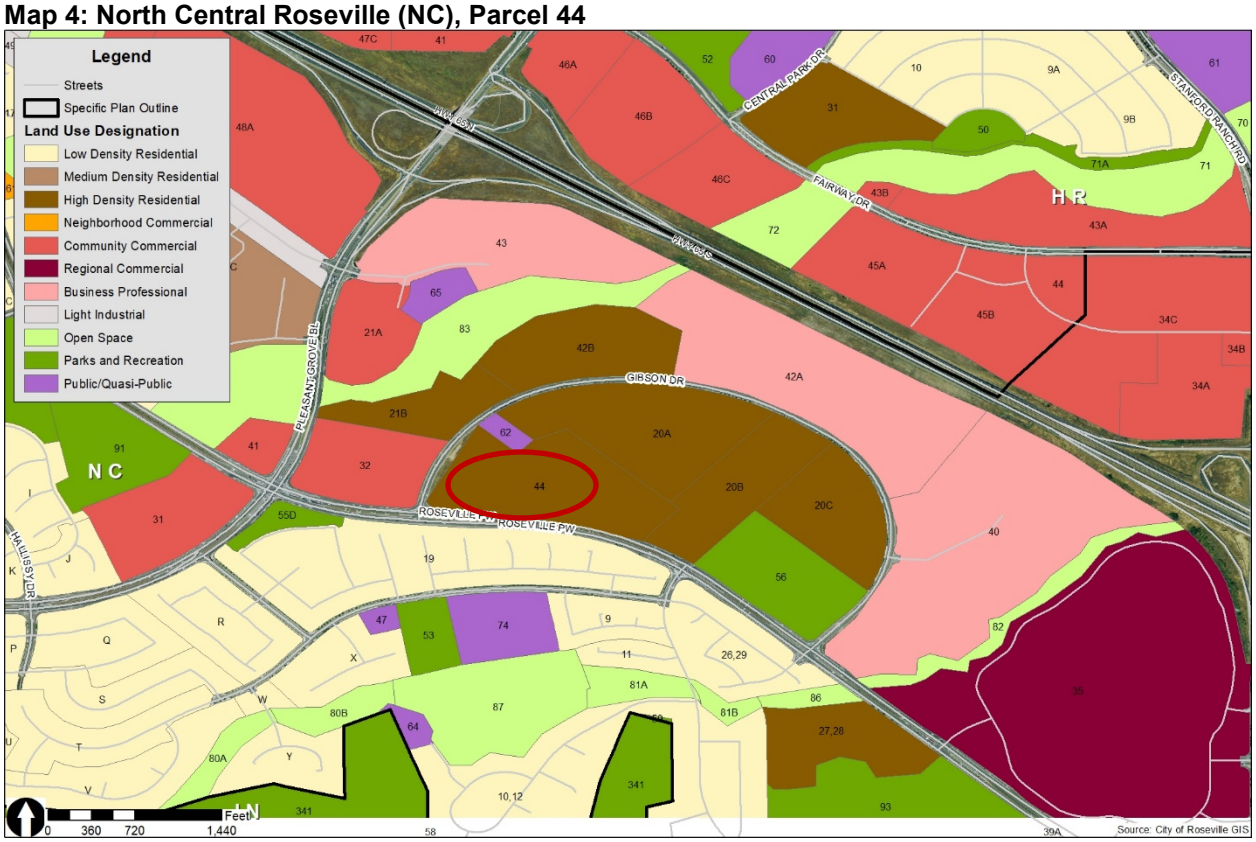
Map 2: Amoruso Ranch (AR)



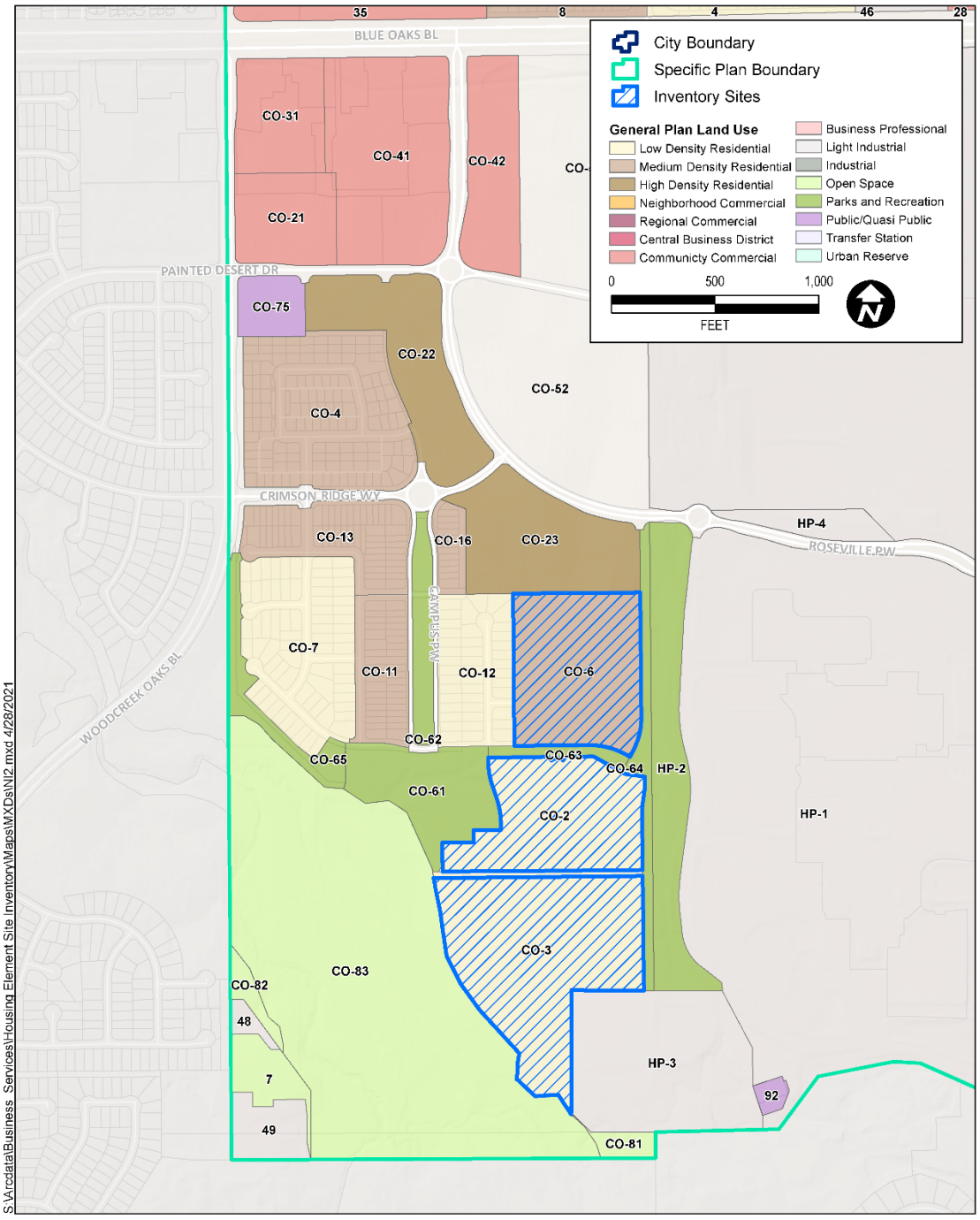
Map 3: Creekview (CV)



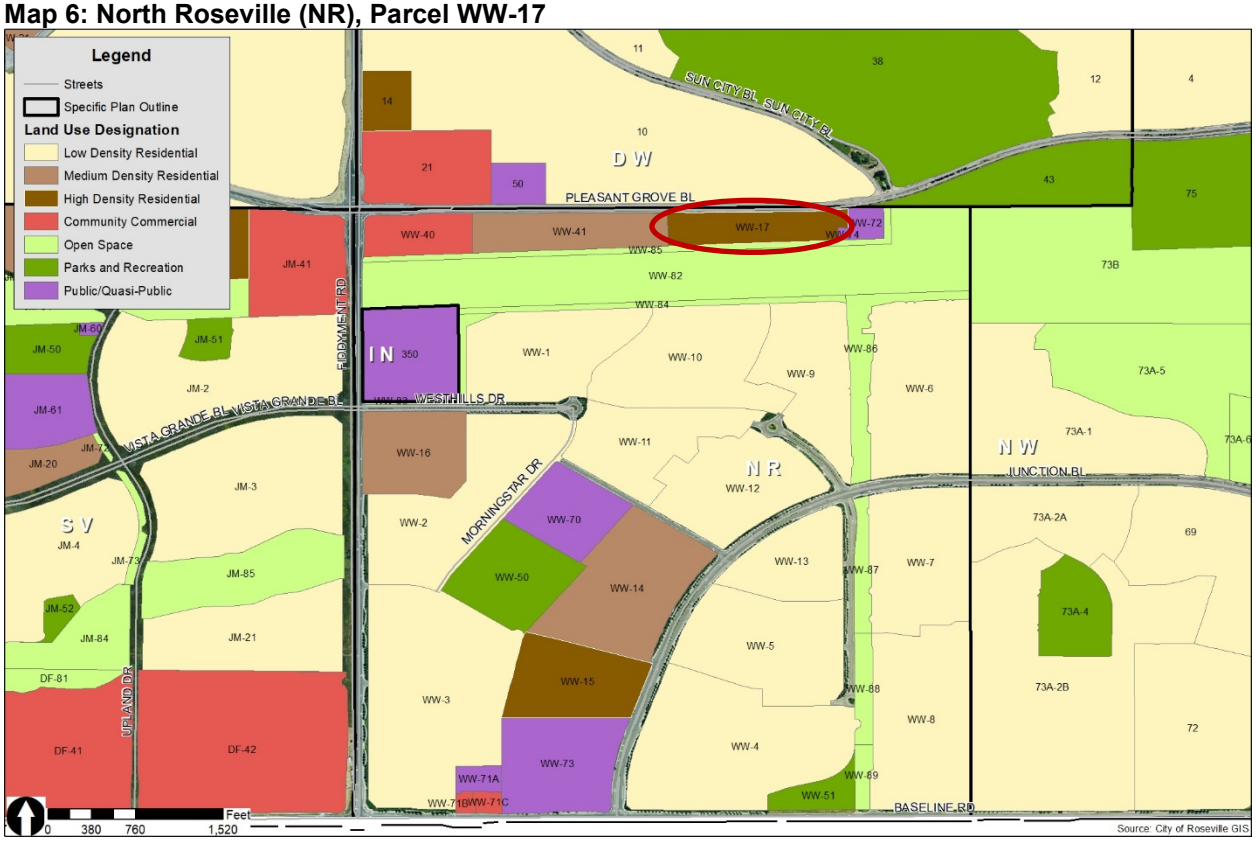
Map 4: North Central Roseville (NC), Parcel 44



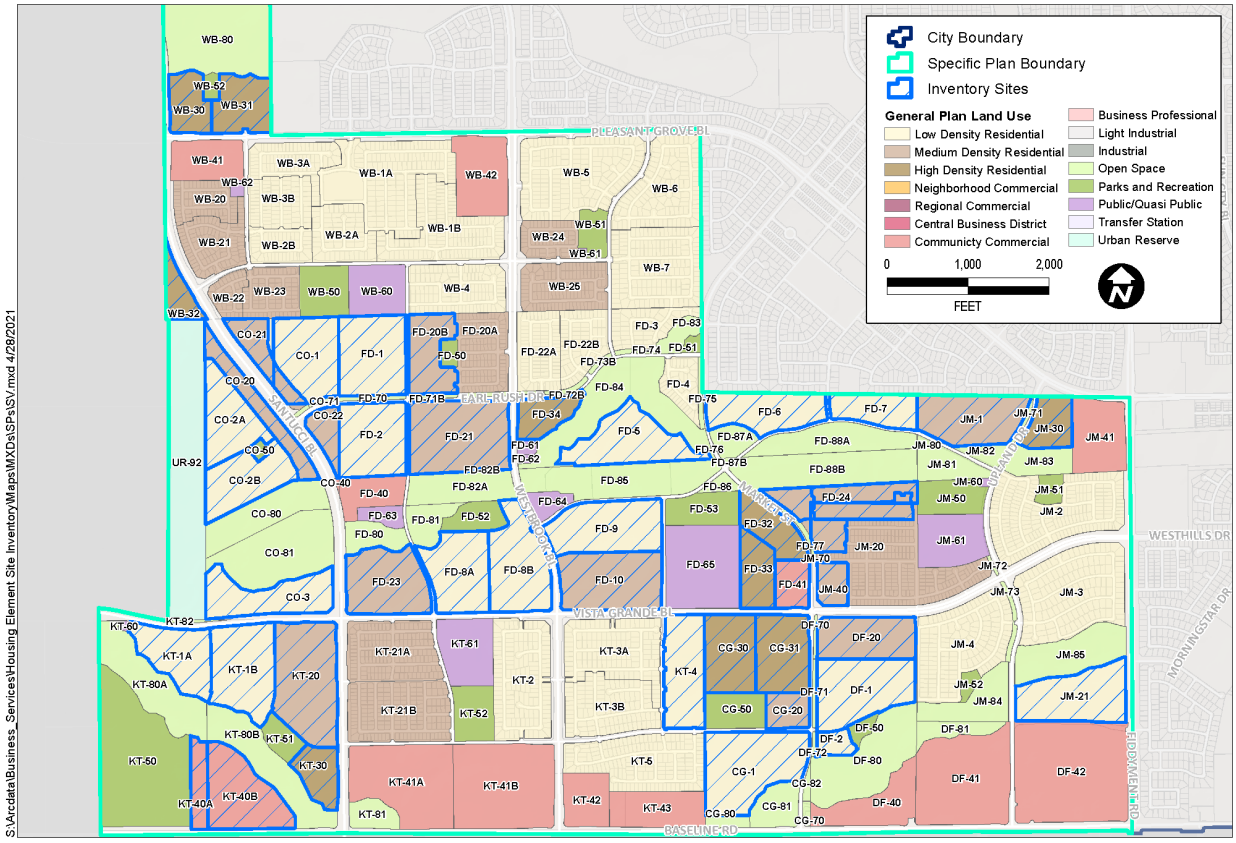
Map 5: North Industrial (NI)



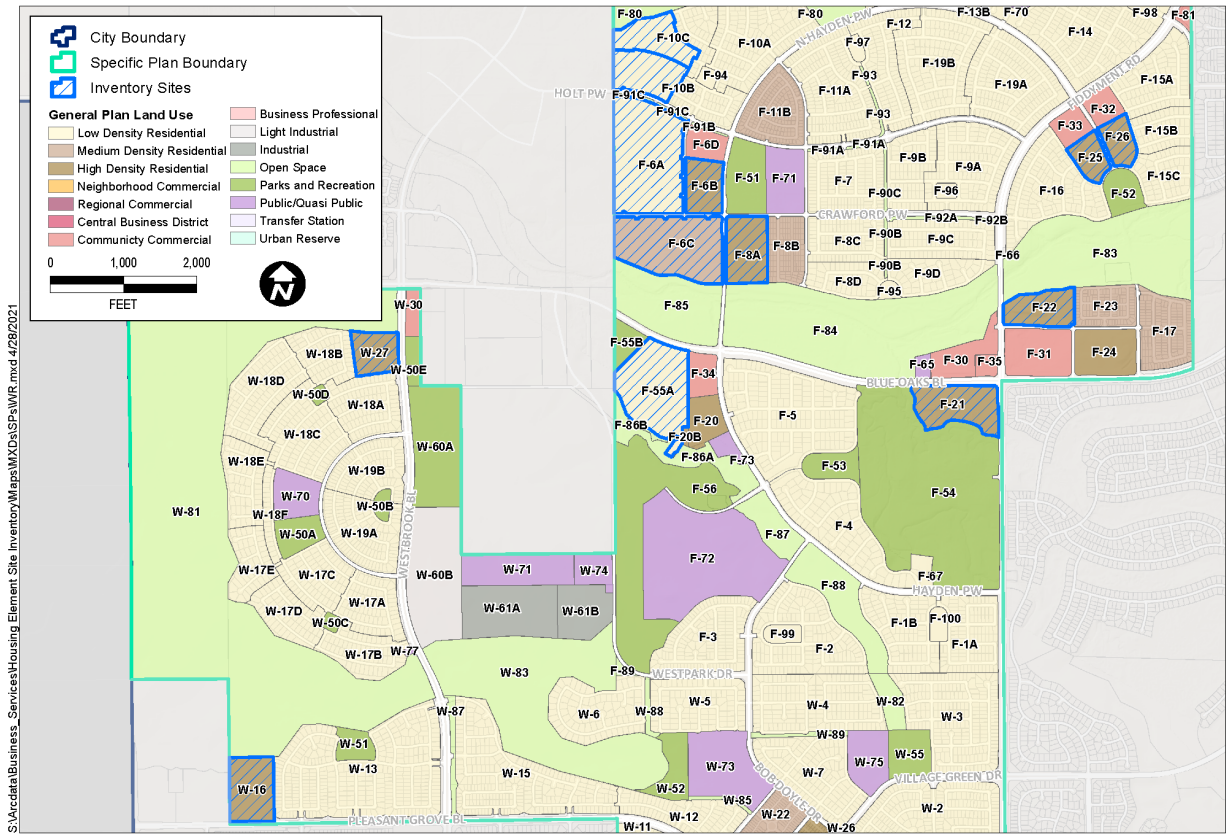
Map 6: North Roseville (NR), Parcel WW-17



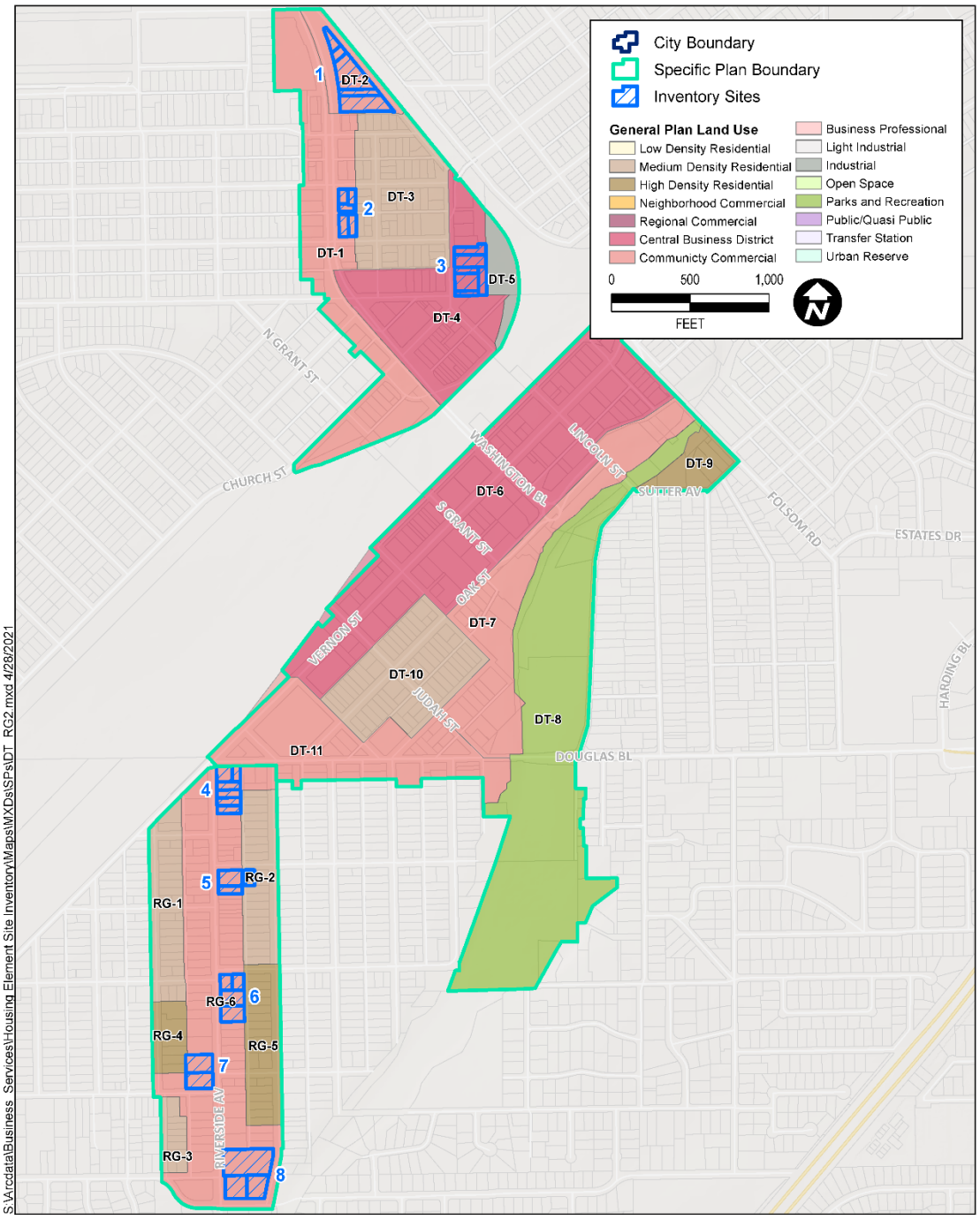
Map 7: Sierra Vista (SV)



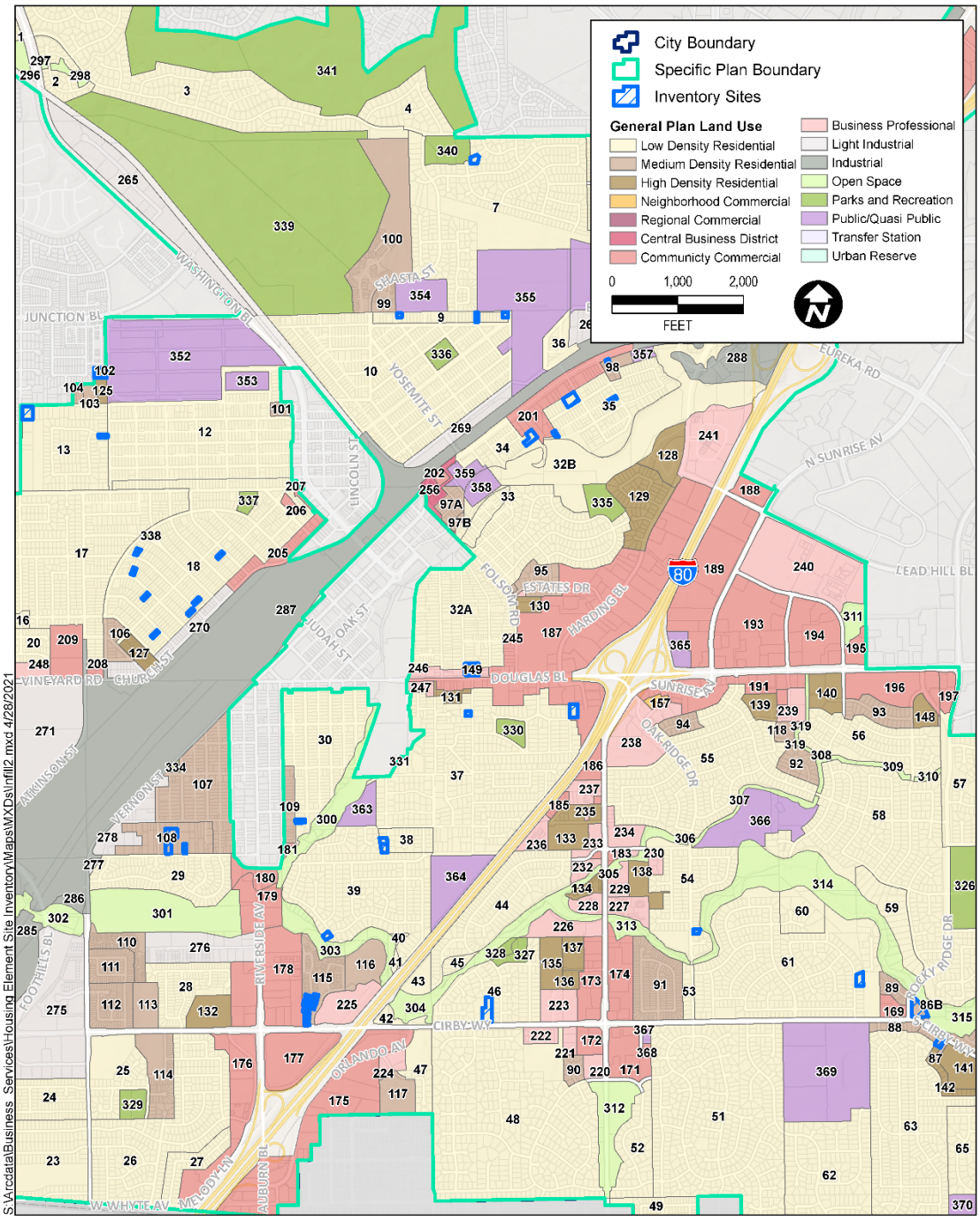
Map 8: West Roseville (WR)



Map 9: Downtown and Riverside Gateway



Map 10: Infill



Appendix E Rezone Program

COMMERCIAL CORRIDORS

Development Standards and Regulatory Incentives

Each Commercial Corridor will include development standards and regulatory incentives to encourage pedestrian-friendly design, public amenities, streetscape beautification, appropriate parking, access to transit, flexible and mixed uses, and affordable housing. Regulatory incentives are envisioned to include reduced standards for on-site parking, park dedication, park in-lieu fees, and streamlined entitlement and development processes. Standards included in the City's existing Downtown Specific Plan which are anticipated within the Commercial Corridor Specific Plans include:

- Parking: Off-street parking requirements reduced to a 1:500 ratio for the majority of uses, public parking may be used to satisfy private off-street parking requirements, on-street parking credit is available, parcel aggregation credit is granted when consolidating parcels; permitted uses rehabilitating existing buildings do not require off-street parking when a discretionary action is not required.

- Fees: No park land dedication fees or in lieu fees are required for new residential units and a reduced parking in-lieu fee is available for projects to meet off-street parking obligations

- Process: An Administrative Design Review Permit (Administrative DRP) is available in lieu of the Design Review Permit process (DRP). The Administrative DRP is a staff-level process with a flat fee of $219, while a DRP requires a public hearing, is billed on a time-and-materials basis, and requires a deposit of $8,000 (based on fees for the 20/21 fiscal year). The Administrative DRP process represents a significant time and cost savings.

- Design Amenities: Providing art in public spaces allows for a 10% decrease in required parking (five spaces maximum).

Within the Commercial Corridors use of the Residential Mixed Use and Commercial Mixed Use zones is anticipated. The City's Residential Mixed Use (RMU) zone is intended to allow either attached or detached residential dwellings, as well as other compatible land use types. Residential conversions to live-work spaces, where the homeowner may maintain an office and living space, is also a compatible use. This zone will be combined with the City's High Density Residential (HDR) land use. The HDR land use designation is defined as housing with a minimum density of 13 units per acre, but each HDR site is also assigned a maximum density (e.g. HDR-20 is capped at 20 units per acre). However, to provide flexibility in the Commercial Corridors the City does not envision applying a maximum density.

The City's Commercial Mixed Use (CMU) zone is intended to promote a variety of commercial and higher intensity residential uses and the flexible siting of other uses that are typically considered to be compatible with commercial development. It is the intent of the CMU zoning district to establish a mix of uses to ensure that commercial and higher intensity residential uses will be successfully integrated into desirable, cohesive mixed use districts. The CMU zone will allow existing underused commercial properties to be redeveloped with residential uses without the need to amend the land use or zoning designations.

Atlantic Street Corridor

As shown in Figure X-29, below, the majority of this planning area has a land use designation of Low Density Residential (LDR). However, substantial portions have a zoning designation of Attached Housing (R3) and many of the properties in this area have multiple dwelling units on each parcel of land. This zoning inconsistency also occurs for the areas with a Medium Density Residential land use designation, where the property has a zoning designation of R3, Two-Family, or General Commercial. This Specific Plan is envisioned to include the following (also see Figure X-30):

- Community Commercial land use and Commercial Mixed Use zoning designation for the existing commercial properties on the Atlantic Street frontage.

- High Density Residential land use and Attached Housing zoning designation for the residential property along the Atlantic Street frontage, for the land immediately behind the commercial properties, and for the land between Folsom Road and Adelante High School.

- Medium Density Residential land use and small-lot residential zoning designations for the land immediately behind the new High Density Residential land use.

- Low Density Residential land use and small-lot residential zoning designations for the land immediately behind the new Medium Density Residential land use.

- Open Space land use designation and zoning over Dry Creek and its floodplain.

The Planning Division and Building Divisions regularly handle inquiries related to redevelopment of the properties within the existing commercial areas along the Atlantic Street frontage and the adjacent residential areas. Customers are most often investigating the potential to improve a residential lot or add additional units, or to change or intensify a commercial use. These customers are individual property owners or prospective buyers of smaller properties, and are not associated with firms or development companies with the benefit of significant resources. The cost of entitlements needed to rectify land use and zoning inconsistencies and/or change the land use or zoning designations of a small property to allow the proposed use has been a significant barrier. To process entitlements for a General Plan Amendment and Rezone requires a deposit of nearly $20,000 along with a public hearing process and commitments of time and other financial resources. The customer has typically decided not to pursue the project as a result. The adoption of the Atlantic Street Corridor will remove redevelopment barriers by eliminating the need for costly entitlements and will add incentives and streamline the development process. The City's rezone program inventory lists all of the properties with the potential for added units, but has identified two vacant or substantially underutilized sites

The City has evaluated all of the individual parcels within the planning area which could accommodate additional units. The majority of sites evaluated would be able to add one additional unit, which would most likely be an accessory dwelling unit. These are sites with detached garages which are alley loaded, or with room on the rear of the lot by the alley. However, there are also two sites with the potential for more units. One is a 0.69-acre parcel which could accommodate a minimum of 15 units at a density of 23 units per acre and the other is a 0.54-acre parcel which could accommodate 35 units at a density of 23 units per acre.

The 0.54-acre parcel has frontage on two roadways and an alley, giving it access on three sides. The site is unpaved, contains a small metal shed, and is used to store junk and a few vehicles. The site currently has a land use designation of Low Density Residential and is surrounded on three sides by residential uses; to the north, across the alley, are commercial uses. The Specific Plan would include redesignating this site High Density Residential and providing the capacity analyses needed to allow the site to be developed with high density residential through the over-the-counter Minor Design Review Permit and an exemption from CEQA.

The 0.69-acre parcel is a parking lot located adjacent to two single-family homes and a church, and is overflow church parking. Although the site is improved, rather than vacant, the parcel has been the subject of multiple inquiries over the years for development potential. The parking is not required for the church and the site has a land use designation of Low Density Residential. The primary barrier has been the need for costly land use entitlements and supporting studies for development. The Specific Plan would include redesignating this site High Density Residential and providing the capacity analyses needed to allow the site to be developed with high density residential through the over-the-counter Minor Design Review Permit and an exemption from CEQA. This also responds to comments we received from several churches as part of Housing Element outreach requesting the City take steps to make it easier to allow churches to provide housing on their properties. The proposed densities are consistent with the minimum densities for lower income housing.

Figure X-29 | Existing Land Use Atlantic Street Corridor

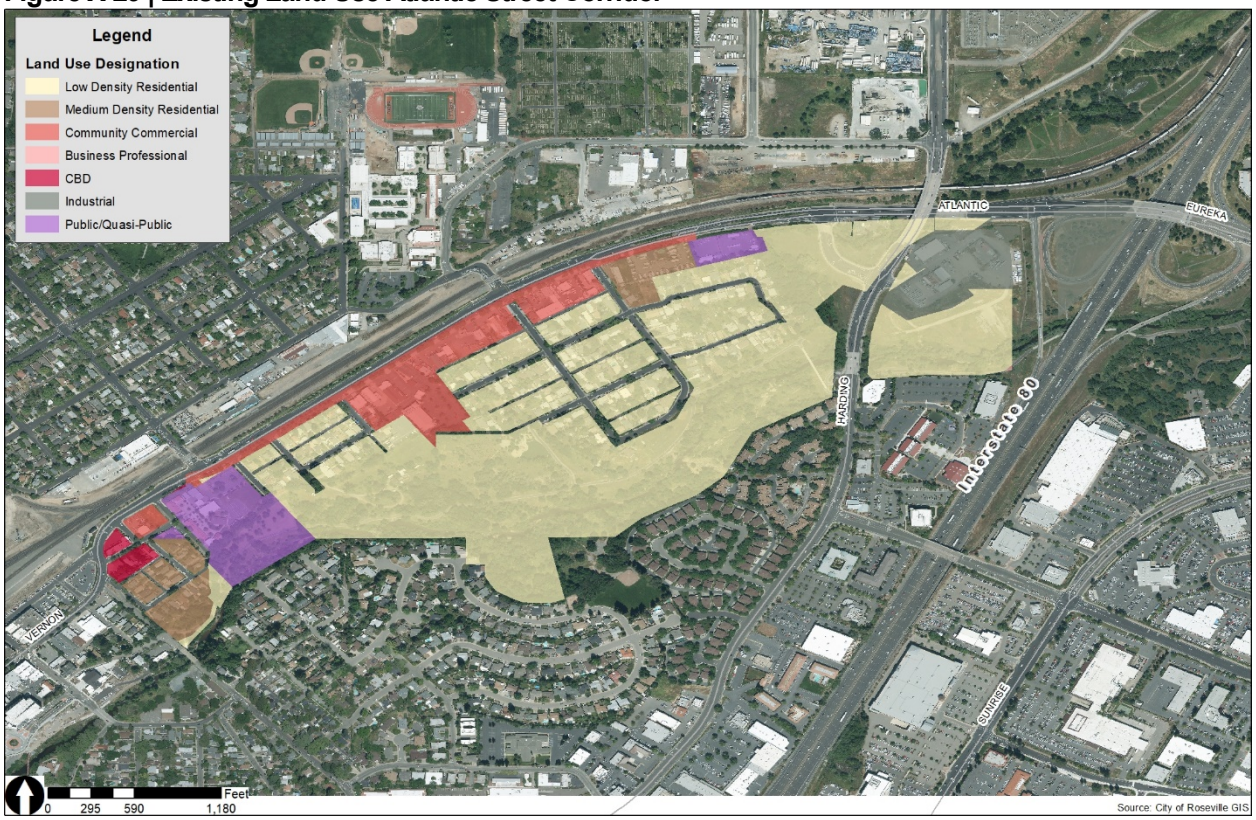


Figure X-30 | Conceptual Proposed Land Use Atlantic Street Corridor

Douglas-Harding Corridor

As shown in Figure X-31, below, most of this planning area has a Community Commercial land use designation. However, there are single-family residential properties on Douglas Boulevard and homes which have been converted to businesses. There are also multiple properties with three or more housing units per parcel (considered multi-family), but a land use or zoning designation for commercial uses or single-family uses. In addition, there are many older commercial properties and a hotel property with large parking fields. This Specific Plan is envisioned to include correcting inconsistencies between land use and zoning designations, designating additional High Density Residential land (with a Residential Mixed Use zoning designation), and amending the commercial-use land in the Planning area to the Community Commercial land use designation and Commercial Mixed Use zone (see Figure X-32).

There are multiple vacant properties in the Douglas-Harding Corridor which have been difficult to develop because the parcels are small and would require land use amendments to consolidate and approve. In addition, there are access and infrastructure constraints to development which have also proven to be a barrier to development or redevelopment of vacant and underdeveloped properties in this area. City Planning Division and Building Division staff receive regular inquiries about some of the long-standing vacant properties and several key commercial properties, but the entitlement processes and access/infrastructure issues have usually resulted in a withdrawal of interest. The City recently approved the development of a long-vacant parcel with townhomes, and this project is representative of the types of existing barriers which must currently be overcome. Approval of the project required an access study by a qualified engineering firm and a significant investment of time and resources on the engineering plans for the site. The project also required a General Plan Amendment and a Design Review Permit and final entitlement costs of nearly $40,000. The Corridor Plan would remove the need for both of these entitlements and would also include environmental documentation and technical studies to identify and resolve development barriers.

The City has evaluated all of the individual parcels within the planning area which could accommodate additional units. There are several large sites which have the potential to be developed or redeveloped with high density residential units. This includes multiple sites on the eastern side of Harding Boulevard and one site at the terminus of South Harding Boulevard. Harding Boulevard includes multiple commercial properties with large parking lots that are oversized and underused, with buildings located at the rear of the property. All of these sites are more than 0.5 acres and less than 10 acres, have roadway frontage, and access to utility connections. The current land use and zoning does not permit housing of any kind. The Specific Plan would include establishing a mixed use zoning designation which would allow high density residential uses on these commercial properties. The City has had inquiries in the past about developing some of these sites with residential units, and currently has one active inquiry from an owner investigating building apartments on a property along Harding Boulevard. The City is currently working with this property owner to ensure the corridor plan will accommodate the prospective project. The City also has a second active site, where the Heritage Inn is located. The City has been negotiating with the property owner to convert the 100-room motel into permanent housing. The Heritage Inn site and one of these other sites could, combined, result in an additional 150 units.

The site on South Harding Boulevard is approximately 3.5 acres and is used as a Christmas tree lot each year. The bulk of the site is undeveloped dirt and grasses, but there are multiple storage pods on the site, a small concrete pad, and a small area of old asphalt and gravel. The property has two points of access, one on South Harding Boulevard and one on Wayne Drive, both of which provide points of utility connection. This vacant site has excellent redevelopment potential once the barriers of entitlements, studies, and environmental documentation are removed by the Specific Plan. At a density of 30 units per acre this site could accommodate 100 units.

For all of these sites, the Specific Plan would include redesignating the sites to allow high density residential uses and providing the capacity analyses needed for development through the over-the-counter Minor Design Review Permit and an exemption from CEQA. The proposed densities are consistent with the minimum densities for lower income housing, and would add 250 lower income units.

Figure X-31 | Existing Land Use Douglas-Harding Corridor

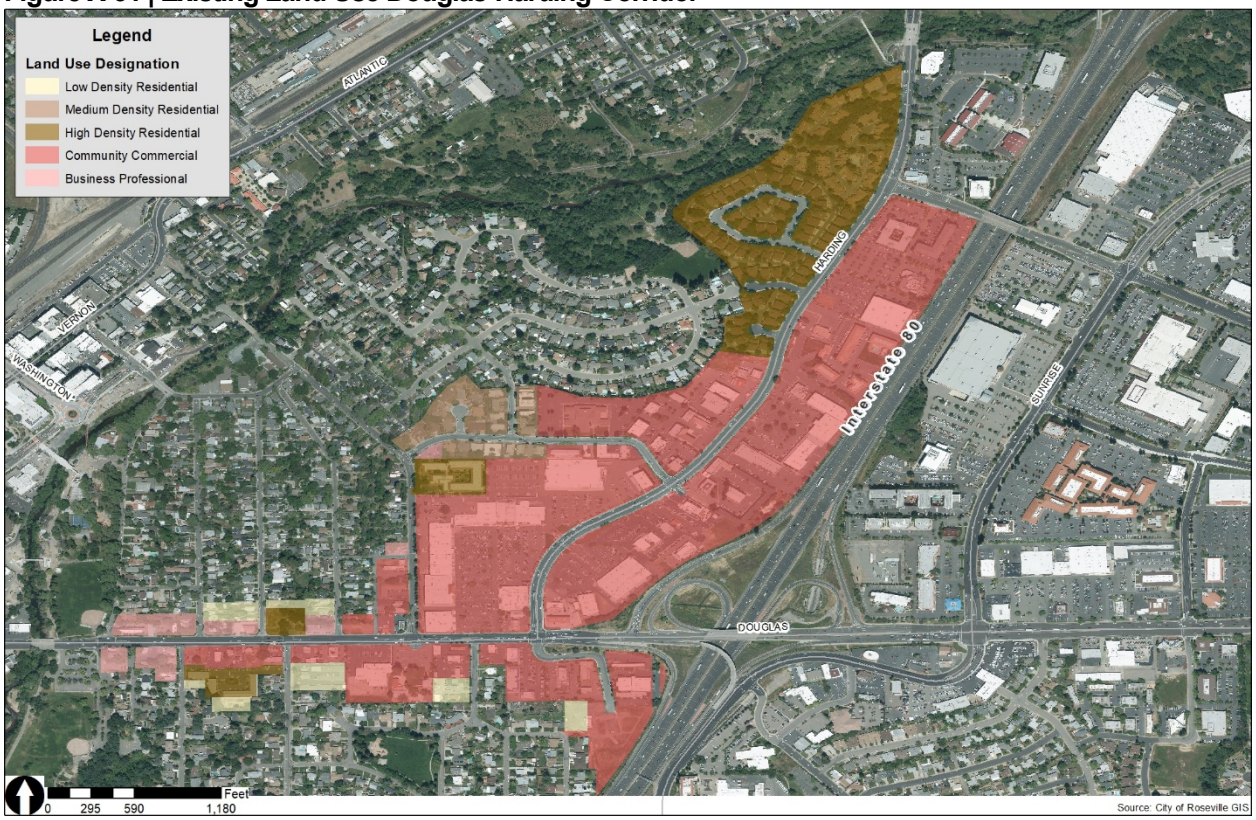
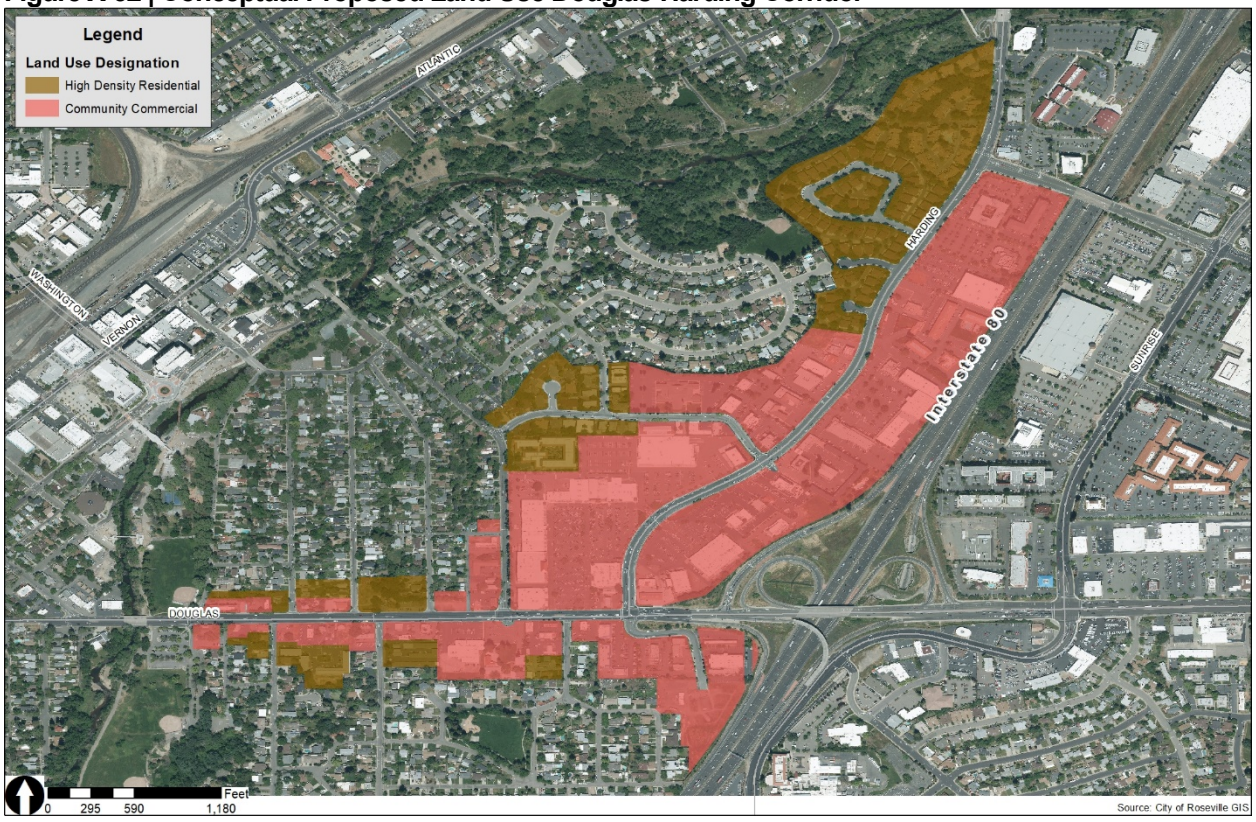


Figure X-32 | Conceptual Proposed Land Use Douglas-Harding Corridor



Douglas-Sunrise Corridor

This planning area includes a mix of land use designations, including Community Commercial, Business Professional, Neighborhood Commercial, High Density Residential, Medium Density Residential, and Low Density Residential (see Figure X-33). This Specific Plan is envisioned to include rezoning most of the planning area to the Commercial Mixed Use designation, and creating a transition between the commercial district and the single-family residential district on the southern boundary by applying a High Density Residential land use to the existing residential properties (see Figure X-34). Compared to the other corridors, Planning Division and Building Division staff have received fewer inquiries and less overall interest in redeveloping this area. This corridor is developed with more established and thriving commercial businesses, including large-format retail businesses such as Fry's Electronics. However, there is a large office building on the southeastern corner of Lead Hill Boulevard and Sunrise Avenue which has been vacant for several years and there are some older commercial properties with large, minimally-landscaped parking fields where redevelopment inquiries have been received.

Redevelopment inquiries to propose mixed use have been received for the large commercial site on the northeastern corner of Douglas Boulevard and Sunrise Avenue. The center consists of several different parcels, the largest and most likely of which is 2.4 acres and includes frontage on both Douglas Boulevard and Sunrise Boulevard. The parking lot for this commercial center is in poor repair, includes very little landscaping, and is oversized/underused. There is sufficient room for a mixed use development or small multifamily project on the site, and the City has received tentative plans and inquiries to build a project of this kind in the recent past. However the costs of entitlements, capacity studies, and environmental documentation have been a significant deterrent. The City has no current inquiries for the site but removing the development barriers is anticipated to renew interest.

The vacant office complex is located on the corner of Sunrise Avenue and Lead Hill Boulevard. The parcel is 15.3 acres and includes two separate single-story office buildings and large parking lots. The second building is partially occupied by the United States Post Office. The northernmost building on the site has been vacant for more than five years, and given the increasing vacancies in office spaces resulting from companies moving to permanent work-from-home options, it is unlikely that an office use will resume in this building. If needed, a parcel map could easily separate the two office buildings and create two parcels; a map was submitted in 2016 for this purpose, but was not recorded. The site has frontage on two roadways and multiple driveways and access points, as well as proximity to walkable commercial centers with restaurants, services, and a grocery store. The existing land use and zoning currently do not allow residential uses. The Specific Plan would include designating this site for commercial mixed use, and would allow a residential or mixed-use residential project to be built on the site through the over-the-counter Minor Design Review Permit. The project would remove multiple barriers, including the cost and time for entitlements, capacity studies, and environmental documentation.

The City anticipates at least one multi-family project of 100 units at a density of 30 units per acre as a result of the Specific Plan. The proposed densities are consistent with the minimum densities for lower income housing and would add 100 lower income units.

Figure X-33 | Existing Land Use Douglas-Sunrise Corridor

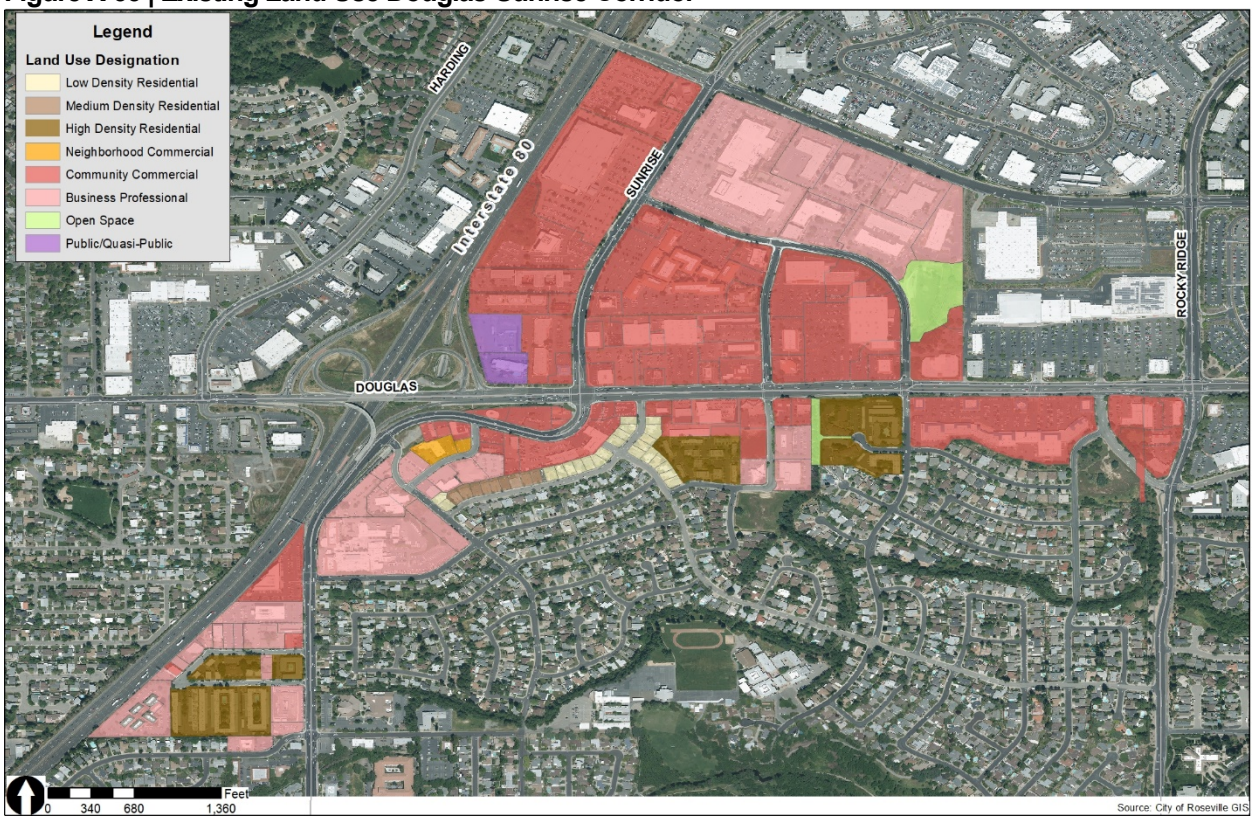
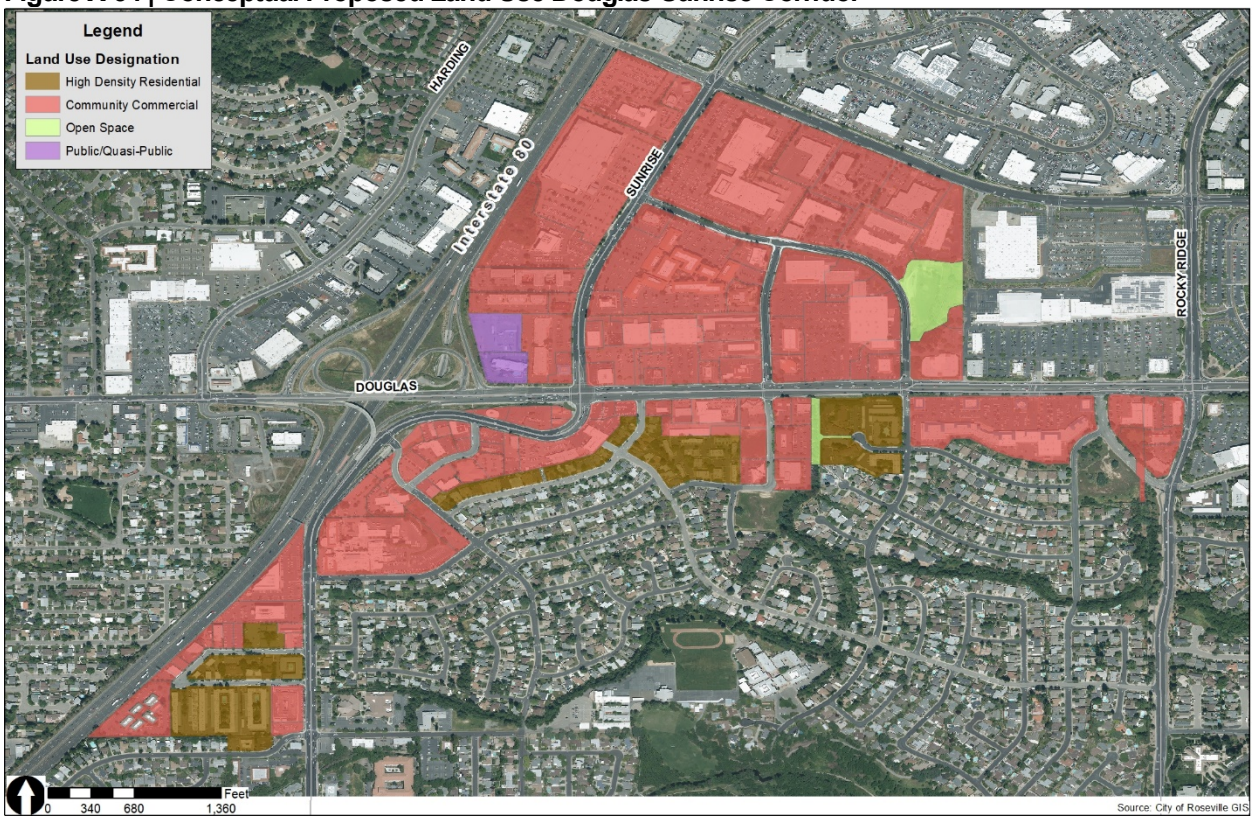


Figure X-34 | Conceptual Proposed Land Use Douglas-Sunrise Corridor



Summary Evaluation

The City has evaluated the parcels within the proposed Specific Plan areas and identified those predicted to be most likely to support development or redevelopment. These parcels are listed within the City's detailed inventory (Appendix C) along with the amount of lower income capacity assumed for each site. Together, the three planning areas will add 400 units of lower income capacity. Although sites have been identified for the purposes of the detailed inventory, there are other sites which could be redeveloped in lieu of or in addition to the sites identified. In identifying the sites in this Rezone Program and in Appendix C the City is demonstrating capacity, not designating only those sites and precluding others.

The City's experience with the Downtown Specific Plan, on which these corridor plans are proposed to be modeled, has demonstrated that incentives and streamlining will result in housing. In the past five years, the City has successfully approved three 100% affordable housing projects (two of which are now constructed) in the Downtown Specific Plan. Two of these were on sites where housing had been identified and one was on a site the City did not expect would be developed with housing. One of the sites was an existing parking lot and another included a restaurant and parking area. Housing projects were successful on these sites despite these existing improvements. All of the proposed corridor plans are connected to the Downtown Specific Plan and have similar market dynamics. The evidence shows that the City's anticipation of 400 lower income units is achievable over the 8-year planning period.

INFILL INTENSIFICATION

The central core of Roseville where development occurred prior to the 1980s is known as the City's "Infill Area," and is approximately 8,500 acres. This older area of the City is not within a Specific Plan and much of the development occurred prior to the adoption of the City's General Plan or Zoning regulations. As a consequence, inconsistencies between a property's land use and zoning designations are relatively common, and the land use designation maximum density typically reflects the built conditions rather than planned future conditions. These factors have presented regulatory barriers to development and redevelopment.

This strategy focuses on properties which already have either a multi-family zoning designation (R3), a Medium Density Residential (MDR) land use designation, or a High Density Residential (HDR) land use designation. The strategy is envisioned to include amending the zoning and land use designations of these sites to R3 and HDR-30 (density of 30 units per acre), or potentially to HDR with no maximum density specified. Many of these sites are currently developed with small multi-family developments such as fourplexes, sixplexes, and single-story or two-story apartment developments with fewer than 30 units. City Planning Division and Building Division staff receive regular inquiries about adding units to these properties, but because the General Plan land use density includes a maximum density (i.e. HDR 13.8) based on built conditions, a General Plan Amendment would be required to add *any* additional units. The cost and complication of the entitlement processes have usually resulted in a withdrawal of interest. The Infill Intensification strategy would remove this barrier.

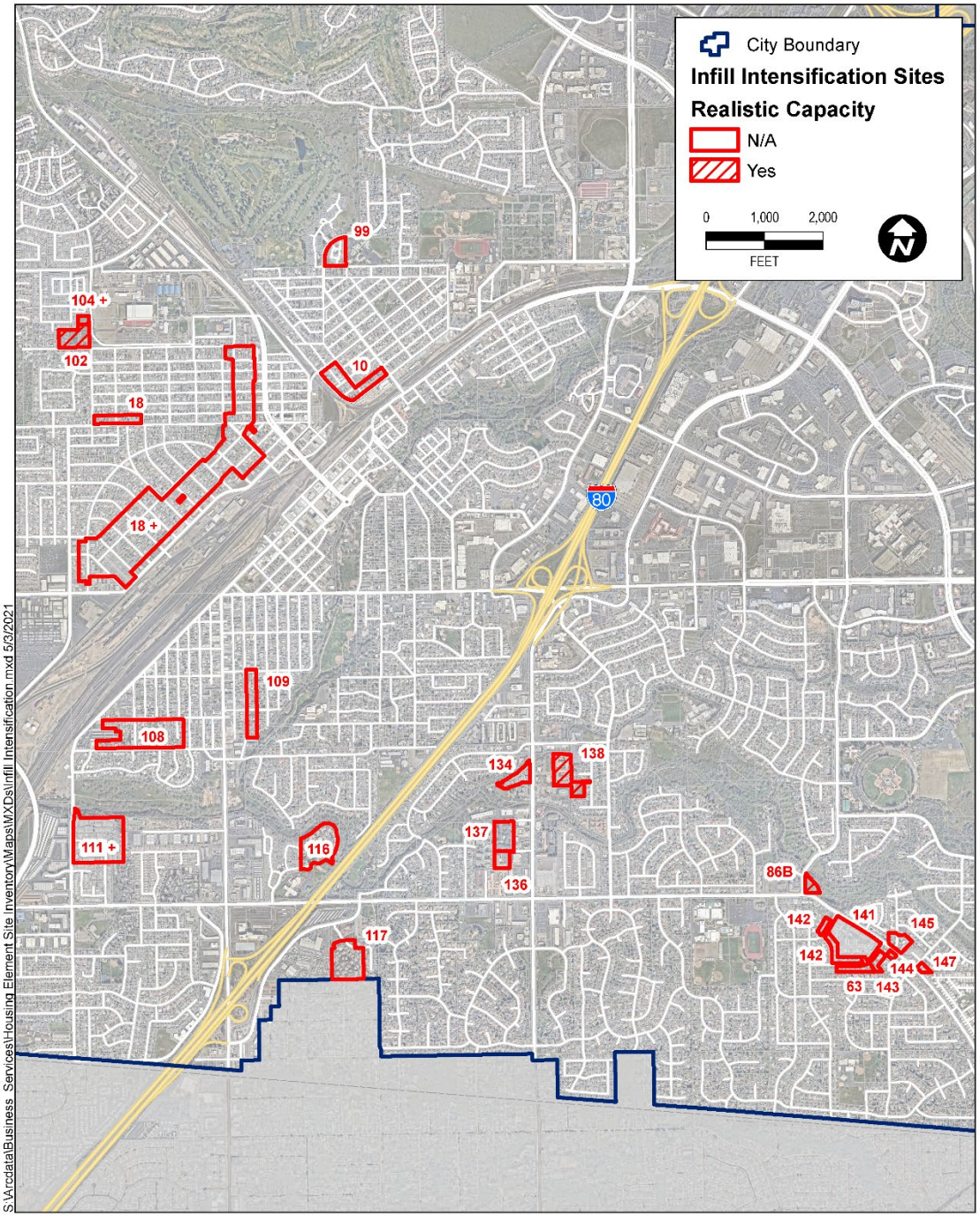
Table X-41 below shows the parcels currently identified as potential rezone and General Plan Amendment sites as part of this strategy. The locations of these parcels are shown in Figure X-35. The table lists the existing units on the site, the potential capacity if the sites were developed/redeveloped at their maximum potential and the realistic capacity. The total potential capacity is 832 units. The realistic capacity is based on a parcel-specific analysis, including site constraints and market forces. The sites with the greatest potential for development at densities of 30 units to the acre or greater are those which are vacant, have vacant potential (a large portion of the site is undeveloped), or are large parcels with only one or two units. These are the sites assumed to be most likely to meet the City's lower income obligation and result in a realistic capacity of 186 units. Figure X-35 displays the sites with realistic additional capacity with a solid (filled) color which other sites have a colored border. All of the sites in the figure list the Specific Plan Parcel Number, consistent with Table X-41.

Table X-41 | Potential Infill Intensification Sites

Specific Plan Parcel #	Zoning Designation	Land Use Designation	Acres	Existing Units	Potential Capacity	Realistic Additional Capacity
10	R3	LDR	6.43	62	97	0
18	R3	LDR	2.59	29	39	0
18 +	R3	LDR	69.23	575	900	0
63	R3	LDR	1.58	10	24	0
86B	R3	MDR	1.18	0	35	35
99	R3/DS	MDR	3.41	26	26	0

102	R1	MDR	0.67	0	20	20
104 +	R3	MDR	3.98	28	120	92
108	R3	MDR	14.26	106	213	0
109	R3	MDR	4.57	36	69	0
111 +	R3	MDR	15.28	158	229	0
116	R3	MDR	8.2	128	128	0
117	R3	MDR	7.62	124	124	0
134	R3	HDR	2.49	62	62	0
136	R3	HDR	1.76	63	63	0
137	R3	HDR	3.83	92	92	0
138	R3	HDR	5.06	200	239	39
141	R3	HDR	8.7	168	168	0
142	R3	HDR	0.66	16	20	0
142	R3	HDR	2.3	37	69	0
143	R3	HDR	1.12	11	34	0
144	R3	HDR	0.32	8	10	0
145	R3	HDR	2	24	60	0
147	R3	HDR	0.49	8	15	0
TOTAL				**2,024**	**2,856**	**186**

Figure X-35 | Potential Infill Intensification Sites Map



This strategy will include amending the zoning and land use designations of all of the sites in the table, regardless of whether they are listed as having realistic capacity. The realistic capacity reflects those sites the City has identified in Appendix C (detailed inventory) as contributing to the City's lower income capacity through the Rezone Program. The City is demonstrating capacity, not designating only those sites and precluding others. An assessment of the realistic capacity sites is below.

Parcel 86B – This vacant 1.18-acre site is on the corner of Rocky Ridge and Cirby Way and has access to utilities. An application for a condominium project (with a General Plan Amendment to High Density Residential) was received by the City in 2007 for this property, but as the economic downturn intensified the application was withdrawn. The site currently has a Medium Density

Residential land use designation, but the shape and location of the site are not conducive to single-family residential product. Changing the land use and zoning of the site through this strategy will streamline the approval process for a high density residential project on this site. During the past several years the City has seen significant interest in developing sites such as this, which have been vacant for an extended time. An example is the Huntington Senior Apartments project located at the corner of Strauch Drive and Rocky Ridge Drive, approximately ¾-mile to the north of this site. The senior apartments project included land use amendments, a Mitigated Negative Declaration, several specialized studies, the removal of many oak trees, and the leveling of a large hill. Despite these hurdles, the apartment project is underway and rough grading is complete. Removing many of these barriers from Parcel 86B can be expected to result in development of the site within the 8-year planning period.

Parcel 102 and 104 – These two Specific Plan Parcels include six adjacent assessor's parcels next to The Grounds, which is the remodeled Placer County fairgrounds. Two of the six parcels are owned by the same entity and are the properties most likely to be developed with units, though in identifying all six underutilized parcels the City is acknowledging the potential for site consolidation. One of the two parcels under the same ownership is 0.7 acres and is vacant while the other is 1.54 acres and includes 12 small apartment units and a parking area on the frontage of Lawton Avenue; the rear half of the property remains undeveloped. The City has received inquiries about expanding and building additional apartments on this site and the adjacent vacant site in the past, but the existing land use designations. Adjacent to these parcels, and also with frontage on Lawton Avenue, is a 1.19-acre parcel with only one home developed on it. This site could be consolidated with the properties discussed above or could be developed with a separate project. The Rezone Program would remove development barriers by adjusting the land use to allow additional units. Removing these barriers can be expected to result in development of the site within the 8-year planning period.

Parcel 138 – This is a single parcel of 5.4 acres, a portion of which is developed with The Terraces, an assisted living facility. However, the site includes a large 1.2-acre undeveloped portion. The undeveloped area includes a small area of frontage on Trimble Way, a residential street, and has reciprocal access agreements granting access to an existing driveway on Sunrise Boulevard. The Terraces site is partially within a shallow floodplain, with the undeveloped portion actually closest to the floodplain edge. The site would either need to be built up with soil slightly or developed with podium parking (elevation standards apply to living space not parking or drive aisles). The undeveloped portion is surrounded on three sides by single-family residential. Developing this area with a small apartment complex would be ideal as a complementary use to the adjacent residential neighborhood and the assisted living facility. Removing the current unit cap on the site through the Rezone Program would make site development feasible and can be expected to result in development of the site within the 8-year planning period.

OPPORTUNITY SITES

Staff examined vacant sites throughout the City to find properties with the potential to be converted to high density residential use. After screening out sites due to the presence of approved entitlements, Development Agreements, or significant environmental constraints (floodplain, wetland preserves, etc), the City has identified potential sites for evaluation as part of this rezone program shown in Figure X-36. Additional sites may be identified as the City develops this option and sites on this list may be removed due to unforeseen constraints. The sites are described below.

1. City Property: This 13.5-acre property is owned by the City and has a Community Commercial zoning and land use designation. Constraints include adjacency to the City's wastewater treatment plant and Roseville Electric Energy Plant. The property includes frontage on both Blue Oaks Boulevard and Westbrook Boulevard (under construction). This is also adjacent to the future Regional Sports Facility. Due to these challenges and because the City owns the property this site might be best suited as a demonstration site. The City could seek out a public-private partnership to develop an emerging or innovative housing product on this site, paired with commercial or other non-residential uses. The site is within an approved Specific Plan for which all utilities, services, and infrastructure have been planned. Though the strategy would introduce 150 units which had not been anticipated, it would also reduce the amount of commercial uses which had been planned. The net impact of this rezone will be negligible and is anticipated to be covered by the existing Specific Plan and Environmental Impact Report. Assuming 5 net-acres developed at a density of 30 units to the acre, this property could provide **150 units**.

2. Harris Property: This 40-acre property is designated Urban Reserve. The property owner was a non-participant in the Creekview Specific Plan and is therefore not covered by the Development Agreement. A portion of this land is unavailable due to the presence of a creek, floodplain, and an occupied single-family home, and there would be additional land loss due to the need for major connecting roads, parks, and other public facilities. Though not a participant in the Specific Plan, the site was designated as Urban Reserve in order to recognize the site as a future development area. The Environmental Impact Report for the Creekview Specific Plan states "it is assumed for purposes of this EIR that that the 39.9 acre [Urban Reserve] parcel will ultimately be developed with a mix and density

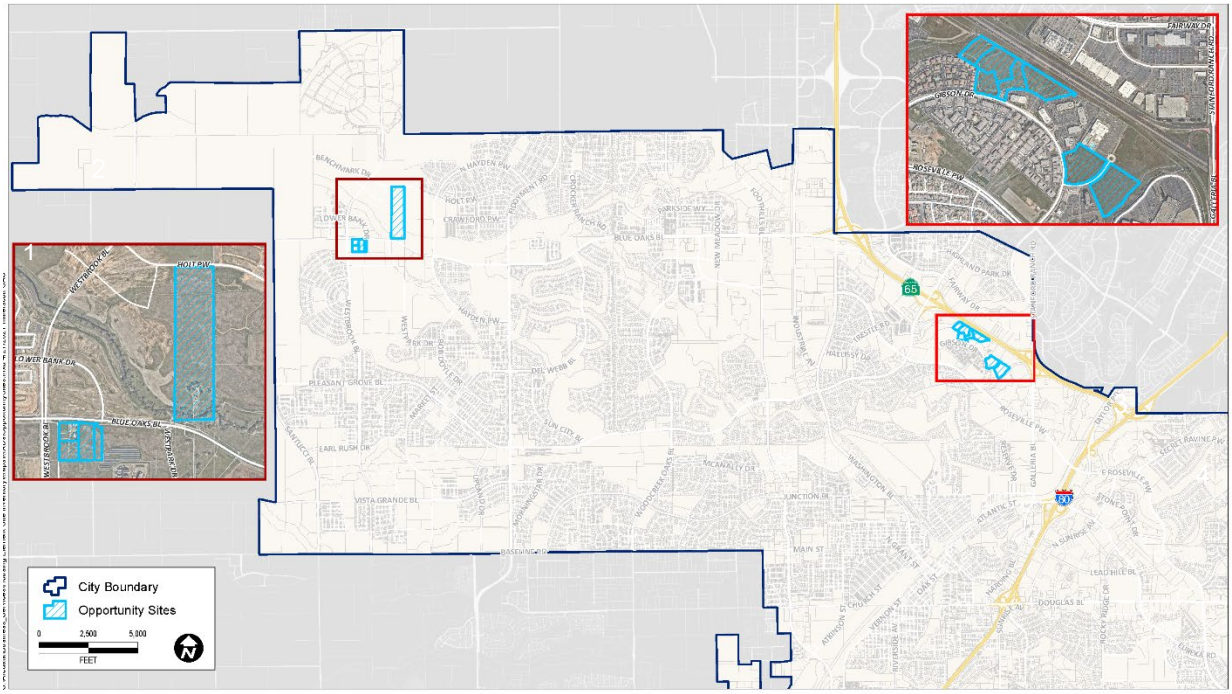
of land uses similar to that in the balance of the Plan Area." The Circulation chapter of the Creekview Specific Plan notes points of connection between the balance of the Specific Plan and the Urban Reserve property. In short, development of this site has been assumed in the Creekview Specific Plan, including access to roadways and utilities. This property is so large that the rezone of the site is anticipated to include two separate high density residential sites in appropriate locations. Conservatively assuming 20 acres is developable with housing at 30 units/acre (two 10-acre sites), this property could provide **600 units**.

3. Shea Property: This includes multiple parcels totaling 20 acres, all under the same ownership, and is designated Business Professional (BP). Staff is aware of interest in developing this site with residential uses due to decreased interest in office uses. The proximity to Highway 65 and the onramp adds environmental constraints. This area has a BP land use designation specifically to provide a non-residential buffer between Highway 65 and the residential uses along Gibson Drive. The design would need to be sensitive to these constraints, including buffering area, and an outdoor activity area protected from noise. The rezone would focus the housing along Gibson Drive, retaining land for buffering and other complementary use nearest to Highway 65. Conservatively assuming 10 acres is developable with housing at 30 units/acre, this property could provide **300 units**.

4. Conference Center Drive Property: This includes two parcels of 6.7 and 7.9 acres, both designated BP. As with the previous property, this land has a BP land use designation to provide a non-residential buffer between Highway 65 and the residential uses along Gibson Drive. These properties are also surrounded by non-residential uses (a conference center, a luxury gym with large outdoor recreation area, and the Galleria). In addition Gibson Drive already supports nearly 100 acres of high density residential land use. However, assuming that 10 acres is developable with housing at 30 units/acre, this property could provide **300 units**.

If all four sites were selected, this strategy could provide 1,350 units at 30 units per acre in total capacity. All four sites are listed in Appendix C with their maximum realistic capacity and therefore the Rezone Program includes 1,350 units from this strategy. However, not all four will be selected because the potential additional units added exceeds the City's deficit; all four are included in order to provide flexibility in the implementation of this portion of the program. The realistic capacity is estimated as 600 units. Furthermore, this program could include sites not currently on this list, as the intent of the City is to negotiate with property owners on voluntary rezone proposals. In implementing this portion of the program, the City anticipates rezoning sufficient land at densities of at least 25 units per acre to generate as many lower income units as needed to ensure this strategy, in combination with the other strategies, achieves the minimum lower income RHNA obligation.

Figure X-36 | Opportunity Sites Map



VACANT SITES – RESIDENTIAL INTENSIFICATION

The western areas of the City include multiple vacant sites with High Density Residential land uses at densities below 25 units per acre. Increasing the land use density of these sites to 25–30 units per acre would yield additional units. This strategy proposes that the City would develop and adopt a Land Use Amendment Policy requiring Specific Plan Amendment projects involving land use changes to also amend the land use of High Density Residential sites the applicant/property owner controls to between 25 and 30 units to the acre. A proposed draft of the policy is included below:

Intent

In response to the statewide housing crisis and to ensure the City fulfills its obligation to provide sufficient high density housing the City has developed the Specific Plan Amendment Policy. The intent of the policy is to articulate the City's expectations for Specific Plan Amendment proposals affecting or proposing residential land uses. The Policy is not intended to be inclusive of all City development requirements, but supplements those requirements. The purpose of the policy is to increase the Citywide unit capacity of High Density Residential at densities of 25 units per acre or greater.

Applicability

The policy applies to a Specific Plan Amendment project meeting one or more of the following criteria:

- The project would amend 10 or more acres of land currently designated for residential uses (i.e. Low Density Residential, including age-restricted; Medium Density Residential, or High Density Residential). If the project will result in a net increase of 150 units of High Density Residential units within the Specific Plan at minimum densities of 30 units per acre (HDR-30), the policy does not apply.

- The project would amend land currently designated for non-residential uses to residential uses. If a minimum of five acres of non-residential land will be amended to High Density Residential at a minimum density of 30 units per acre (HDR-30), the policy does not apply. This policy does not apply to land with a Public/Quasi Public land use designation.

Policy

If the City currently does not have sufficient lower income units to meet its RHNA obligation or has a 5% surplus of lower income units or less, this policy applies. The property owner(s) (Owner) of a Specific Plan Amendment application subject to this policy (Project) shall be required to include an application to amend to HDR-25 or greater any land owned or controlled by the Owner within the City which has a land use designation of between HDR-13 and HDR-24 (using standard rounding) at the time of Project application, and to amend to HDR-30 or greater any land owned or controlled by the Owner within the City which has a land use designation of between HDR-25 and HDR-29 (using standard rounding) at the time of Project application. The application may be included as part of the Project or may be a separate application, but shall be approved prior to or concurrently with the Project. This policy does not apply to HDR land which has already been developed and has zero remaining allocated, undeveloped units.

Table X-42 below lists all of the vacant HDR parcels in the City which have the potential to be affected by this policy and Figure X-37 shows their locations. However, many of the sites listed on the table are currently credited toward the moderate income allocation instead of lower income due to low densities. For those parcels the total site units would be added to lower income capacity, not just the amount of increased units. As shown, this could increase the City's lower income capacity by 1,880 units of total capacity.

Table X-42 | Potential Residential Intensification Sites

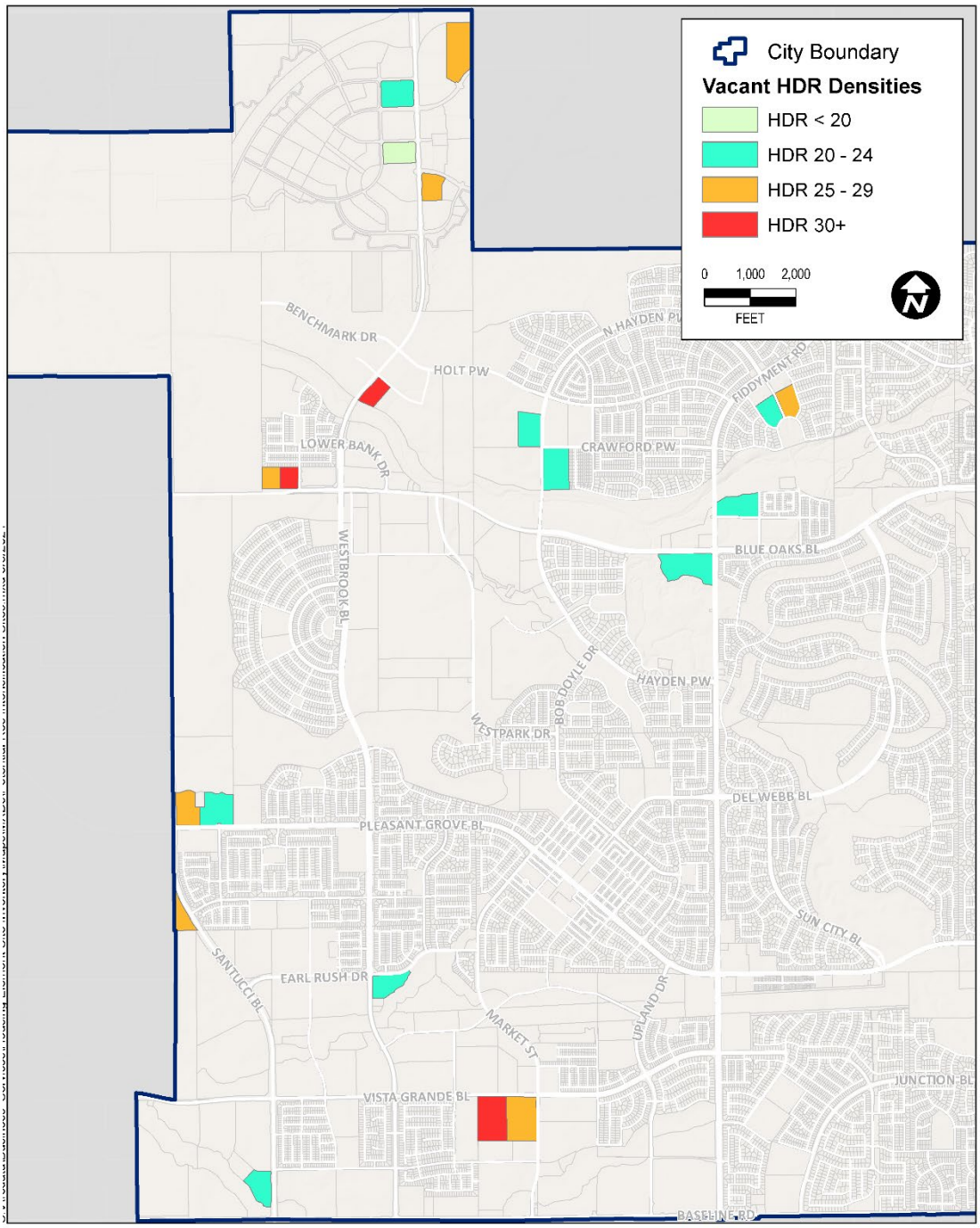
Specific Plan Parcel	HDR Density	Acreage	Existing Capacity	Capacity at HDR-30*	Existing Credited Income Category	Potential Added Lower Income Capacity
AR-36	15.3	7.5	113	220	Moderate	220
FD-33	20	8.6	172	250	Moderate	250
FD-32	20.5	8.7	178	260	Moderate	260

W-16	20.5	12.2	250	360	Moderate	360
W-27	21.5	7.9	20	230	Moderate	0
			150		Lower	80
KT-30	23.1	7.4	171	220	Lower	49
F-6B	23.2	8.4	195	250	Lower	55
JM-30[a]	23.5	7.5	30	225	Moderate	0
			146		Lower	79
WB-31	23.7	11.1	263	330	Lower	67
F-21	23.7	14.5	343	430	Lower	87
F-8A	23.7	11.7	277	350	Lower	73
FD-34	24.6	7	172	210	Lower	38
AR-19	24.7	9.3	230	270	Lower	40
F-22	24.9	9.8	244	290	Lower	46
F-25	24.9	5.5	137	160	Lower	23
F-26	25	5.6	140	160	Lower	20
WB-32	25.1	5.1	128	150	Lower	22
AR-38	25.2	15.1	380	450	Lower	70
AR-44	25.4	5.9	150	170	Lower	20
CG-31	29	14.5	420	435	Lower	15
WB-30	29.3	8.1	237	243	Lower	6
Total Capacity			**4,546**	**5,663**	**Increased Capacity**	**1,880**

*rounded down

a. JM-30 and W-27 include an affordable housing obligation, so the units are divided between obligated lower income and market rate (moderate).

Figure X-37 | Potential Residential Intensification Sites



To determine the realistic capacity of this strategy staff compiled a list of all Specific Plan Amendments approved during the past eight years (2012 to 2020) which could have been subject to this policy. The City received 15 such applications in the prior eight years. Of the properties listed in Table X-42, only two property owners were not involved in one or more Specific Plan Amendments during the past eight years. This demonstrates that most large land owners in the City actively shape and modify the land use and design of their holdings to respond to market changes, and it is reasonable to expect these owners will continue to do so in the future. While the data support a conclusion that nearly all of the properties in Table X-42 will be affected by the land use policy, the City is assuming the strategy has a realistic capacity of 900 lower income units.

All of the sites in Table X-42 are listed in Appendix C. However, it is not anticipated that all of these sites will be affected by the policy, because the potential additional units added exceeds the City's deficit. In implementing this portion of the program, the City anticipates rezoning sufficient land at densities of at least 25 units per acre to generate as many lower income units as needed to ensure this strategy, in combination with the other strategies, achieves the minimum lower income RHNA obligation.

Rezone Program Summary

The above rezone program has the potential to add up to 2,086 units of realistic lower income capacity. In adopting this program the City is approving a menu of strategies which may be pursued, and providing evidence for the realistic capacity which could be added by each. In implementing the rezone program, the City may choose to implement one, all, or portions of these, based on need and to the extent necessary to ensure the City achieves the minimum required RHNA capacity, which currently requires the addition of 1,791 units of lower income capacity. The City's rezone program, in combination with other programs, shall result in the City's achievement and maintenance of the minimum required capacity of 6,178 lower income units.

Appendix F Accessory Dwelling Unit Affordability Study

Introduction

Government Code section 65583.1 details how local governments can consider alternate means of accommodating the RHNA beyond vacant and underutilized sites. The potential for Accessory Dwelling Units (ADUs) within the planning period is one of these available alternative means. Since the location and rents of projected ADUs are unknown, local governments must make assumptions about which RHNA income categories they should be counted towards. The purpose of this advisory is to provide local governments in the SACOG region with an assumption for ADU affordability that can be used to assign ADUs to RHNA income categories in Cycle 6 (2021-2029) Housing Elements.

The results of this analysis have been reviewed by the State Department for Housing and Community Development (HCD) and have been found to be satisfactory. There are a number of ways to conduct this analysis. This guidance relies on a survey of existing ADU rents throughout the region in January and February 2020. However, there are other ways to conduct this analysis. For example, local governments could consider square footage, number of bedrooms, amenities, age of the structure, general location. Another method could examine current market rents for reasonably comparable rental properties to determine an average price per square foot in the community. Given the variety of potential approaches, jurisdictions are free to provide their own analysis and assumptions should they choose.

The table below provides the results of the analysis, which can be used to make assumptions about ADU affordability in the SACOG region. The analysis provides separate assumptions for three areas within the region. The affordability differences reflect the relative difference in household income, according to 2019 State income limits. The following pages include a detailed, step-by-step walkthrough of how the assumptions below were derived.

ADU Affordability by County			
Category	**Sacramento, Placer, and El Dorado Counties**	**Yuba and Sutter Counties**	**Yolo County**
Extremely Low	15%	15%	15%
Very Low	6%	1%	10%
Low	35%	14%	44%
Moderate	43%	49%	30%
Above Moderate	1%	21%	1%

STEP-BY-STEP SUMMARY

1. Affordability Breakdown of Rented ADUs in Sacramento Region
    a. Calculate maximum rent limits for RHNA income categories for both one-person and two-person households in each county
    b. Conduct survey of rents for ADUs in the Sacramento region
    c. Use above survey to determine proportion of ADUs within each income category for both one-person and two-person households
    d. Make assumption for what percentage of ADUs will be occupied by one-person households and two-person households
    e. Use (d) to combine proportions from (c) into single breakdown of rented ADUs by income category by county
2. Affordability Breakdown of non-rented ADUs in Sacramento Region
    a. Make assumption for what % of ADUs are rented for free based on existing literature and allocate those towards ELI
3. Combine rented and free ADUs into single affordability breakdown by county

1. AFFORDABILITY BREAKDOWN OF RENTED ADUS

A) Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county

Sacramento, Placer, and El Dorado Counties Maximum Rent by RHNA Income Category					
Category	Income Range	One Person Household		Two Person Household	
		Income[1]	Max Rent[2]	Income[1]	Max Rent[2]
Extremely Low	Below 30% of area median income	$17,600	$440	$20,100	$503
Very Low	30%-50% of area median income	$29,300	$733	$33,450	$836
Low	50%-80% of area median income	$46,850	$1,171	$53,550	$1,339
Moderate	80%-120% of area median income	$70,200	$1,755	$80,250	$2,006
Above Moderate	Over 120% of area median income	No max	No max	No max	No max

1) Maximum of income range multiplied by household median income average based on 2019 State income limits (https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income- limits/docs/Income-Limits-2019.pdf)

2) Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent

Yuba and Sutter Counties Maximum Rent by RHNA Income Category					
Category	Income Range	One Person Household		Two Person Household	
		Income[1]	Max Rent[2]	Income[1]	Max Rent[2]
Extremely Low	Below 30% of area median income	$13,650	$341	$16,910	$423
Very Low	30%-50% of area median income	$22,700	$568	$25,950	$649
Low	50%-80% of area median income	$36,300	$908	$41,500	$1,038
Moderate	80%-120% of area median income	$54,450	$1,361	$62,200	$1,555
Above Moderate	Over 120% of area median income	No max	No max	No max	No max

1) Maximum of income range multiplied by household median income average based on 2019 State income limits (https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income- limits/docs/Income-Limits-2019.pdf)

2) Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent

Yolo County Maximum Rent by RHNA Income Category					
Category	Income Range	One Person Household		Two Person Household	
		Income[1]	Max Rent[2]	Income[1]	Max Rent[2]
Extremely Low	Below 30% of area median income	$18,450	$461	$21,100	$528
Very Low	30%-50% of area median income	$30,800	$770	$35,200	$880
Low	50%-80% of area median income	$49,250	$1,231	$56,250	$1,406
Moderate	80%-120% of area median income	$73,850	$1,846	$84,400	$2,110
Above Moderate	Over 120% of area median income	No max	No max	No max	No max

1) Maximum of income range multiplied by household median income average based on 2019 State income limits (https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income- limits/docs/Income-Limits-2019.pdf)

2) Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent

B) Conduct survey of rents for ADUs in the Sacramento region

The survey, included as appendix A, includes location, rent, square footage (if available), and a link for 49 accessory dwelling units across the Sacramento region. SACOG used key word searches (ADU, backyard cottage, in-law, granny flat, carriage unit, etc) across a variety of rental housing search engines. ADUs were found across 14 of the region's jurisdictions. Prices ranged from $600 to $2,000 per month and from 250 to 1,500 square feet. The median ADU was approximately 600 sqft and rented for just over $1,200.

C) Use regional survey to determine proportion of ADUs within each income category for both one- person and two-person households

Sacramento, Placer, and El Dorado Counties Surveyed ADU Income Categories		
	One Person Household	Two Person Household

Category	Number of Surveyed ADUs within Range[1]	Percent of Surveyed within Range[2]	Number of Surveyed ADUs within Range[1]	Percent of Surveyed within Range[2]
Extremely Low	0	0%	0	0%
Very Low	2	4%	5	10%
Low	14	29%	26	53%
Moderate	32	65%	18	37%
Above Moderate	1	2%	0	0%

1) Number of all surveyed ADUs in step B that fall within the max rent in each RHNA income category
2) Percent of all surveyed ADUs

Yuba and Sutter Counties Surveyed ADU Income Categories				
Category	One Person Household		Two Person Household	
	Number of Surveyed ADUs within Range[1]	Percent of Surveyed within Range[2]	Number of Surveyed ADUs within Range[1]	Percent of Surveyed within Range[2]
Extremely Low	0	0%	0	0%
Very Low	0	0%	1	2%
Low	6	12%	10	20%
Moderate	25	51%	32	65%
Above Moderate	18	37%	6	12%

1) Number of all surveyed ADUs in step B that fall within the max rent in each RHNA income category
2) Percent of all surveyed ADUs

Yolo County Surveyed ADU Income Categories				
Category	One Person Household		Two Person Household	
	Number of Surveyed ADUs within Range[1]	Percent of Surveyed within Range[2]	Number of Surveyed ADUs within Range[1]	Percent of Surveyed within Range[2]
Extremely Low	0	0%	0	0%
Very Low	5	10%	6	12%
Low	22	45%	29	59%
Moderate	21	43%	14	29%
Above Moderate	1	2%	0	0%

1) Number of all surveyed ADUs in step B that fall within the max rent in each RHNA income category
2) Percent of all surveyed ADUs

D) Make assumption for what percentage of ADUs will be occupied by one-person households and two-person households

Based on the survey results below from Portland, we will assume that ADU residents are split 50% as one-person households and 50% as two-person households. Assuming household sizes greater than two would increase the assumed affordability of ADUs because these households have higher median incomes. Using only one- and two-person households yields a more conservative estimation of ADU affordability.

Number of Adults	Number of Households	Percent of Total
1	72	51%
2	61	43%
More than 2	8	6%
Total	141	
*Based on survey done of Portland ADU residents in 2018		

E) Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category

Sacramento, Placer, and El Dorado Counties Affordability Assumption for Rented ADUs			
Category	**Affordability Assumption 1-Person Households**	**Affordability Assumption 2-Person Households**	**Combined Affordability Assumption for Rented ADUs[1]**
Extremely Low	0%	0%	0%
Very Low	4%	10%	7%
Low	29%	53%	41%
Moderate	65%	37%	51%
Above Moderate	2%	0%	1%

1) Based on assumption that ADUs will be occupied by 50% one-person households and 50% two person households, as outlined in (D)

Yuba and Sutter Counties Affordability Assumption for Rented ADUs			
Category	**Affordability Assumption 1-Person Households**	**Affordability Assumption 2-Person Households**	**Combined Affordability Assumption for Rented ADUs[1]**
Extremely Low	0%	0%	0%
Very Low	0%	2%	1%
Low	12%	20%	16%
Moderate	51%	65%	58%
Above Moderate	37%	12%	24%

1) Based on assumption that ADUs will be occupied by 50% one-person households and 50% two person households, as outlined in (D)

Yolo County Affordability Assumption for Rented ADUs			
Category	**Affordability Assumption 1-Person Households**	**Affordability Assumption 2-Person Households**	**Combined Affordability Assumption for Rented ADUs[1]**
Extremely Low	0%	0%	0%
Very Low	10%	12%	11%
Low	45%	59%	52%
Moderate	43%	29%	36%
Above Moderate	2%	0%	1%

1) Based on assumption that ADUs will be occupied by 50% one-person households and 50% two person households, as outlined in (D)

2. Affordability Breakdown of Non-Rented ADUs

Accessory Dwelling Units are sometimes rented for free, usually to family members. It is difficult to estimate exactly how many ADUs will be rented for free, but there have been surveys that attempt to estimate the proportion:

- A 2012 UC Berkeley publication entitled "Scaling up Secondary Unit Production in the East Bay" indicates that approximately half of all secondary dwelling units are unpaid.[6]
- A 2018 report entitled "Jumpstarting the market for ADUs" surveyed ADUs in Portland, Seattle, and Vancouver and found that approximately 17% of ADUs were occupied by a friend or family member for free.[7]
- A 2014 analysis entitled "Accessory dwelling units in Portland, Oregon: evaluation and interpretation of a survey of ADU owners" found that "18% of Portland ADUs are occupied for free or extremely low cost.[8]

Based on these surveys, this analysis will conservatively assume that 15% of ADUs will be available at rents affordable to Extremely Low Income households.

3. Combine Rented and Non-Rented ADUs into Consolidated Affordability Breakdown

Sacramento, Placer, and El Dorado Counties Affordability Assumption for All ADUs			
Category	**Affordability Assumption for Rented ADUs[1] 85% of Total**	**Affordability Assumption for Non-Rented ADUs[2] 15% of Total**	**Affordability Assumption for all ADUs[3] 100% of Total**
Extremely Low	0%	100%	15%
Very Low	7%	0%	6%
Low	41%	0%	35%

[6] https://communityinnovation.berkeley.edu/sites/default/files/scaling_up_secondary_unit_production_in_the_east_bay.pdf?width=1200&height=800&iframe=true
[7] http://ternercenter.berkeley.edu/uploads/ADU_report_4.18.pdf
[8] https://accessorydwellings.files.wordpress.com/2014/06/adusurveyinterpret.pdf

Moderate	51%	0%	43%
Above Moderate	1%	0%	1%

1) See Step 1.E
2) See Step 2
3) Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%

Yuba and Sutter Counties Affordability Assumption for All ADUs			
Category	**Affordability Assumption for Rented ADUs[1] 85% of Total**	**Affordability Assumption for Non-Rented ADUs[2] 15% of Total**	**Affordability Assumption for all ADUs[3] 100% of Total**
Extremely Low	0%	100%	15%
Very Low	1%	0%	1%
Low	16%	0%	14%
Moderate	58%	0%	49%
Above Moderate	24%	0%	21%

1) See Step 1.E
2) See Step 2
3) Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%

Yolo County Affordability Assumption for All ADUs			
Category	**Affordability Assumption for Rented ADUs[1] 85% of Total**	**Affordability Assumption for Non-Rented ADUs[2] 15% of Total**	**Affordability Assumption for all ADUs[3] 100% of Total**
Extremely Low	0%	100%	15%
Very Low	11%	0%	10%
Low	52%	0%	44%
Moderate	36%	0%	30%
Above Moderate	1%	0%	1%

1) See Step 1.E
2) See Step 2
3) Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%

APPENDIX A: SACRAMENTO REGION ACCESSORY DWELLING UNIT SURVEY

County	Jurisdiction	Address	General Location	Price	Sq Ft	Price/ Sqft	Date Found
Sacramento	Sacramento		Land Park	$ 1,000	250	$4.00	1/29/2020
Sacramento	Sacramento		South Sacramento	$700	270	$2.59	1/29/2020
Yolo	West Sacramento	1520 Virginia Ave		$ 1,000	400	$2.50	1/29/2020

Sacramento	Sacramento		Colonial Heights	$750	450	$1.67	1/29/2020
Placer	Lincoln		Saint Tropez Ln,	$ 1,200	450	$2.67	1/29/2020
Sacramento	Sacramento		Land Park	$ 1,150	500	$2.30	1/29/2020
Sacramento	Sacramento County	2143 Bircher Way	Carmichael	$ 1,197	500	$2.39	1/29/2020
Sacramento	Sacramento	2848 Marshall Way	Curtis Park	$ 1,200	550	$2.18	1/29/2020
Sacramento	Sacramento	1314 Q St APT 2	Midtown	$ 1,195	571	$2.09	1/29/2020
Yolo	Woodland	1255 East Oak #C		$975	600	$1.63	1/29/2020
Sacramento	Sacramento County		Fair Oaks	$ 1,100	600	$1.83	1/29/2020
Sacramento	Elk Grove		Near Sheldon	$ 1,200	600		1/29/2020
Sacramento	Sacramento		Alhambra Triangle	$ 1,395	650	$2.15	1/29/2020
Sacramento	Sacramento	4157 6th Ave	Oak Park	$ 1,250	700	$1.79	1/29/2020
Sacramento	Sacramento	4311 21st St	Land Park	$ 1,650	700	$2.36	1/29/2020
Placer	Placer County		Newcastle	$ 1,150	725	$1.59	1/29/2020
Sacramento	Sacramento		South Natomas	$ 1,250	800	$1.56	1/29/2020
Sacramento	Sacramento		Oak Park	$ 1,500	820	$1.83	1/29/2020
Sacramento	Sacramento County		Arden-Arcade	$ 1,400	900	$1.56	1/29/2020
Sacramento	Folsom		Historic Folsom	$ 1,975	1000	$1.98	1/29/2020
Placer	Loomis		King Road near Penryn	$ 1,500	1100	$1.36	1/29/2020
Sacramento	Folsom		Historic Folsom	$ 1,275	1500	$0.85	1/29/2020
Sacramento	Sacramento	4201 53rd St	Colonial Heights	$ 1,075	1br		1/29/2020
Placer	Placer County		Granite Bay	$ 1,395			1/29/2020
El Dorado	El Dorado County		El Dorado Hills	$ 1,500			1/29/2020
Placer	Lincoln			$ 1,200	450	$2.67	2/3/2020
Yolo	Davis	1044 Strawberry Ter	Cannery	$ 1,500	455	$3.30	2/3/2020
Sacramento	Sacramento	3556 Folsom Blvd	East Sacramento	$ 1,300	550	$2.36	2/3/2020
Placer	Roseville		West Roseville	$ 1,595	550	$2.90	2/3/2020
Sacramento	Sacramento		Midtown	$950	700	$1.36	2/3/2020
Placer	Lincoln		Lyles near 193	$ 1,200	1br		2/3/2020
Sacramento	Folsom		American River Canyon	$ 1,700	550	$3.09	2/7/2020
Sacramento	Sacramento County	7619 Blue Bell Cir	Vineyard	$ 1,200	600	$2.00	2/7/2020
El Dorado	El Dorado County		West of Placerville	$ 1,500	600	$2.50	2/7/2020
Sacramento	Sacramento		Natomas	$ 1,200	650	$1.85	2/7/2020
Sacramento	Sacramento County		North Highlands	$750	1br		2/7/2020
County	**Jurisdiction**	**Address**	**General Location**	**Price**	**Sq Ft**	**Price/ Sqft**	**Date Found**
Sacramento	Sacramento	1740 39th Street	East Sacramento	$871	1br		2/7/2020
Sacramento	Sacramento	5351 B Street	East Sacramento	$ 1,211	1br		2/7/2020
Yolo	West Sacramento		Southport	$ 1,550			2/7/2020

Sacramento	Galt	134 Oak Avenue	Central Galt	$750	1br		2/13/2020
Sacramento	Sacramento	2418 28th St	Midtown	$ 1,500	1br		2/13/2020
Sacramento	Sacramento			$600			2/13/2020
Sacramento	Sacramento		Elmhurst	$950			2/13/2020
Yolo	Woodland		Central Woodland	$ 1,200	300	$4.00	2/28/2020
Sacramento	Sacramento	1310 P St	Downtown	$ 1,395	500	$2.79	2/28/2020
Sacramento	Sacramento County		Fair Oaks	$ 1,580	600	$2.63	2/28/2020
El Dorado	Placerville		Placerville	$ 1,600	700	$2.29	2/28/2020
Sacramento	Sacramento		Natomas	$ 1,100	720	$1.53	2/28/2020
Sacramento	Sacramento	2418 28th St	Midtown	$ 1,500	1br		2/28/2020

Appendix G Homeless Resources

HOMELESS RESOURCES/FOOD BANKS

Abundant Life Fellowship
www.alfchurch.org
706 Atlantic Street, Roseville (916) 783-1989
Hours: Wed. 10 am – 12: 00 pm

Food and clothes closet services available. Food can be obtained once per month, and more on an emergency basis. Need photo ID.

Antelope Springs Church Food Closet
4555 PFE Rd, Roseville (916) 773-7727
Hours: Mon. – Fri and the last Sat of each month. 10am – 2pm, with the exception of December. Closed on all Federal holidays.

Auburn Interfaith Food Closet
www.auburnfoodcloset.com
21972 Earhart Ave #301, Auburn (530) 885-1921
Hours: Mon-Fri 10:00 a.m. – 2:00 pm and the last Saturday of the month (except in December). Closed on all Federal Holidays.

Bridgeway Christian Church Food Bank
3735 Placer Corporate Dr, Rocklin (916) 768-1030
Hours: Thurs. 10:00 am – 12:00 pm

Elijah's Jar Food Closet and Emergency Clothes
www.elijahsjar.org
24617 Foresthill Road, Foresthill (530) 367-3085
Hours: Wed 10:30 am – 12:30 pm / Fri 1:30 – 3:30 pm / 3rd Thurs of month 8:00 – 10:00 am

The Eternity Challenge
www.TheEternityChallenge.com
4200 Rocklin Rd #1, Rocklin CA 95677 (916) 624-4428

Christian-based, non-profit organization offers programs and services including: housing, re-entry, employment assistance, addiction recovery, life skills, homeless assistance, veterans assistance, children's services and more.

Francis House Center
www.francishousecenter.org
1422 C Street, Sacramento, CA (916) 443-2646

Emergency shelter for families with children, homeless housing, job development center, Social Security Disability Advocate, anger management, assistance for veterans.

Gathering Inn
www.thegatheringinn.com
201 Berkeley Avenue, Roseville, CA 95678 (916) 791-9355

Programs include a shelter, showers, community health clinic, 12-step support group, clothing closet and case management referrals. Up to 50 beds available nightly on a revolving basis. Year-round availability. Must have a current T.B. test.

Harvest Community Church Food Bank
1376 Blue Oaks Blvd, Roseville (916) 771-4781
Tuesdays 4:30 – 5:30 pm

Lazarus Project, Inc.
www.lazarusprojectinc.org

P.O. Box 1241, Roseville, CA 95678 (916) 772-6833

Housing and comprehensive support services

Lighthouse Rescue Mission
www.lighthouserescue.org/info/
Tulare, CA (559) 687-8317

Faith-based shelter for women and children.

Loomis Basin Food Bank
www.loomisfumc.org
First United Methodist Church of Loomis
6414 Brace Rd, Loomis (916) 652-0469

Mon-Fri 9:00 a.m. – 1:00 p.m.

Lutheran Social Services of Northern California
www.lssnorcal.org
4390 47th Ave, Sacramento, CA (916) 453-2900

Housing programs for homeless families, individuals and youth.

Mather Community Campus
www.voa-sac.org
3587 Bleckley Street, Mather (AFB) CA (916) 228-3100
10626 Shirra Ave, Mather, (AFB) CA 95655

Provides up to a two year transitional living program for homeless individuals and families with additional training and employment referrals. There are eligibility requirements, waiting list, and a referral process that you must complete through a Social Worker. Intake by referral, usually by an emergency homeless shelter. Operated by Volunteers of America.

Mosaic Christian Church Food Bank
4430 Granite Dr, Rocklin (916)632-8600
Hours: Wed 8:30 am – 12:00 pm / Fri 2:00 pm – 5:00 pm

Next Move Sacramento Email: info@nextmovesacramento.org
www.nextmovesacramento.org
2925 34th St., Sacramento, CA 95817 (916) 454-2120

Provides services to Sacramento County homeless families (with children). Temporary emergency shelter, meals, transportation, health services, clothing. Maximum stay 60 days.

Placer Food Bank
www.placerfoodbank.org
8284 Industrial Ave, Roseville (916) 783-0481 FAX (916) 783-4013

Placer County Food Bank (Second Harvest)
Seventh Day Adventist Church, 12225 Rock Creek, Auburn (916) 783-0482
Hours: third Monday of each month 8:00 am – 10:00 am
OR
24601 Harrison, Foresthill (916) 783-0482
Hours: third Thursday of each month 8:30 am – 10:00 am
OR
McBean Park, 4th & D Streets, Lincoln (916) 783-0482
Hours: First Wednesday of each month 8:30 am – 10:30 am
OR
Rocklin Community Center 5400 5th Street, Rocklin (916) 783-0482
Hours: Thurs. 8:30 am – 10:30 am

Placer County Food Bank
Seniors:
Warehouse 1125 Circuit Ave, Roseville (916) 783-0482
Hours: First Monday of each month 8:00 am – 10:00 am

Non-Seniors
First Methodist Church, 109 Washington, Roseville (916) 783-0482
Hours: First Thursday of each month 8:30 am – 10:30 am

Powerhouse Transition Center (Powerhouse Ministries)
311 Market Street, Folsom (916) 983-0658 FAX (916) 984-9912

Homeless transition center for women and children. Faith-based.

Project MANA Food Bank
(530) 582-4079 or (775) 298-0008
Truckee - Tues 3:00 pm / Kings Beach - Wed 3:00 pm

Roseville Home Start Email : info@RosevilleHomeStart.org
www.rosevillehomestart.org
Transitional Housing Facility: 410 Riverside Ave., Roseville (916) 782-6667
Therapeutic Client Service Office : 426 Riverside Ave., Roseville

Program includes transitional housing for homeless families for up to one year. Father and/or mother with children. Includes drug and alcohol support groups, financial education, family violence, parenting classes, case management and health clinic. Priority given to Placer County residents and there is usually a waiting list. Also offers emergency housing for homeless.

The Salt Mine
www.thesaltmine.org
590 Lincoln Blvd., Lincoln (916) 645-3778

Programs include transitional housing, food bank (Lincoln and Sheridan residents only), bus tickets, transportation to and from job interviews, emergency auto repairs and prescriptions for the elderly. Hot meals, clothing and showers also available.

The Salvation Army
286 Sutter Street, Auburn (530) 889-3990 (Mon, Wed, Fri, seniors only Thur 10:00 am – 2:00 pm)
233 S. Auburn, Ste. 110, Colfax (530) 346-2722 (food service only, Wed 10am-4pm)
320 S. Canyon Way #A, Colfax (530) 346-2722 (Tues, Wed 10:00 am – 3:00 pm)
100 Lincoln Street, Roseville (916) 784-3233 (Mon-Thur 10:00 am – 3:00 pm / Fri 1:00 – 3:00 pm)

Programs include shelter, food, clothing, prescriptions, emergency bus tickets, meal vouchers, showers, residential treatment and transitional housing programs. *Bring ID and Social Security card

Seventh Day Adventist Church
www.aubsda.net
12225 Rock Creek Road, Auburn (530) 823-0345

Homeless people can receive a bag of groceries every week, while other people can only receive food once a month. Spanish speaking services are available. Hot meals on Sat. 8:00 – 9:00 am. Also showers and clothing. Tuesdays 9:00 a.m. – 1:00 p.m.

Sierra First Baptist Church Food Bank
33990 Alta Bonnynook Rd, Alta (530) 389-2168
Hours: Mon, Wed, Thur, Fri 8:30 a.m. – 12:00 p.m.

Sierra Reach Ministries
www.sierrareach.org
18015 Applegate Road, Applegate (530) 878-2705

Hours: Thurs. 9:00 am – 12:00 pm

Food, clothing, and referrals available

St. Vincent DePaul
www.placersvdp.com
503 Guiseppe Court, Roseville (916) 781-3303
Hours: Mon. – Fri. 9:00 am – 4:00 pm Food Bank: Mon–Fri 9:00 a.m. - 11:00 am
Hot meals: Served at the dining room (105 Bonita, Roseville) Tues – Thurs 12:00 pm -1:30 pm / Sat & Sun 2:30 pm – 4:00 pm
Clothing and other services also available. Shelter program for families. 14 units, single families with children, food locker, clothing vouchers, medical clinic. Priority waiting list, call on Mondays. No cost to enter the program.

Stand Up Placer (Formerly Peace for Families)
www.standupplacer.org
11985 Heritage Oaks Place, Suite 200, Auburn, CA 95603 (530) 885-0443
775 Sunrise Ave Suite 160, Roseville, CA 95661 (916) 773-7273
24-Hour Crisis Line for emergency housing and assistance (800) 575-5352

A private, non-profit community-based organization that provides services to victims of domestic violence and sexual assault in Placer County. Services include: emergency housing, 12-24 month supportive housing, crisis intervention, social and legal services, support groups and counseling.

Union Gospel Mission
www.ugmsac.com
400 Bannon Street, Sacramento (916) 447-3268

Homeless resources including women's clothes closet, food bank. Other services include a drug and alcohol treatment program, vocational training and employment assistance.

Volunteers of America – Northern California & Northern Nevada
www.voa.org
1900 Point West Way #270, Sacramento, CA 95815 (916) 442-3691

A variety of services available including: substance abuse treatment, youth services, transitional housing for former foster youth, senior services, veterans services and housing assistance.

Welcome Center
www.placer.ca.gov/departments/hhs/adult/welcome-center
11522 B Avenue, Auburn (530) 889-7200
Hours of Operation: Monday - Thursday 10 am - 4 pm Fun Fridays - 10 am – 2 pm
"Getting Started" Housing Assistance Program every Tuesday 10:00 am – 12:30 p.m.

The Welcome Center is a fun place where anyone can drop-in to enjoy a safe, warm, friendly atmosphere. A consumer run program that is structured by the needs/wants of the community. The programs available are created by the participants for people to enjoy and learn. Programs include community resource referrals for homeless persons, free activity and support groups. Free food is offered on occasion.

What Would Jesus Do Ministry

www.wwjdinc.org **(916) 786-9953**

Auburn: Tuesdays at 7th Day Adventist Church 8:30 – 9:45 am / Thursdays at 1st St and Bell Rd, DeWittt Center 8:00 – 9:30 am

Colfax: Tuesdays at Methodist Church, 59 Church St, 8:00 – 9:30 am

Foresthill: Fridays in midtown 7:30 – 8:30 am

Roseville: Monday – Friday 8:00 – 9:00 am at Abundant Life Fellowship, 706 Atlantic St. / Sundays at Saugstad Park 8:30 – 9:00 am

WWJD is a mobile van service that provides meals at various locations in Placer County to homeless persons. Once individuals make contact with WWJD personnel, they can request blankets, tarps, sleeping bags, toiletries, laundry soap and other sundries. They have volunteer doctors and nurses to attend to immediate medical needs and provide assistance obtaining authorized medical services. Social work volunteers help with referrals to other homeless services, SSI assistance, transportation to medical appointments and court appearances, Employment Development Department, veterans agencies, disability services and burial arrangements.

Women's Empowerment
www.womens-empowerment.org
1590 North A Street, Sacramento, CA 95811 (916) 669-2307

A non-profit organization that works with homeless women to help them build the skills they need to go back to work and maintain stable housing. 8 week free program. Daycare and transportation assistance provided. Women receive health education, nutrition, smoking cessation, and relapse prevention. Access to healthcare including eye exams, dental visits, access to care from a private physician, child development assessments, yoga, fitness, and more.

SUBSTANCE ABUSE TREATMENT

Aegis Medical Systems, Inc. Email: roseville@aegismed.com
www.aegismed.com
1133 Coloma Way, Suite C, Roseville, CA (916) 774-6647

Methadone maintenance and detox dependency clinic. Individual and group counseling, anger management, relapse prevention, peer support and perinatal services.

Acres of Hope
www.acresofhopeonline.org
P.O. Box 238, Auburn, CA 95604 (530) 878-8030

A spiritually based renewal center that serves homeless women and children by providing them with a home and an environment of structured programming.

Alpha Oaks Email: alphaoaks@sbcglobal.net
www.recoverywomen.com
8400 Fair Oaks Blvd. Carmichael, CA (916) 944-3920

2 residential treatment facilities and 1 sober living home for women.

Bi Valley Medical Clinic
www.bivalley.com
6127 Fair Oaks Blvd. Sacramento (916) 974-8090
310 Harris Ave. Sacramento (916) 649-6793

Methadone program, outpatient detox.

Buddy's House Email: buddyshouse@comcast.net
www.buddyshouse.org
1770 Magnolia Drive, Yuba City (530)674-1049 Cell (530) 933-4156 FAX (530) 674-5572

Clean and sober adult transitional living.

Center Point
www.cpinc.org
11228 Fair Oaks Blvd., Fair Oaks (916) 962-2800 FAX (916) 962-2824

Outpatient substance abuse treatment and residential for men. Social rehabilitation and training services for high risk families, men, women, and women with children, veterans, and ex-offenders. Address issues of homelessness, unemployment, substance abuse disorders, mental illness and medical problems. Outpatient suboxone and methadone detox and maintenance program.

Chapa De Indian Health Program
www.chapa-de.org
11670 Atwood Road, Auburn (530) 887-2840 FAX (530) 887-2819

Outpatient substance abuse program including behavioral health, co-occurring, support services, counseling, prevention programs, information and referrals, perinatal services, sliding fee schedule. Free for Native Americans.

Chico Rescue Mission
www.chicorescuemission.org
2612 Esplanade, Chico, CA 95973 (530) 343-1935

12-month faith based residential treatment program for men.

Clean & Sober Detox
www.cleanandsoberdetox.org
Sacramento (916) 965-3386

Residential detox for adults; clients may stay up to 14 days.

Clean & Sober Recovery Services
www.candsrecovery.com
5820 Chestnut Ave, Orangevale, CA (916) 990-0190

Complete detox program, residential treatment and transitional housing for men and women (adults).

Clean & Sober Transitional Living
www.cleanandsobersacramento.com
8934 Madison Ave, Fair Oaks, CA (916) 961-2691 (916) 990-0190

Transitional housing, detox, intervention and recovery services.

C.O.R.E. Medical Clinic
www.coremedicalclinic.com
2100 Capital Ave, Sacramento (916) 442-4985 FAX (916) 442-1029

Outpatient suboxone and methadone detox and maintenance program. Opiate addiction treatment and counseling.

CORR- Community Recovery Resources
www.corr.us
180 Sierra College Dr, Grass Valley (residential, transitional, outpatient)
(530) 273-9541 FAX (530) 273-7740
12525 Shale Ridge Rd, Auburn (residential) (530) 885-1961 FAX (530) 885-0713
12183 Locksley Ln, Auburn (DUI, outpatient, Mothers in Recovery)
1530 Third St #212, Lincoln (916) 434-8927
730 Sunrise Ave #200, Roseville (916) 782-3737
8491 North Lake Blvd., Kings Beach (Tahoe) (530) 889-8701

Residential and outpatient substance abuse treatment, transitional housing, detox, mental health and recovery services, family services, intervention services, adolescent programs, DUI and PC1000 programs. Medi-Cal and private insurance accepted, sliding fee scale.

D & A Detox
www.dandadetox.net

2721 Barbera Way, Rancho Cordova, CA (916) 364- 7660(888) 595-9709

Non-profit organization licensed by the CA Dept of Alcohol and Drug Programs. 5-10 day residential detox, 28, 60 and 90 day men's residential treatment, outpatient, clean and sober living homes and counseling available. Self-help meetings on site and community service activities.

Delancey Street
www.delanceystreetfoundation.org
600 Embarcadero Street, San Francisco, CA (415) 512-5104 FAX (415) 512-5141

Long-term, free residential treatment program with vocational training. Must be in good health, no sex offenders, "dual-diagnosis" or psychiatric medications.

Drug Abuse Hotline
www.samhsa.gov\treatment
(800) 662-HELP (4357)

The Eternity Challenge
www.TheEternityChallenge.com
4200 Rocklin Rd #1, Rocklin CA 95677 (916) 624-4428

Christian-based, non-profit organization offers programs and services including: housing, re-entry, employment assistance, addiction recovery, life skills, homeless assistance, veterans assistance, children's services and more.

Gateway Foundation
www.gatewayforwomen.org
4049 Miller Way, Sacramento, CA (916) 451-9312 FAX (916) 451-4018

Women only. Residential treatment, counseling, family program, transitional living, support groups, information and referrals.

Good News Rescue Mission
www.gnrm.org
2842 S. Market Street, Redding, CA (530) 242-5920 FAX (530) 541-8745

Men's New Life Recovery Program: 12-18 month Christian-based residential treatment. Program includes bible study, relapse prevention, anger management, vocational training. Contact (530) 244-6800.
Women's and Children's Ministries / House of Hope: 12-24 month Christian-based residential treatment. Program includes bible study, relapse prevention, transitional, post-graduate programs and assistance. Contact (530) 241-3608.
In-Step Dual Diagnosis Program (Mental Illness + Substance Abuse): Co-case management with Shasta Co. Mental Health. Substance abuse treatment. Contact (530) 241-5754.

Harbor Light Center Recovery Home (Salvation Army)
www.tsagoldenstate.org/goldenstate/harbor_light
1275 Harrison St. San Francisco, CA (415) 503-3006

Comprehensive chemical dependency treatment for men, women and families. Detox and 6-12 month residential treatment program. Free.

Hope House / Serenity House
www.corr.us
303 Bennett Street, Grass Valley (530) 271-1140 FAX (530) 273-7036

Intensive 90 day men's and women's residential treatment programs operated by CORR. Participants in the program may have up to 2 of their young children with them. Multiple funding sources available based on qualifications.

Hope, Help and Healing Email: office@hhhine.com
www.irecover.org

11960 Heritage Oak Place #20, Auburn (530) 885-4249

State licensed and certified drug and alcohol residential treatment facility and sober living environment for men and women. Also has men's and women's transitional living homes. Services include four homes in Auburn with 30 beds for men and women that are homeless, recovering from substance abuse or recently released from jail or prison. Outpatient services also available (anger management, domestic violence, etc.)

House of Metamorphosis
www.houseofmetamorphosis.org
2970 Market Street, San Diego, CA 92102 (619) 236-9492

Free residential treatment program. Non-profit organization.

Jericho Project
www.jericho-project.org
470 Valley Drive, Brisbane, Ca. 94005 (415) 656-1700 FAX (415) 467-9011

State-licensed 12 month residential treatment program for men.

Kaiser Permanente – Alcohol and Drug Programs
www.kp.org
2829 Watt Ave. #150, Sacramento, CA (916) 482-1132 FAX (916) 979-3501
8247 E. Bruceville Rd, Sacramento (916) 525-6790
2155 Iron Point Rd, Folsom (916) 817-5646

For Kaiser members only. Residential treatment, outpatient counseling, detox, support groups, information and referrals. Services for adults and adolescents.

K.I.S.S. House (Keep it Simple Sister)
9370 Eckerman Rd. Roseville (916) 532-1757 FAX (916) 791-0699
Contact: Barbara Weaver

Women and children only. 4 houses located in Placer County. Services include parenting classes, 12 step programs. Cost is $450 per month per adult, $100 per child. No food is provided.

Madison House
www.clean-and-sober-living.com
8938 Madison Ave, Fair Oaks, CA (916) 961-2691

Long-term clean and sober living environment, detox and residential treatment. 12 step program and many other resources. 13 homes in the Sacramento area.

Mercy Multiplied
www.mercymultiplied.com/about-our-residential-program
Corporate Office: P.O. Box 111060, Nashville, TN 37222
(615) 831-6987 Admissions FAX (615) 831-9953

One location in Lincoln, CA; other locations in Tennessee, Louisiana and Missouri. A free Christian-based, 6 month residential treatment program for young women to age 28. Voluntary basis only, residents can have no pending legal matters and must be in good health.

Mexican-American Alcoholism Program (MAAP)
www.maap.org
4241 Florin Rd #65, Sacramento, CA (916) 394-2323
3612 Madison Ave #29, North Highlands, CA (916) 338-6835
2515 48th Ave. Sacramento (Mi Casa Recovery Home)

DUI programs, Hispanic AIDS/HIV education, prevention project, out-patient youth program, bilingual staff. *Mi Casa is a social model 30, 60 or 90 day residential substance abuse treatment facility for both men and women. 12 week aftercare offered and encouraged.

National Council on Alcohol and Drug Dependence (NCADD) (Options for Recovery)
www.ncaddsac.org
2143 Hurley #101, Sacramento (916) 922-5121

Outpatient treatment for adults and adolescents, residential treatment for pregnant or parenting mothers, support groups, drug diversion programs, information and referrals, Sliding fee scale.

Nevada County Behavioral Health
www.mynevadacounty.com
500 Crown Point Circle #120, Grass Valley (530) 265-1437 FAX (530) 271-0257

Outpatient substance abuse counseling, Drug Court, perinatal services, dual-diagnoses group, screening and assessment.

New Dawn
http://www.newdawntreatmentcenters.com/
Sacramento (866) 969-4300

Treatment for substance abuse and eating disorders for teens and adults. Outpatient, residential and detox.

New Directions Counseling Association
www.newdirectionsca.com
7996 Old Winding Way #300, Fair Oaks, CA (916) 966-4523 FAX (916) 966-4599
3294 Royal Dr., Suite 204-C, Cameron Park (916) 966-4523

Outpatient treatment includes drug court, perinatal and co-occurring. Programs for adolescents, teens, young adults and adults and families with substance abuse issues.

New Leaf Counseling
Main office: 1254 High Street, Auburn (530) 889-9195 FAX (530) 889-9197
Residential treatment: 11835 Lorenson Rd. Auburn (530) 823-9827

Women with or without children. 1 year maximum program, limit of 2 children (flexible). Services include transitional housing, residential and out-patient substance abuse treatment programs. 2 residential houses in the Auburn area. Medi-Cal accepted

Oak House
6060 Sunrise Vista Rd. Citrus Heights, CA (916) 721-9699 toll-free (866) 301-9699

Outpatient and aftercare services. Licensed and certified residential drug and alcohol treatment program for men. Detox and intensive outpatient for men, women and adolescents. Transitional living and intervention specialists.

Pacific Educational Services -PES-ebs, Inc.
www.pesprograms.com
Corporate Office: 11837 Kemper Road Ste. 2, Auburn (800) 346-5891 (530) 888-1010
Satellite Office: 901 H St., Suite #103, Sacramento (916) 447-1010

Outpatient counseling services available in Roseville and Auburn. Moral Recognition Therapy (MRT) Program, relapse prevention, substance abuse treatment, DUI programs. Services are provided in individual and group counseling.

Pathways
www.yspathways.net
430 Teagarden Ave. Yuba City, CA
2 9th Street, Marysville
Main Office: (530) 674-4530 Treatment: (530) 742-6670 DUI: (530) 674-4530
Prevention: (530) 674-4530 FAX: (530) 674-4544

DUI program, youth program, support groups, information and referrals, residential treatment for men and women, day treatment, evening and outpatient programs.

Placer County Substance Use Services
11522 B Ave, Auburn, CA (in the Welcome Center) (530) 889-7240

Adult outpatient treatment for the indigent and uninsured, information and referrals. Provides services to all eligible Placer County residents including those in Drug Court or Prop 36.

Placer Mothers in Recovery Email: grassvalley@corr.us www.corr.us
(First 5 Placer Children and Families Commission)
12183 Locksley Ln, Auburn, CA (530) 889-8701 FAX (530) 889-8794

Services include family recovery plans, individual sessions, group counseling sessions, child care, parenting and life skills, anger management, money management, literacy classes. Assist in addressing issues in depression and anxiety, parenting, abuse, drug/alcohol relapse, etc. Fees are based on a sliding scale.

Powerhouse Transition Center
www.phmfolsom.org/programs/powerhouse-transformation-center/
311 Market St, Folsom, CA (916) 983-0658

Program is up to 2 years, free of charge, women only, children allowed. Residential treatment program includes substance abuse treatment, parenting classes, life skills, financial skills and education.

Progress House
www.progresshouseinc.org
Corporate Office: 2844 Coloma Street (PO Box 1666), Placerville, CA 95667 (530) 626-9240

Twelve residential treatment facilities located throughout the region. Facilities for men and women with or without children. Outpatient treatment and transitional living houses in El Dorado County. Medi-Cal accepted.

Recovery Happens Email: info@recoveryhappens.com
www.recoveryhappens.com
7996 Old Winding Way #210, Fair Oaks, CA (916) 276-0626 FAX (916) 241-9836
204 F Street #E, Davis, CA
3017 Douglas Blvd, 3rd Floor, Roseville CA

Locations in Fair Oaks, Davis and Roseville. Weekly individual, group or family counseling. Outpatient treatment with mental health component for adults and adolescents.

Recovery Now
www.recoverynow.net
433A 5th Street, Roseville (916) 868-2207

Clean and sober living for men/women who are committed to working a program. Several houses in Roseville.

Redwood Gospel Mission
www.srmission.org
101 6th Street, Santa Rosa, CA 95401 (707) 542-4817

10-18 month faith-based residential treatment program. Program includes a 12-step program, relapse prevention, anger management, living skills, counseling and bible study. Men and women.

Sacramento Recovery House Email: sacrec@pacbell.net
www.sacramentorecoveryhouse.org
1914 22nd Street, Sacramento (916) 455-6258 FAX (916) 455-5667

Residential treatment program and transitional housing for men. Sliding fee scale for Sacramento County residents.

Sacramento County Alcohol and Drug Services
3321 Power Inn Rd. Ste. 120, Sacramento, CA (916) 874-9754

Resource agency for substance abuse services in Sacramento County.

The Salvation Army
Adult Rehabilitation Center
1615 D Street, Sacramento, CA (916) 441-5267 FAX (916) 441-1758

Free faith-based 6-month residential drug treatment program, 85 beds. Other locations throughout the area.

Screening Clinic (Placer County HHS ASOC)
(530) 889-7240

Free screening clinic for all Placer County residents to screen for substance abuse issues and make recommendations regarding resources, services and treatment options. First come, first served basis.
Monday: 10 – 11 am at 101 Cirby Hills Dr. Roseville
Tuesday: 1 – 2 pm at 11522 B Ave Auburn (Welcome Center)
Wednesday: 1 -2 pm at 10810 Justice Center Drive, Roseville (PREP Center)
Thursday: 4 – 5 pm at 101 Cirby Hills Dr. Roseville
Friday: 10 -11 am at 11522 B Ave Auburn, CA (Welcome Center)

Serenity House
1196 Arcade Blvd. Sacramento (916) 927-7728

Clean and sober living environment for women including substance abuse treatment.

Sierra Mental Wellness
www.sierramentalwellness.org
333 Sunrise Ave #701, Roseville (916) 783-5207
560 Wall Street #D, Auburn (530) 885-0441
2690 Lake Forest Road #B, Tahoe City, CA (530) 581-4054

A variety of classes and programs offered including: mental health counseling, individual/family therapy, support groups, 52 week domestic violence, parenting classes, DUI program, outpatient drug treatment. Sliding fee scale.

Sierra Native Alliance
www.sierranativealliance.org
610 Auburn Ravine Road, Suite G, Auburn (530) 888-8767 FAX (530) 888-8757

A variety of services, including: outpatient treatment, parenting classes, family services, cultural education and youth programs, with a Native American perspective.

Strategies for Change
www.strategies4change.org
4441Auburn Blvd Suite E, Sacramento (916) 473-5764 FAX (916) 473-5766
4343 Williamsborough Dr., Sacramento (916) 395-3552 FAX (916) 395-3683

Substance abuse counseling, domestic violence, anger management, co-occurring, parenting classes, runaway substance-abusing teens, mental health screening, services for HIV positive individuals and their families. Medi-Cal and private insurance accepted, sliding fee scale.

Teen Challenge
www.teenchallengeusa.com
Administrative Office: 10017 Folsom Blvd. #100, Sacramento (916) 362-2800 FAX (916) 362-3700
Twin Rivers Center – Crisis Center for Women: 560 Cooper Ave, Yuba City CA (530) 751-9511

Sacramento Crisis Center for Men: 1613 18th Street, Sacramento (916) 443-3049
Alpha-Henson Women's Center: 300 Stardust Lane, Lincoln CA (916) 645-3807
Email: svtc@teenchallenge.ws or ahwc@teenchallenge.ws

Free faith-based residential treatment programs for men and women. Long-term, free-of-charge.

Union Gospel Mission
www.ugmsac.com
400 Bannon Street, Sacramento (916) 447-3268

Homeless resources including women's clothes closet, food bank. Other services include a drug and alcohol treatment program, vocational training and employment assistance.

Vitality Lake Tahoe
www.vitalityunlimited.org
1137 Emerald Bay Rd, South Lake Tahoe, CA (775) 738-8004
Outpatient: (530) 541-5190 Residential: (530) 541-5440

Residential treatment, outpatient, detox, transitional housing, support groups, co-occurring, DUI and PC 1000 programs. Medi-Cal and private insurance accepted. Sliding fee scale.

Volunteers of America – Northern California & Northern Nevada
www.voa-ncnn.org
1900 Point West Way #270, Sacramento, CA 95815 (916) 228-3153 or (916) 448-1236

A variety of services available including: substance abuse treatment, youth services, transitional housing for former foster youth, senior services, veteran's services and housing assistance.

Well Space Health (Formerly The Effort)
www.wellspacehealth.org
Roseville, Folsom, Sacramento (916) 737-5555

Substance abuse treatment and counseling, mental health services, and AIDS education and prevention. Co-ed. Medi-Cal and Medicare accepted.

SUPPORT PROGRAMS

AA – Alcoholics Anonymous
www.aasacramento.org and www.acypaa.org
Central Office: 9960 Business Park Dr. #110, Sacramento, CA (916) 454-1771
24 hour hotline – (916)454-1100
Roseville – (916) 624-6807 Auburn – (530) 888-3607
Tahoe – (530) 546-1126 or (530) 541-1243 Grass Valley / Nevada City – (530) 272-6287

Support groups for anyone concerned about their alcohol use, 12-step program.

Al-Anon / Alateen
www.al-anon.org
Sacramento: (916) 454-1100 Roseville: (916) 624-6807
Tahoe area: (530) 546-1126 or (530) 541-1243 Info Center: (916) 334-2970

Support groups for people concerned about another's drug or alcohol use. 24/7 phone coverage.

Celebrate Recovery at Bayside Church
www.baysideonline.com
8191 Sierra College Blvd, Roseville, CA Building B, Room B-121

Faith-based, open to all. Every Friday night year 'round. Dinner 6:00 – 7:00 p.m. for $5.00. Large group session 7:00 – 8:00 p.m. Small groups 8:00 – 9:00 p.m. Conversation, coffee and deserts 9:00 – 10:00 p.m. for $1.00.
Men's and women's groups in a variety of topics.

CODA
www.codependents.org
Toll free (888) 444-2359 Spanish: (888) 444-2379

Co-dependency, anonymous.

NA – Narcotics Anonymous
www.na.org or www.sfana.org
(800) 600-4673 or (800) 477-6291 or (916) 732-2299 or (530) 546-1116 Help line (530) 645-1635

Support groups throughout the area for anyone concerned about their drug use. Information and referrals.

Rational Recovery
www.rationalrecovery.org
P.O. Box 800, Lotus, CA 95651 (530) 621-4374 or (530) 621-2667

Planned abstinence from substance abuse, using addictive voice recognition technique. Non 12 Step program, online program.

Road 2 Recovery
www.facebook.com/pages/Road-to-Recovery/271719042919157
Parkside Church - 3885 Richardson Dr. Auburn (across from Regional Park, by Chana H.S.)

Christian-based twelve step program. Dinner included, child care available. Every Friday at 6:30 p.m.

White Bison / Warrior Down
www.sierranativealliance.org
3885 Richardson Drive, Auburn (530) 363-8526

Native American recovery groups at Sierra Native Alliance. Tuesdays and Thursdays 6:00 – 7:30 p.m.

PUBLIC ASSISTANCE

Auburn at DeWitt Center
11542 B Avenue, Auburn CA (530) 889-7610
Hours: Mon. – Fri. 8 am – 11 am, 1 pm – 3 pm
Rocklin
1000 Sunset Blvd. #220, Rocklin, CA (916) 784-6000
Hours: Mon. – Fri. 8 am – 11 am, 1 pm – 3 pm
North Lake Tahoe at Carnelian Bay
5225 North Lake Blvd. Carnelian Bay, CA 96140 (530) 546-1900
Hours: Mon. – Fri. 8 am – 11 am, 1 pm – 3 pm

Programs include food stamps, Medi-Cal health insurance, Medical Care Services Program (MCSP), CalWORKS/TANF, Housing Choice Voucher Program and General Relief / Assistance. To apply, applicant must bring the following:

- Photo ID
- Social Security / Alien Status / Temporary Residency Card
- Verification of Placer County residency (rent/lease agreement in applicants name, note from landlord or roommate, or utility bill in applicants name)
- Verification of income (pay stub, benefits, tax return or log of cash receipts or other miscellaneous income)

- Verification of Assets
- Applicant may also be asked for proof of free services attained (housing, utilities, food, etc), vehicle registration, life or health insurance policies, medical application documents, or other documents determined necessary by the eligibility worker.

Placer County Health and Human Services
www.placer.ca.gov/departments/hhs.aspx
3091 County Center Dr. #290, Auburn (530) 886-1870 FAX (530)745-3135
5225 North Lake Blvd., Carnelian Bay, CA (Tahoe)(530) 546-1900 FAX (530) 546-1912
Medical clinics: 11583 C Ave, Auburn (530) 889-7215
8665 Salmon Ave, Kings Beach (530) 546-1970

Social Security Office
11855 Edgewood Road, Auburn (866) 931-6087 National toll-free (800) 772-1213
Hours: Monday – Friday 9:30 a.m. – 4:30 p.m. Closed on federal holidays.

YOUTH AND FAMILY SERVICES

Above All Adventures
www.facebook.com/abovealladventures/?fref=ts ***and*** www.abovealladventures.org
Mike Pugh (530)852-2128 or Rhonda Olsen (707)529-2361 Email: abovealladventures@gmail.com

Non-profit organization that provides an Experiential Seminar and Outdoor Adventure program for teens based in and around Auburn, California. Provides teens with opportunities to challenge themselves and learn life skills, and to build team and leadership skills.

Auburn Hip Hop Congress
www.facebook.com/HHC530/ and www.auburnhiphopcongress.strikingly.com
808 Lincoln Way, Auburn, CA 95603 (530) 368-4455

Non-profit organization for teens and young adults that offers positive events, concerts, and open mics, arts and music workshops, youth ambassador programs, leadership trainings, community service opportunities.

Boys & Girls Club
www.bgcplacercounty.org
679 Lincoln Way, Auburn CA 95603 (530) 889-2273

Non-profit organization for ages 13-18. Homework assistance, sports, arts, dance, nutrition, games, safety/prevention programs, computers, career programs and more.

California Conservation Corps
www.ccc.ca.gov
(800) 952-JOBS (5627)

Non-profit organization for young men and women ages 18-25. Cannot be on probation or parole. Participants work outdoors to protect and restore California' natural environment, and respond to disasters. Classes in career planning, specialized training courses and more.

California Friday Night Live Partnership
www.fridaynightlive.org
Placer County Regional Liason – Kara Sutter (530) 889-7179

Encourages youth-adult partnerships and facilitate positive drug-free events for teens. Local chapters throughout the state.

California Youth Crisis Line (CA Coalition for Youth)
www.youthcrisisline.org
24 hour hotline (800) 843-5200

Crisis counseling, information and referrals, connection to services, confidential. For youth and families. Multiple languages.

Child Advocates of Placer County
www.casaplacer.org
3715 Atherton Rd #1, Rocklin CA 95765 (530)887-1006

Non-profit organization that provides foster children with Court Appointed Special Advocates (CASAs), at-risk youth with dedicated A2Y (Adult-to-Youth) mentors, and at-risk parents with family mentors.

Crisis Resolution Center
www.kfh.org/services/crc.cfm
Loomis, CA 24-hour toll-free (866) 251-7584

Free and confidential services for teens and their families in crisis. 6-bed co-ed short-term group home facility for ages 12-17, provides counseling and reunification services, conflict resolution, referrals and more. The minor cannot currently be on formal probation, in foster care, or suicidal.

iFoster
www.ifoster.org
(855) 936-7837

Hundreds of free or greatly discounted products and services available through iFoster's corporate, government, and non-profit partners to help with school, youth employment, recreational activities, parenting child care, health, household expenses, food, clothing, and other personal needs. To qualify, must be one of the following: transition-age foster, kinship or probation youth (16-24); foster family; kinship family or relative caregiver; legal guardian; adoptive family; or an agency serving of these.

K.E.Y.S.
1000 Sunset Blvd. #140, Rocklin CA 95677 (916) 784-6437 (contact Michelle Graf)

Collaborative program with the Placer County Office of Education, Department of Rehabilitation and PRIDE Industries that provides pre-vocational training and job placement to youth ages 16-19, who are or have been in out-of-home placement, reside in or attend school in Placer County, and have a disability.

Kids First
www.kidsfirstnow.org
124 Main Street, Roseville (916) 774-6802
11960 Heritage Oaks Place, #3 Auburn (530) 887-3536

Parenting classes, family counseling, healing therapy for child victims of abuse and neglect. Enrollment of children in low/no-cost health insurance. After school activities for kids. Parent education, training and coaching. Sliding fee scale.

KidZKount
www.kidzkount.com
Main Office – 1166 High St, Auburn, CA (530) 885-KIDS (5437) Toll free (800) 655-0432
Application line – (530) 886-4122

Free programs for infants and toddlers, preschool, Prenatal – age 5, Head Start, supportive home visiting program. Sites throughout Placer and Nevada Counties. Non-profit agency funded by the Department of Health and Human Services.

K.I.N.D. – Kids in Need Of Diversion Program / Golden Sierra Life Skills
www.goldenlifeskills.org
3240 Professional Dr. #A, Auburn CA 95603 (530) 887-9245 FAX (530) 887-1379

Non-Profit organization that provides an education-based intervention and diversion program for youth 11-17 years old. Topics include: anger management, bullying, gangs, communication, conflict resolution, drugs/alcohol, smoking, cheating, fighting, theft, truancy, stress, and more. Other programs include: Co-Parenting and Men, Infants, and Children (MIC)

Latino Leadership Council
www.latinoleadershipcouncil.org
2945 Bell Road, Auburn #274 (530) 333-9230

Non-profit organization. Provides a wide variety of services, including: substance abuse prevention, gang prevention, teen pregnancy prevention, Parent Project, youth activities and health services, to Spanish-speaking populations.

Placer Sheriff's Activities League
Rock Creek Elementary School
3050 Bell Road, Auburn
Mondays: 2:00 – 4:30 p.m. Wednesdays: 3:00 – 5:30 p.m. Fridays: 3:00 – 5:30 p.m.

Non-profit organization for at-risk youth, ages 11-17. Activities include a variety of sports and tutoring. Free of charge.

Sierra Native Alliance
www.sierranativealliance.org
610 Auburn Ravine Road, Suite G, Auburn (530) 888-8767 FAX (530) 888-8757

A variety of services, including: outpatient treatment, parenting classes, family services, cultural education and youth programs, with a Native American perspective.

Stand Up Placer (Formerly Peace for Families)
www.standupplacer.org
11985 Heritage Oaks Place, Suite 200, Auburn, CA 95603 (530) 885-0443
775 Sunrise Ave Suite 160, Roseville, CA 95661 (916) 773-7273
24-Hour Crisis Line for emergency housing and assistance (800) 575-5352

A private, non-profit community-based organization that provides services to victims of domestic violence and sexual assault in Placer County. Services include: emergency housing, 12-24 month supportive housing, crisis intervention, social and legal services, support groups and counseling.

Teens Matter
www.teens-matter.com
991 Lincoln Way, Auburn (530) 889-2300

Life skills and challenges program for teens and young adults ages 12-20. Scholarships available.

Unity Care
www.unitycare.org
11716 Enterprise Drive, Auburn (530) 886-5473

Community-based, non-profit, multi-service youth and family development agency. Educational and social programs for at-risk youth and their families. Offers the TIP program (Transition to Independence Process) for ages 14-24 who are experiencing emotional, behavioral, or other challenges.

W.A.T.A.H. – We Are Teens Always Helping
Email: **watah@placer.ca.gov**
655 Menlo Drive, Rocklin, CA 95765 (530) 886-2868 FAX: (530) 889-6735

The WATAH group is made up of adolescent boys and girls, ages 12-16, who meet on Tuesdays and Thursdays from 4:00 – 5:30 p.m. Intervention for at-risk or out-of-control teens and their families with group

meetings and family team meetings, addressing issues such as: personal feelings, peer pressure, decision making, and goal setting. There are also fun activities included. Free of charge.

Western Sierra Youth Build
www.wsyouthbuild.com
12338 McCourtney Road, Grass Valley CA 95949 (530) 272-2643 ext. 203

A public charter school that provides academic and vocational training for youth, ages 18-25, who are in need of a high school diploma. Students also participate in life skills, career development classes, leadership development and community service activities.

Whole Person Learning
11816 Kemper Road, Auburn CA 95603 (530) 823-6903 or (530) 823-2499 FAX (530) 823-6190

A variety of programs that help foster youth transitioning to adulthood. Offers career counseling, college preparation, housing assistance (HOPE and THP-Plus) and other classes.

YES (Youth Empowerment Support)
www.youthempowermentsupport.com 11716 Enterprise Dr, Auburn CA 95603 (530) 886-2867

Provides opportunities and trainings for community and system transformation as well as direct support, groups, and leadership opportunities for young people at risk of, in, or emancipating out of system services.

MENTAL HEALTH AND COUNSELING SERVICES

Adult Mental Health Services Intake Line
1-888-886-5401

A no-cost method to request mental health services.

Affordable Counseling and Educational Services
www.affordablecounseling.net
3101 Sunset Blvd. #6-C, Rocklin(916) 630-9188 FAX (916) 251-7523

Parenting, co-parenting, anger management, 52 week domestic violence, supervised visits, women's healing groups, individual/couples/family counseling. Services for men and women, English and Spanish and are located throughout Placer and Sacramento Counties. Fees are on a sliding scale.

Alternatives to Violence Project
www.avpcalifornia.org
P.O. Box 3294, Santa Barbara, CA 93130-3294 (800) 905-6765

A multicultural 501(c)3 organization offering experiential workshops that empower individuals to lead peaceful lives through affirmation, respect for all, community building, cooperation, and trust. AVP builds on a spiritual base of respect and caring for self and others, working both in prisons and with groups in the community. Workshops are open to anyone who wishes to attend. The only requirement is that the participant attends voluntarily. Fees are reasonable, with a sliding scale ranging from $25 to $125; your choice. Scholarships are available. No one is turned away for lack of funds.

BHC Heritage Oaks
www.heritageoakshospital.com
4250 Auburn Blvd. Sacramento (916) 489-3336 FAX (916) 972-0444

Full-service mental health facility for adults and adolescents. Inpatient as well as intensive out-patient program for co-occurring clients.

C.A.L.M Email Jerry Watkins: Olbreazy@gmail.com
152 Maple St #C, Auburn, CA (530) 888-7958
www.keslerbrockhoff.com

Anger management, state-certified and court approved 52 week domestic violence program. Bilingual (English/Spanish) Sliding scale fees.

Insights Counseling Services (formerly New Mourning)
www.insightscounselingservices.org
263 Nevada Station, Auburn (530) 887-1300
8207 Sierra College Blvd. #510, Roseville
565 Brunswick, #10, Grass Valley

Counseling and grief recovery for adults, children and families.

Lighthouse Counseling & Family Resource Center
www.lighthousefrc.com
427 A Street #400, Lincoln, CA (916) 645-3300

Non-profit organization. No-cost counseling, support, family resources, mental health services and classes. English and Spanish speaking. Classes include: ESL, literacy, parenting, relationship workshops, WIC. Support groups for: depression/anxiety, Hispanic support group, Women's Empowerment.

Manalive/MAV Center Email – david@mavcenter.org
www.mavcenter.org
Main office: 884 Lincoln Way #31, Auburn (530) 392-0714

Non-profit men's program committed to helping age 16 and older stop violence to themselves, their partners and their community. Court approved 52 week domestic violence (batterers treatment program). Classes in Auburn and Roseville.

Mental Health America of Northern California
www.mhanca.org
1908 O Street, Sacramento (916) 366-4600 FAX (916) 855-5448

MHANCA works with individuals and families with mental health challenges to promote wellness and recovery, prevention and improve access to services and supports. Programs include: family advocacy, LGBTQ Reducing Disparities Project, LGBTQ Youth Collaborative, Peer Partner Program, SAFE (Sacramento Advocacy for Family Empowerment), senior peer counseling, support groups, self-help training, and more.

Nami – National Alliance for the Mentally Ill
www.namipc.org
P.O. Box 7706, Auburn, CA 95604 (916) 554-0554

Assisted living program - the Summit House in Auburn (AMIH@amihousing.org). Monthly "care and share" meetings for family members of loved ones with mental health issues who need information and emotional support. "Family to family" program, free 12 weekly sessions to help family members understand and support their mentally ill relative.

National Domestic Violence Hotline
(800) 799-7233

New Pathways Counseling

5890 Newman Court, Sacramento CA (916) 452-7481

Non-profit organization. Low cost counseling for individuals, couples, families and children. Fees based on ability to pay. Mental health services available. Spanish speaking.

Northern Valley Catholic Social Services
www.nvcss.org
Regional office: 2400 Washington Ave. Redding, CA (530) 241-0552

Provides low-cost or free mental health, housing, vocational and support services to individuals and families in California's Northern Sacramento Valley.

Pacific Counseling and Trauma Services
www.pacifictraumacenter.com
706 Natoma St, Folsom CA 95630 (916) 608-4569

Individual, couples, and family therapy for any type of emotional trauma. Also offers EMDR, Brainspotting, and Somatic Archaeology forms of therapy. There is also a 501(c)3 non-profit sector to offer services to individuals regardless of their ability to pay.

Pacific Educational Services
www.pesprograms.com
Corporate Office: 11837 Kemper Road Ste. 2, Auburn (800) 346-5891 (530) 888-1010
Satellite Office: 901 H St., Suite #103, Sacramento (916) 447-1010

Parenting and co-parenting program, certified 52 week Batterers Treatment Program, 52 week Child Abusers Treatment Program, anger management (non 52-week), diversion, DUI and Theft Education. Services are also available in Spanish.

Placer Counseling Center E-mail: Placercounseling@sbcglobal.net
http://placer-counseling.marriage-family.com
1230 High Street #120, Auburn, CA (530) 887-1637

A non-profit agency, reasonable fees and sliding fee scale, flexible appointments. Educational programs include parenting, sexual abuse education, anger management groups, life skills as well as supervised visitation for families, psychotherapeutic / educational groups and individual and family counseling.

Placer County Adult Systems Of Care
www.placer.ca.gov/Departments/hhs/adult.aspx
11512 B Avenue, Dewitt Center, North Auburn (530) 889-7293
101 Cirby Hills Dr. Roseville, CA

Mental health services, substance abuse treatment, crisis services, adult protective services, in-home support services and more. Another service available is for adult men and women with mental illness who have been homeless for 6 months or more and demonstrate a willingness to engage in mental health services to become self-sufficient. Programs include Placer Housing and Recovery Treatment Success, subsidized housing program (up to 12 months) that serves those at risk of homelessness, employment assistance, housing vouchers, mental health rehabilitation, medications, day treatment, health services and vocational and counseling assistance.

Placer Dispute Resolution Service
www.pdrs.org
P.O. Box 1771, Loomis, CA 95650 (916) 645-9260

Mediation is a way for people to work out their problems and arrive at mutually agreeable resolutions with the help of trained, impartial mediators who facilitate productive, future focused communication between the parties. It is a voluntary, confidential settlement process.

Redefining You Therapy
www.redefiningyoutherapy.com
3105 1st Street, Sacramento, CA 95817 (916) 956-6232

An independent psychotherapy practice. Mental health services. Treat individuals with a wide range of psychiatric disorders and behavioral conditions including: depression, anxiety, chemical dependence,

personal growth and life coaching. Primary focus is treating individuals who have experienced unresolved trauma such as sexual abuse, victims of crime, and veterans who have experienced combat trauma and military families.

Sacramento County Behavioral Health Services
www.dhhs.saccounty.net
Primary Care Center: 4600 Broadway, Sacramento 95820 (916) 875-1055
7001-A East Parkway, Suite 400, Sacramento (916) 875-7070

Sierra Mental Wellness Group (formerly SFS)
www.sierramentalwellness.org
333 Sunrise Ave #701, Roseville (916) 783-5207
560 Wall Street #D, Auburn (530) 885-0441
2690 Lake Forest Rd #B, Tahoe City (530) 581-4054

Professional and affordable individual, couple and family counseling, crisis services, child and adolescent programs, substance abuse treatment and prevention, mental health services, certified 52 week Batterers Treatment Program and anger management. Medi-Cal accepted, sliding fee scale.

The Trevor Project
www.thetrevorproject.org
24 hour crisis line (866) 488-7386

The Trevor Project is the leading national organization providing crisis intervention and suicide prevention services to lesbian, gay, bisexual, transgender and questioning youth.

Turning Point (Coloma Center)
www.tpcp.org/coloma-center
120 Ascot Center Suite D, Roseville, CA 95561 (916) 786-3760

Intensive adult mental health services for clients 18 and over. Transitional services for clients 18-25.

United Advocates for Children and Families (UACF)
www.uacf4hope.org
Main Office – 2035 Hurley Way, Sacramento (916) 643-1530

Family and friend coordinators/family advocates for families of loved ones with mental, emotional and behavioral issues; programs and services for parents with children with mental health challenges.

VIP (Violence Intervention and Prevention) – ManAlive
www.vip-manalive.com
P.O. Box 216225, Sacramento, CA 95621 1-877-Don't Yell (366-8935) (916) 484-6738
Classes located at: 3101 Sunset Blvd. #6C, Rocklin

Court-approved 52 week batterers treatment program. Classes in Auburn and Roseville. WomanAlive program also available.

WEAVE (Women Escaping a Violent Environment)
www.weaveinc.org
1900 K Street, Sacramento
7600 Hospital Drive, Sacramento
(916) 920-2952 or Toll-free (866) 920-2952

Crisis intervention services for survivors of domestic violence and sexual assault in Sacramento County. Also provides outreach and services for international and domestic victims of human trafficking. Services for teens and adults. Confidential emergency temporary housing.

Well Space Health (Formerly The Effort)
www.wellspacehealth.org
Roseville, Folsom, Sacramento (916) 737-5555

Substance abuse treatment and counseling, mental health services, and AIDS education and prevention. Co-ed. Medi-Cal and Medicare accepted.

VETERAN'S SERVICES

A Bridge to Life Center at Mission Solano
www.missionsolano.org/how-we-help/bridge-to-life
310 Beck Ave., Farifield (707) 425-3663

Faith-based, non-profit organization. Emergency shelter, housing, food and mental health counseling for veterans and families.

CalVet
www.calvet.ca.gov
2007 19th St, Sacramento (916) 874-6811
1000 Sunset Blvd. #115, Rocklin, CA (916) 780-3296
988 McCourtney Rd, Grass Valley (530) 273-3396

Information on resources and referrals for veterans including: housing, employment, education, healthcare, benefits and services.

Dr. Page Brown
Email: pbrown@oro.net
254 Colfax Ave # B, Grass Valley (530) 274-9509

No cost counseling, psychological services, psychological evaluations and advocacy for combat veterans of any era.

Forgotten Soldier Email: info@ForgottenSoldierProgram.org
www.theforgottensoldierprogram.org
991 Lincoln Way, Auburn, CA (530) 889-2300

Free program offering services such as mentoring, holistic healing, life skills tools, education, various types of therapy and counseling for all who have served in any branch of the U.S. military, regardless of discharge type.

Gold Country Chaplaincy Email: goldcountryadmin@gmail.com
www.goldcountrychaplaincy.org
PO Box 654, Loomis, CA 95650 (916) 259-1001

Christian-based, non-profit organization that provides services such as: grief support, crisis counseling, and spiritual support for first responders, military veterans, and their families.

National Call Center for Homeless Vets (877) 424-3838 24 hours

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Sacramento Veterans Resource Center Email: vvcsac@vetsresource.org
www.vetsresource.org
7270 East Southgate Drive, Sacramento CA 95823 (916) 393-8387 FAX (916) 393-8389

A multi-function campus with a small business outreach center, employment assistance, training and counseling, housing for homeless veterans (including women and their children), and a residential drug/alcohol treatment center.

Social Security – Disability for Wounded Warriors
www.socialsecurity.gov/woundedwarriors
(800) 772-1213 TTY for hearing impaired (800) 325-0778

Military service members can receive expedited processing of Social Security disability claims. The benefits available are different than those from the Department of Veterans Affairs and require a different

application. For service members who became disabled on or after October 1, 2001, and it doesn't matter where the disability occurred.

The Soldier's Project
www.thesoldiersproject.org
(916) 792-3728 or toll-free (877) 576-5343

Private, non-profit independent group of licensed mental health professionals. Free, confidential mental health treatment for veterans and loved ones who served in Iraq and/or Afghanistan since 2003, regardless of discharge or branch of service.

Veteran's Affairs (VA)
www.placer.ca.gov/departments/veterans www.usa.gov
Information and referrals for VA:2995 First Street, Auburn (530) 889-7968
Outpatient services: 3123 Professional Drive #25, Auburn (530) 889-0872
Sierra Foothills Outpatient Clinic – 11985 Heritage Oak Place, Auburn (530) 889-0872
1000 Sunset Blvd. #115, Rocklin (916) 780-3290
10535 Hospital Way, Mather AFB, Sacramento (916) 366-5366

Vietnam Veterans of America, Sacramento Valley Chapter 500
www.sacvva500.org
7909 Walerga Rd. #112, Antelope (916) 481-6020

Volunteers of America – Northern California & Northern Nevada
www.voa-ncnn.org
1900 Point West Way #270, Sacramento, CA 95815 (916) 228-3153

Housing and temporary financial assistance available for low-income veterans and their families. Other services available include substance abuse treatment, youth and senior services.

OTHERE SERVICES AND PROGRAMS

Alta California Regional Center
www.altaregional.org
Main office: 2241 Harvard Street #100, Sacramento (916) 978-6400

Assists with coordinating services and support for individuals with developmental disabilities, including: mental retardation, cerebral palsy, epilepsy, autism. To qualify for services, the onset of the disability had to occur prior to the age of 18 and be expected to continue indefinitely.

California Victim Compensation Program
www.victimcompensation.ca.gov email info@vcgcb.ca.gov
(800) 777-9229

A program that can help victims pay bills and expenses that result from certain violent crimes. The VCP can help victims of crimes and their families such as domestic violence, child abuse, assault, drunk driving, robbery, homicide and sexual assault. Related expenses can be medical/dental bills, counseling, income loss, funeral expenses, home or vehicle modifications, relocation, crime scene clean-up, etc.

Placer County Victim/Witness Program is operated through the Placer County District Attorney's Office – (916) 543-800010810 Justice Center Drive, Roseville, CA

Connections Workforce Development (Golden Sierra)
www.goldensierra.com/jobs/
1919 Grass Valley Hwy #100, Auburn (530) 823-4631
115 Ascot Drive #180, Roseville (916) 746-7722

Free services include job search assistance, “How-To” sessions and workshops. Computers and various information available. Must have a current ID card or Driver’s License and a social security card.

Department of Rehabilitation (Vocational rehabilitation services)
www.dor.ca.gov/
11641 Blocker Dr. #125, Auburn, CA (530) 823-4040
151 N. Sunrise #601, Roseville, CA (916) 774-4400

Service for individuals who have a mental or physical disability and who have a desire to be gainfully employed. Services include career training and assistance to obtain employment. Free of charge.

The Eternity Challenge
www.TheEternityChallenge.com
4200 Rocklin Rd #1, Rocklin CA 95677 (916) 624-4428

Christian-based, non-profit organization offers programs and services including: housing, re-entry, employment assistance, addiction recovery, life skills, homeless assistance, veterans assistance, children’s services and more.

Goodwill Industries
www.goodwill.org
(800) Goodwill

Customized job training, employment placement, and other services for individuals who have disabilities, lack education or job experience, or face employment challenges. Also do other community programs.

Health Express
www.seniorsfirst.org/health-express/
c/o Seniors First 11566 D Ave., Auburn (530) 887-7433 or toll-free (800) 655-7433

A transportation service for western Placer County residents that provides rides to and from medically related appointment for those struggling to find affordable transportation. Donation based. No age or ability restrictions, oxygen and wheelchairs OK. Monday-Friday 8:00 a.m. – 5:00 p.m. Two day notice requested.

Helping Hearts
www.helping-hearts.org/
(916) 368-7200

Non-profit organization. Free assisted and independent living placement, in-home care services, board and care homes, financial and insurance services, power of attorney/trusts, conservatorships, and more for elderly and disabled individuals.

Legal Services of Northern California
https://lsnc.info/
190 Reamer Street, Auburn (530) 823-7560
515 12th Street, Sacramento (916) 551-2150

Provides free legal assistance to individuals and groups who meet income-eligibility requirements. Services range from referrals to representation, depending upon the client’s needs. LSNC can provide legal assistance with housing, health rights, income maintenance, and civil rights. LSNC cannot assist with criminal defense, accident, child support, divorce, bankruptcy, personal injury, traffic, estates, or will preparation. Can provide limited assistance for Pro Per litigants in civil cases including family law, landlord/tenant, small claims, guardianship and debt collections.

MHSA TAY Level 1
Contact: Victoria Salas (916) 786-3750 ext. 2117
Email: victoriasalas@tpcp.org

A voluntary program collaboration between Whole Person Learning, Turning Point and Placer County ASOC. Peer support for transitional age youth (ages 18-25) with mental health challenges. Transition

support areas include: education, employment, housing, transportation, health and safety, financial management, connections to community resources, etc.

Mothers Against Drunk Driving (MADD)
www.madd.org/ca
4629 Whitney Ave., Sacramento, CA (916) 481-6233

Victim support groups, advocacy program to reduce drunk driving. Victim Impact Panel (required for DUI offenders). For the Victim Impact Panel, call (800) 426-6233 or www.maddcalifornia.org/vip

Placer Adult Literacy Program
Email: pals@placerlibrary.org
Main Officer - Placer County Library, 350 Nevada Street, Auburn, CA (530) 886-4530

Free service for Placer County residents who want help with their reading and writing skills. Free of charge, available throughout the county.

Placer County Department of Child Support Services
www.placer.ca.gov/departments/childsupport
1000 Sunset Blvd. #200, Rocklin, CA
5225 N. Lake Blvd. Carnelian Bay, CA (Tahoe)
Toll free (866) 901-3212

Can assist with establishing a court order for child support, modify a current support order, release of a driver's license hold due to non-payment of child support, requesting a Compromise of Arrears (past due support).

Placer County Family Court and Legal Help Center
www.courtinfo.ca.gov/selfhelp
Bill Santucci Justice Center, 10820 Justice Center Drive, Roseville
Hours: Monday – Friday 9:00 a.m. – 3:00 p.m.

Placer School for Adults
www.ed2go.com/placer and http://placeronline.org/
390 Finley Street, Auburn, CA (530) 885-8585

PRIDE Industries Youth Services Program
Email: info@prideindustries.com
Placer County (916) 788-2149

Qualifying Placer County residents ages 17–21 years old can receive assistance with enrolling in school/classes, tutoring, build employment skills, individualized support, paid work intern experience. Transportation assistance.

Red Cross
(530) 885-9392
Hours: Mon-Thurs, 9am – 3pm

Roseville Adult School
www.rjuhsd.com/rosevilleadult
200 Branstetter Street, Roseville, CA 95678 (916) 782-3952 FAX (916) 782-4361

Women's Empowerment
1590 N. A Street, Sacramento, CA (916) 669-2307

A non-profit organization that works with homeless women to help them build the skills they need to go back to work and maintain stable housing. 8 week free program. Daycare and transportation assistance provided. Women receive health education, nutrition, smoking cessation, and relapse prevention. Access to healthcare including eye exams, dental visits, access to care from a private physician, child development assessments, yoga, fitness, and more.

Appendix H Public Outreach

INCORPORATION OF COMMENTS

The City reviewed all of the comments received and incorporated changes within the text and the policies of the draft Housing Element to respond to comments. The City received comments on the First Draft Housing Element (December 2020), Second Draft Housing Element (May/June 2021), and Adoption Draft Housing Element (July 2021). The comment letters received are included in this Appendix, but a summary of key comments (*italics*) and responsive Housing Element changes (standard text) is included below.

First Draft (December 2020)

Clarity: *Various changes are recommended to improve understanding for the layperson, including a glossary and additional maps, cross-references, and explanatory text.* The requested glossary, maps, and cross-references were added. Additional explanatory text has been added in a variety of places.

Accessory Dwelling Units: *More specifically describe the affordability of ADUs.* Explanatory text has been added in the Realistic Capacity evaluation for ADUs and the Sacramento Area Council of Government's regional affordability analysis for ADUs has been included as an Appendix.

Jobs-Housing: *Many service-sector jobs in Roseville do not pay enough to live in Roseville. Commercial development should be required to pay an affordable housing impact fee*. The Housing Element includes a program, the nexus study for which is already ongoing, to evaluate a new affordable housing impact fee for commercial development.

Equity-Earning Housing: *Rental housing does not allow a resident to earn equity. The City should provide more equity-earning housing options*.

Housing Distribution: *All Districts in Roseville should be required to maintain their fair share of affordable housing*. Districts are political boundaries which are redrawn after each census, which makes it difficult to use District boundaries for planning purposes. However, the City's 10% affordable housing goal is applied to each new Planning Area in the City, and units are required to be distributed within those planning areas. This ensures that each new community area in Roseville maintains its fair share of the City's affordable housing needs.

Housing Location: *Affordable housing should be located between major transit locations along routes to job centers, retail, healthcare, and justice/law enforcement*. Throughout the City, all sites designated for future affordable housing are located along major transportation routes with access to existing or planned transit, are adjacent to an existing or planned commercial center, and are adjacent to or within ¼-mile of a park or open space trail area.

Prior Housing Element – Data: *Provide additional data to back up the text analysis*. Additional data has been included in the review of the prior housing element, including a breakdown of affordability in the Specific Plan Areas program accomplishments, the total fees collected and how they were used in the In Lieu Fees program accomplishments, information on funding amounts and awards in the description of the Roseville Community Grant funds, and more information on the City's Process and Fee Structure Review.

Quantify: *In the current housing programs, make sure objectives are quantified whenever possible*. The City added additional programs with quantified objectives (Program 20, 26, and 27) and in response to a specific comment added a new evaluation component to the City's Public Education Program (Program 30).

Specific Plan Process: *The City's Specific Plan, Public-Private Partnership, and Affordable Housing Plan Programs all appear to be the same, and the Element does not describe the actual affordability and terms, the impact of the precise density/unit allocation, or how well the 10% affordability goal has worked*. The City's Specific Plan process is unusual, and staff realized substantial additional explanation was needed in order to clarify how the process worked. Multiple sections have been expanded significantly to address the questions raised, including the three programs listed, the Governmental Constraints section, and the Realistic Capacity analysis of vacant land. The inventory in the body of

the Housing Element includes footnotes identifying which parcels including affordable housing obligations and the level of affordability.

Pandemic Housing Issues: *Specifically address housing issues related to the pandemic*. Program 20 (Address Significant Disparities and Increase Opportunities) has been added which addresses housing issues related to the pandemic.

Preservation of Housing: *Add more analysis and identify specific actions the City will take to protect units at risk of conversion.* The program formerly-titled At-Risk Housing has been deleted and replaced with a new program titled Preservation of Housing (Program 11). This program identifies a Preservation Coordinator as a response to the substantial new analysis provided in the Analysis of At-Risk Housing section.

Fair Housing: *While the City's analysis of historic and present fair housing issues is thorough, the Housing Element should be augmented to include more programs addressing fair housing. The fair housing analysis should specifically indicate what actions are being taken or proposed in response to the issues identified in the fair housing analysis. The City should also evaluate its existing and proposed inventory in light of the fair housing issues identified*. The City added or modified several programs, including Program 20, Address Significant Disparities and Increase Opportunities; Program 25, Fair Housing and Housing Legal Discrimination Services; Program 26, Support for Housing for Persons with Disabilities; and Program 27, Allow Shared Housing Under Housing Choice Voucher for Persons with Disabilities. The fair housing analysis was also slightly restructured and where relevant each section discusses the specific City programs which address the identified issue. An analysis of the City's inventory is also provided to demonstrate that the inventory affirmatively furthers fair housing.

Overpayment and Special Needs: *Additional detail should be added to these sections, as they are not clearly described.* Substantial additional text was added to these sections, including new data tables.

Governmental Constraints: *Provide more description and analysis of certain constraints (such as standards for approval) and more completely address supportive housing and emergency shelters*. As indicated previously, much of this was addressed by providing greater explanation of the City's Specific Plan process.

Second Draft (May/June 2021)

Program Changes – Fair Housing: *Changes were recommended to add a fair housing focus to multiple programs.* Programs which were modified to include a fair housing lens include Programs 1, 6, 9, 12, 16, 19, 20, 22, 23, and 27. The City also added a new chart to the end of the Fair Housing Assessment which summarizes each fair housing issue identified in the analysis and describes the programs which are responsive to that issue, to more clearly tie the conclusions of the Fair Housing Assessment to program commitments.

Program Changes – Other Programs: *Various changes were recommended to improve programs, including adding more details and commitments in the large sites program, changing the requirements for community care homes, adding extremely low income program commitments, adding data on affordable housing production, indicating when the residential capacity monitoring program would be in place, and an estimate of the number of people who would be assisted by the Homeless Prevention and Rapid Rehousing Program.* All of the requested program modifications were made. The program addressing large sites (Program 16 Prioritize Affordable Housing) was modified to specifically commit to ministerial lot line adjustments, voluntary mergers, and parcel maps. The program was also modified to include monitoring of effectiveness. The program addressing persons with disabilities (Program 28 Support for Housing for Persons with Disabilities) was modified to include a commitment to modify the approval requirements for large community care homes to a staff-level approval. Various programs were amended to more specifically direct funding, vouchers, and focus to the production of extremely low income housing, including Program 19 (Federal and State Programs). Program 6 (Specific Plan Areas) was modified with data on how much affordable housing has been produced by the City's 10% affordable housing policy. Program 13 (Residential Capacity Monitoring) was modified to state that the procedure is currently in place. Program 20 (Homeless Prevention and Rapid Rehousing) was modified to include an estimate of the number of people helped annually by the funding.

Fair Housing Assessment: *Comments recommended the Fair Housing Assessment be modified to include an assessment of transportation, environmental quality, farmworkers, homelessness, and housing conditions.* The City added two new maps displaying local and regional trends related to access to transportation and the quality of the environment, with accompanying analysis. The section on Homelessness was updated to include data from the 2020 Point in Time County for Placer County and Roseville and an analysis of demographics to determine whether certain racial or ethnic populations were disproportionately impacted by homelessness, and whether they were underrepresented in shelter services. The section on Farmworkers was updated to include data from Placer County and Roseville and analysis was added. A new section on Housing Condition was added to the Disproportionate Housing Needs section that compared the location of poor housing conditions to the location of other housing disadvantage or special needs in the City.

Table X-1: *Augment Table X-1 with all activities which help to preserve affordable housing, rather than only those activities that preserve affordable housing agreements.* Table X-1 has been revised as requested.

Commercial Mixed Use Capacity: *Additional analysis and justification for the inclusion of commercial mixed use sites was requested, since these sites allow but do not require housing.* The City only has one commercial mixed use site in its vacant land inventory, with 40 units allocated. Instead of providing a detailed analysis and justification, the City elected to remove these 40 units from the inventory capacity total.

Nonvacant Sites Capacity: *Additional analysis and justification for the inclusion of nonvacant sites was requested.* The City added substantial additional analysis to the Realistic Capacity evaluation for nonvacant (underutilized) sites, including modifications to the inventory table of underutilized sites to include detailed descriptions of each site's uses and potential for redevelopment.

Large Households: *Also called large families, the comment requested an analysis of large families by tenure.* The Large Families analysis was updated with tenure data and an analysis of supply by tenure.

Farmworkers: *Additional analysis of regional and local data on farmworkers was requested.* The Farmworkers section was modified to include data on Placer County and Roseville farmworker populations and supporting analysis.

2020 Census: *A request was made to add an Appendix with 2020 census data.* The comment acknowledged that complete data was not yet available, so could not currently be relied upon, but the commenter noted that it was important to use updated data. While adding an Appendix to the Housing Element after adoption is not possible, the City recognizes and agrees with the importance of using the 2020 census data. In response to this concern the City has modified all programs which call for monitoring based on demographics to specify that the best available data should be used.

Childcare: *The ability to access affordable childcare is relevant to affordable housing, and should be taken into account.* The City agrees with this statement. Access to affordable childcare is vital for families in general and for single-parent households in particular. In the context of the Housing Element, the key factor to consider is whether the City's regulations pose barriers to the development of childcare, and they do not. In-home daycare is a by-right residential use, is permitted in commercial zones, and is permitted as an accessory use to a school or church. This information has been added to the Female-Headed Households section.

Homeownership: *People who own their homes outright, and no longer have a mortgage, have substantially reduced housing costs. Is there a way to take this into account when calculating cost burden and income?* This is a good observation, and the census data does take this into account. The census asks three questions in order to generate data on cost burden: Question one is whether the home is owned with a mortgage, owned free and clear, or rented; question two is the amount of the mortgage or rent; and question three is how much the home is worth. Other questions and data are used to calculate a final cost burden, because factors such as utility rates and other costs are considered, but the data on cost burden does take into account homes that are owned free and clear. The Cost Burden section has been modified to reflect this.

Adoption Draft (July 2021)

Program Changes – Timeframes: *Changes were recommended to clarify program timeframes and add more explicit timeframes.* Programs which were modified include Programs 11, 22, 25, and 27. The City also added text at the beginning of the Housing Plan section (where the programs begin) to explain program organization, including the timelines, objectives, implementing agency, and funding sources sections.

Program Changes – Program 1, 19, and 27: *Changes were recommended to include additional geographic targeting for these programs, as well as an analysis of program beneficiaries to ensure programs are being accessed equitably.* The City modified the programs as requested.

Program Changes – Program 10: *Changes were recommended to include language from Program 9 regarding program targeting into this program.* The City modified the program as requested.

Program Changes – Targeting, Metrics, and Milestones: *Changes were recommended to include specific metrics and milestones for implementation, and also requested that programs more directly commit to targeting resources*. Changes were made to program timeframes, as described previously. The City also included additional geographic and issue-based targeting to Program 1 and Program 16.

Skip navigation

City of Roseville / News / What's happening in Roseville / Roseville's future housing blueprint needs your input

Roseville's future housing blueprint needs your input

Updated August 18, 2020

Featured Stories

The City is starting to update the housing blueprint for the City, known as the Housing Element. The Housing Element considers the City's needs for housing access, inventory, affordability, and quality. It is a critical part of the City's efforts to preserve, improve, and develop housing accessible to everyone in our community.

While some of the City's housing goals are likely to remain the same, such as enabling the construction of high-quality housing, improving the existing housing stock, and providing new affordable housing opportunities, the City wants to make sure the update enhances the quality of life for all residents and provides opportunities for sustainable and affordable housing.

Your input and participation is key to the success of this process. Learn more, provide your comments and sign up for updates here.

The City will need to plan for approximately 12,066 new housing units for all income groups during the 8-year life of the Housing Element, from 2021–2029. This target is based on a regional allocation by the state, and then to member jurisdictions by the Sacramento Area Council of Governments. The total housing goal represents the addition of 1,508 housing units every year.

While the City already has land use capacity to meet the goal for market-rate housing, the City does not have the capacity to meet the goal for lower income housing. The lower income target is 6,178 units, which makes up more than half of our overall target. Meeting the goal for lower income housing will be especially important and challenging.

In the coming months, the City will be reaching out to residents and stakeholders through social media, workshops, and other outreach events to receive feedback on how best to meet our required housing targets and shape the vision for housing in the City.

After conducting this outreach, City planners will complete a rst draft of the Housing Element and release it for public review. Ultimately, the updated Housing Element will be submitted to City Council for adoption and to the California Department of Housing and Community Development for approval.

New tool provides real-time outage information

Apply for Small Business Assistance Loans

https://www.roseville.ca.us/news/what_s_happening_in_roseville/roseville_future_housing_blueprint

ROSEVILLE SEEKS PUBLIC INPUT ON LOCAL HOUSING

▶ **Staff** - August 19, 2020

FUTURE HOUSING BLUEPRINT NEEDS YOUR INPUT

Roseville,CA- The City of Roseville is starting to update the housing blueprint for the City, known as the Housing Element. The Housing Element considers Roseville's needs for housing access, inventory, affordability, and quality. It is a critical part of

the City's efforts to preserve, improve, and develop housing accessible to everyone in our community.

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Your input and participation is key to the success of this process. Learn more, provide your comments and sign up for updates at Roseville.ca.us/Housing_Element_Update

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CAPACITY LACKING FOR LOW INCOME HOUSING

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After conducting this outreach, City planners will complete a first draft of the Housing Element and release it for public review. Ultimately, the updated Housing Element will be submitted to City Council for adoption and to the California Department of Housing and Community Development for approval.

From: City of Roseville <Roseville@public.govdelivery.com>
Sent: Thursday, August 20, 2020 12:02 PM
To:
Subject: Business Matters

Placer falls off state COVID-19 monitoring list but restrictions remain for now

Placer County yesterday fell off the state's County Data Monitoring List for COVID-19, with the rate of new positive cases in the county now dipping below that state monitoring metric.

If Placer County remains off the list for at least 14 days, K-12 schools could potentially reopen for in-person instruction. However, no other businesses would be allowed to modify their operations until the state modifies the state order.

The Placer County Board of Supervisors and Health Officer Dr. Aimee Sisson have made requests that the state order be revised to allow affected businesses to resume indoor operations once a county has been off the monitoring list for two weeks, consistent with school guidance.

Learn more.

Reopen Placer

Visit **placer.ca.gov/reopen** for tools and resources to help reopen.

Frequently asked questions

How the City is supporting businesses during COVID-19

In the latest issue of the Chamber of Commerce's Insight Newsletter, we share how the City of Roseville has been working to improve the local economic environment.

Roseville's future housing blueprint needs your input

The City is starting to update the housing blueprint for the City, known as the Housing Element. The Housing Element considers the City's needs for housing access, inventory, affordability, and quality. It is a critical part of the City's efforts to preserve, improve, and develop housing accessible to everyone in our community.

Learn more.

Historic Old Town businesses: Receive assistance with outdoor dining

To support Historic Old Town restaurants and help safely increase outdoor occupancy, the City of Roseville is assisting in funding expanded patio areas.

Learn more.

City of Roseville, California Government

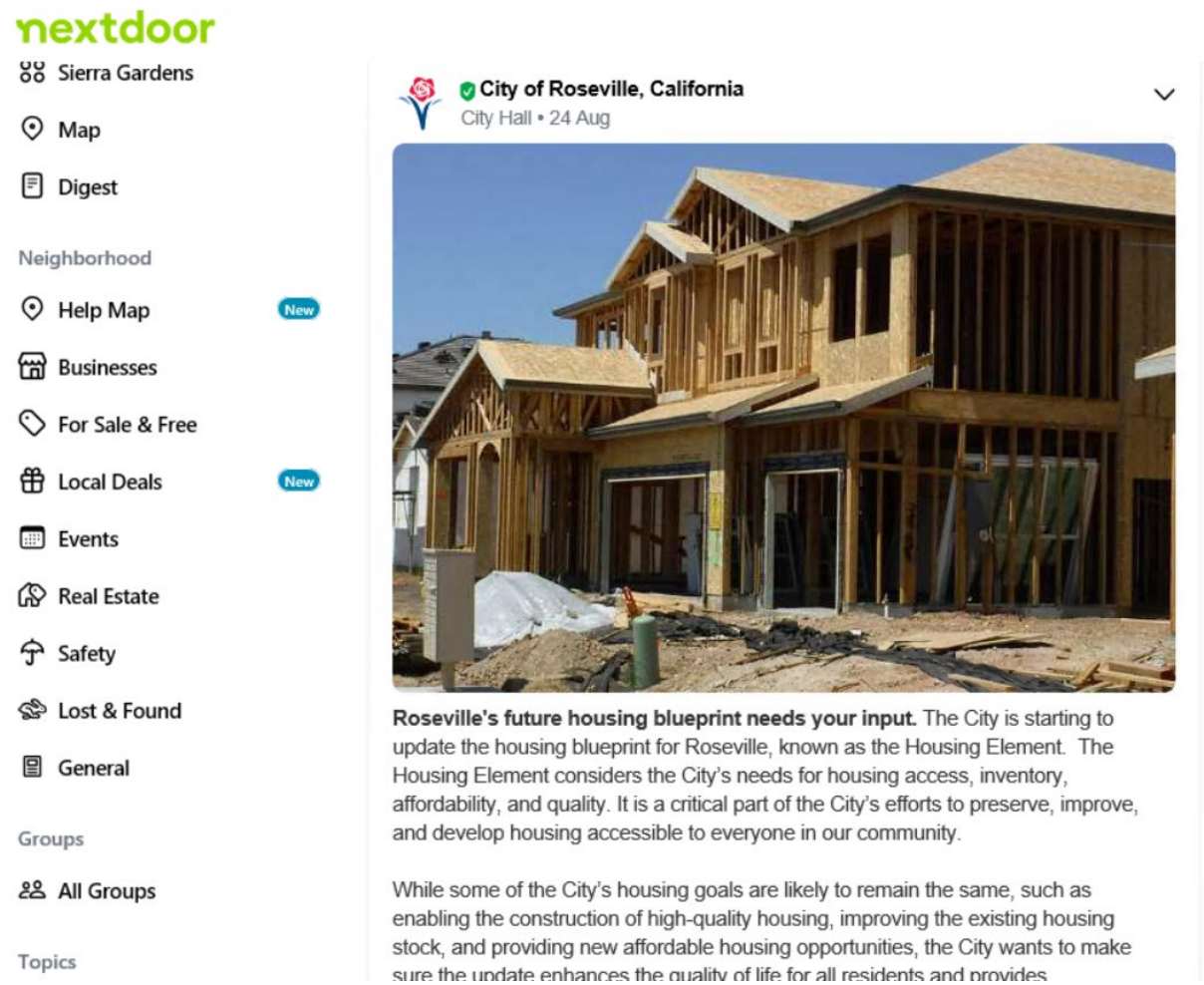
August 24 at 9:41 AM ·

Roseville's future housing blueprint needs your input.

The City is starting to update the housing blueprint for Roseville, known as the Housing Element. The Housing Element considers the City's needs for housing access, inventory, affordability, and quality. It is a critical part of the City's efforts to preserve, improve, and develop housing accessible to everyone in our community.

While some of the City's housing goals are likely to remain the same, such as enabling the construction of high-quality housing, improving the existing housing stock, and providing new affordable housing opportunities, the City wants to make sure the update enhances the quality of life for all residents and provides opportunities for sustainable and affordable housing.

Your input and participation is key to the success of this process. Learn more, provide your comments and sign up for updates at www.roseville.ca.us/Housing_Element_Update



City of Roseville, CaliforniaCity Hall • 8/24/2020

Roseville's future housing blueprint needs your input. The City is starting to update the housing blueprint for Roseville, known as the Housing Element. The Housing Element considers the City's needs for housing access, inventory, affordability, and quality. It is a critical part of the City's efforts to preserve, improve, and develop housing accessible to everyone in our community. While some of the City's housing goals are likely to remain the same, such as enabling the construction of high-quality housing, improving the existing housing stock, and providing new affordable housing opportunities, the City wants to make sure the update enhances the quality of life for all residents and provides opportunities for sustainable and affordable housing. Your input and participation is key to the success of this process. Learn more, provide your comments and sign up for updates at

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Michael Y. – 8/24/2020
Vineyard
How about providing low income based apartments for low income Seniors depending on what they earn on a fixed income

Terri Frechou - 8/24/2020
Junction West
Quality retail (not a Walmart !) Quality grocer and Quality restaurant near Fiddyment and Baseline.

Barbara H. - 8/24/2020
Roseville Heights
How about we slow the roll...think about your current loyal residents...think about...even actually do something constructive about our homeless issue...what does the City consider 'low income' for new additions? Look at traffic in Roseville and come up with cohesive plans to relieve stress for your City's drivers...instead of looking to add more people and traffic...why not address current issues in the City? Barbara Harmon

> Response to Barbara H.
> Mark McKibben
> Diamond Oaks
> You are so right, this city is getting to crowded as it is. I also wish they would not build homes so close together.

Pat Oberlander - 8/24/2020
Sun City
We need some retail, Costco, gas station and fast food places on baseline and fiddyment. That has been promised for the 9 years we've been here

> Response to Pat Oberlander
> Terri Frechou - 8/24/2020
> Junction West
> Costco considered baseline/ fiddyment but soil could not support their gas station (?) so their looking at Loomis

Roni Hartley - 8/24/2020
Pleasant Grove
What I find disappointing about the current governance in the City is they don't know when to stop! We have horrible traffic on our current streets. It has been rumored that City of Roseville electrical rates are going to skyrocket because of existing demand. I can't even fathom what the draw will be during the continued development of West Park and the huge apartment multifamily living complex that's going in at Blue Oaks and Woodcreek. STOP planning for expansion and take care of existing problematic areas and resources.

> Responose to Roni Hartley
> Kelly Peck
> Woodcreek Oaks
> Agreed!! Our infrastructure needs to be put in place BEFORE we continue to build.

Dan Rastler - 8/24/2020
Pleasant Grove
I grew up in Roseville; then worked in Si Valley for 35 years where I saw the huge and not well planned build out of Santa Clara Valley. Seems like the same is going on here. The West Side could have been much more smartly planned and executed; like creating small little neighborhoods with combination of small homes and retail, parks for enjoying the out doors with neighbors. This area is attracting retired and senior couples- yet i do not see any future plans for accomadintg this sector - other than nursing homes and managed care facilities. I am not talking about more Sun City or Del webs- just smaller homes with parks and small retail with potential for out door activity. There are plenty of multi dewelling apartments now for low income and small families starting out. Seems like the Blue Oaks/Woodcreek plan was adjusted significantly for more multi dwellings/apartments. Traffic/congestion is very bad now and only going to be much worse.

Nancy G. - 8/24/2020
Folsom Road
Agree! As a senior, my perfect downsized home would be a well designed 1000 sq ft home, single story, nice walkable neighborhood. Where is THAT being built?

Penni Swanson -8/24/2020
Foothills Junction
I prefer we stop building houses. We already have too many being built at the moment. The small town atmosphere is getting completely lost. There is too much traffic and too many people.

Louie Mele - 8/24/2020
Blue Oaks
All about $$$. Speaking of which, any word on the Sierra College extension breaking ground of that Ranch land by the Landfill/Casino?

John Urrutia - 8/24/2020
Blue Oaks
STOP BUILDING!

Laurel Manzola - 8/24/2020
Kaseberg-Kingswood
I agree that we could use smaller affordable homes for seniors... Obviously, those who say "stop building" already have what they want, and apparently they aren't looking to share! Shame on them!

> Response to Laurel Manzola
> Penni Swanson - 8/24/2020
> Foothills Junction
> I am a senior citizen. I don't care for all the traffic. People race down Foothills and Pleasant Grove.

Terri Frechou - 8/24/2020
Junction West
Yes stop building homes when we can't support current residents with traffic! Not enough quality retail near residents.

renee fisher - 8/24/2020
Blue Oaks
Stop building until you can provide better roads and assist with traffic issues!!

Kevin Hyland - 8/24/2020
Woodcreek Oaks
So anybody who was raised in Roseville raise your hand other don't say not in my backyard if you invaded someone else's backyard. By the way way I've been here 12 years. People can move where they want

Veronica Seballos - 8/24/2020
Long Meadow
I agree they should build an apartment complex for our senior citizens and stop building more homes. We shpuld focus on building more roads and easing up the freeway. This will just cause more congestion and take away the nice things Roseville has to offer. I feel it is important we hear our senior citizens. They are the loyal ones and you should be asking them.

Gary Adams – 8/25/2020
Cresthaven
Last year i was told by a contractor, that he was told that the city was going to issue a 1000 building permits a year for the next 20 years.It's all about the money that drives the city, especially now with the pandemic.Just wait and see.

Jeff Murray - 8/25/2020
Fiddyment Farm
Infrastructure needs to be addressed. Traffic is horrible. Also, in the current remote work environment the cell reception, and internet options are poor.

Elizabeth Ohara - 8/25/2020
Reserve
Seniors need 1,000-1,200 sq foot single story homes with small yards in walkable neighborhoods please.

Mr Chips - 8/25/2020
Highland Reserve
Only from personal experience , I find Comcast high speed to be excellent, and TMobile to be excellent. Both are fast, reliable, and of decent value. My understanding is that the population of Roseville will double in 10 years. Infrastructure needs to keep pace. I only pay $4000.00 per year in property taxes, which is too low. We need more revenue from all, especially the rich, and corporations, in order to improve our schools and infrastructure.

> Response to Mr. Chips
> Gene P. - 8/25/2020
> Vineyard
> What?! This must be a joke right?
>
> carol seifert - 8/25/2020
> Sun City
> Mr chips you must be wealthy or?
>
> Mark McKibben – 8/27/2020
> Diamond Oaks
> You are always welcome to pay more property taxes if you want!

Ellen Tresidder - 8/26/2020
Sierra Vista
So, in reading the documents from the link in the above post, it shows how Roseville has worked very hard to add in housing of all levels to the best of its ability, but in calculations for a required goal by the state, has not been given fair credit for these housing additions. Planning department has to adhere to requirements, but those requirements have to be calculated correctly, not arbitrarily, and this is a big problem going forward. Roseville doesn't get to necessarily make the rules for accepting or denying new housing projects, but must work carefully in deciding what is or is not in the best interest to the community, residents, and the many requirements to the state. None of us would like Roseville to grow unchecked (or grow at all), but grow it must. Reusing vacant/stagnant land, changing the use of the existing acreage, deciding to create new housing on never-used land all has to be considered carefully and in the best interest future needs and requirements of doing so; its not a simple decision.

Response to Ellen Tresidder
renee fisher – 8/26/20
Blue Oaks
Roseville doesn't NEED to grow. Its a money thing and city counsel trying to make us like Sacramento. This is why your property taxes are up, crime is up and traffic is horrible. We dont need to put a building or low income apt complex on every bit of unused land!! we need to start the change with electing officials who understand the issues

Ellen Tresidder – 8/26/20
Sierra Vista
renee fisher , I get it as I would like it if Roseville didn't grow any further either BUT, its not up to our likes or dislikes. Roseville has to provide more housing of different types to get the certain amount of funding provided by the gas tax AND to not be fined an exorbitant amount that would be disastrous to our city economy. Read the paperwork, its all there. We don't get to decide, we "get" to help our planners work out the best way possible to accommodate the necessary. They are asking for input, here's your chance. Do not grow isn't one of the options, unfortunately.

Adrienne Milbradt – 8/26/20
Diamond Oaks
Would like to see smaller homes with yards for children! Huge homes are being constructed with no yards—pathetic when they are touted as being family homes!

Response to Adrienne Milbradt
Sharon Perry – 8/26/20
West Park
I agree completely, but there are a lot of parks available.

Carl Panico – 8/26/20
Blue Oaks
Roads should be expanded before more homes are built. It always seems the roads come last and they take a while to catch up. Meanwhile we're impacted by traffic density. My only other comment is I would support affordable housing for seniors. I don't see a need to scatter adorable housing for all to change the community unfairly.

Response to Carol Panico
Ellen Tresidder – 8/26/20
Sierra Vista
And I wish the state would also consider the water situation. We need to get some reservoirs/dams built as we don't have enough water as it is, much less for more and more residents.

Sharon Perry – 8/26/20

It would be nice if they at least had a grocery store close by and maybe a gas station.

> Response to Sharon Perry
> Merle Torrato – 8/26/20
> I agree 100%

Vikki Blondin – 8/26/20
Kaseberg-Kingswood
Hey. You all need to provide low income housing as a priority. So many seniors are one 3 year waiting lists and section 8 housing is CLOSED! Shame. Shame on us.

Kelly Peck – 8/27/2020
Woodcreek Oaks
I have to agree. My mom lives with me because she can not afford to live on her own. She would much rather have her own place.

Margaret B. – 8/27/20
Cirby Ranch
If Placer and the surrounding counties would follow suit with San Diego, Los Angeles and others and allow Accessory Dwellings to be built without permanent foundations, we could have many more dwellings for people that need them.

Mark McKibben – 8/27/2020
Diamond Oaks
I would like to see more Luxurious homes in Roseville. Homes that are at least 25' away from the house next door and that are ranch style homes with big backyards, big enough for a large swimming pool and hot tub. They need to have at least a 3 car garage. so I can park my boat and room for all my toys and junk. Maybe like 5k to 7k square feet. Who is with me?

45 comments so far as of 8/28

City of Roseville CA @CityofRoseville
Aug 24

Roseville's future housing blueprint needs your input as we consider the needs for housing access, inventory, affordability, and quality.

It is a critical to preserve, improve, & develop housing accessible to everyone in our community.

Learn more at
roseville.ca.us/housing_elemen…

1 3

Housing Element Update banner

The City of Roseville is in the process of updating the Housing Element which identifies housing needs and establishes programs and policies to define how the needs will be met over the next 8 years.

Learn more about the project, how the City's development process works, and how affordable housing gets constructed through a **virtual workshop, 6 p.m., Tuesday, October 20.**

Sign up for the workshop.

For those not able to attend the virtual workshop, a **recording of the meeting will be posted here.**

The following week we'll be holding two virtual community meetings to hear from you - your comments on the project, your housing needs, and your ideas to help us shape the Housing Element.

- **6 p.m., Tuesday, October 27 - sign up**
- **noon, Thursday, October 29 - sign up**

We look forward to hearing from you.

Information about the City of Roseville's Housing Element Update can be found at **Roseville.ca.us/Housing_Element_Update.**

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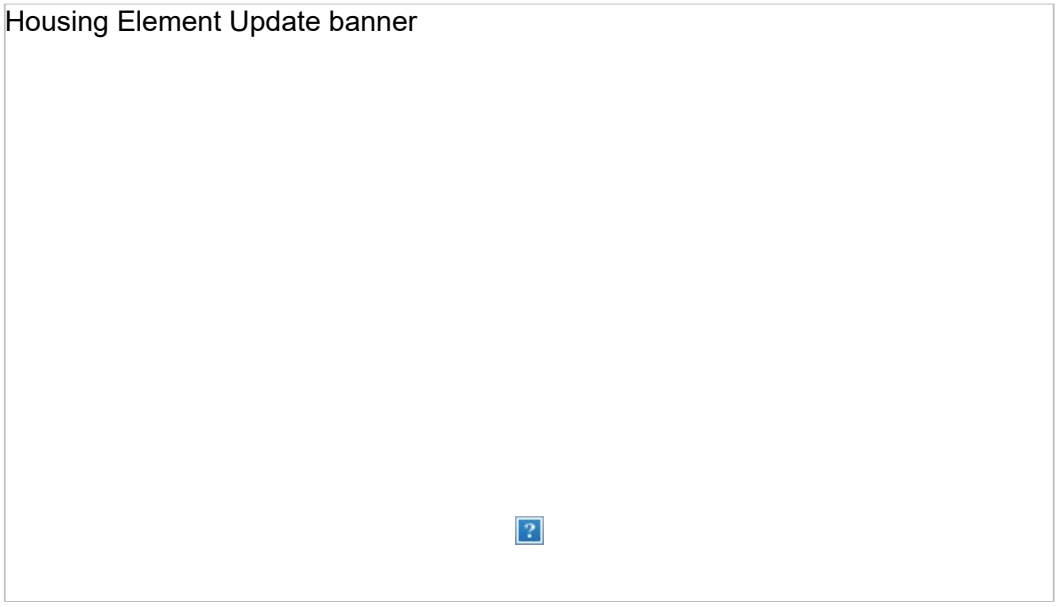
311 Vernon Street, Roseville, CA 95678

(916) 774-5200 | www.roseville.ca.us

From: City of Roseville
To: Hocker, Lauren
Subject: Watch the City of Roseville"s Housing Element Update Workshop
Date: Wednesday, October 21, 2020 7:50:57 PM



The City of Roseville is in the process of updating the Housing Element which identifies housing needs and establishes programs and policies to define how the needs will be met over the next 8 years.

If you missed the virtual workshop last evening, you can view it here. Learn how new housing development and affordable housing happens in Roseville.

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6 p.m., Tuesday, October 27 - sign up
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We look forward to hearing from you.

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Affordable Housing Virtual Tour

The City of Roseville has a General Plan goal that 10% of all new housing be developed as affordable housing units to serve households at very low (50% of Area Median Income), low (80% of Area Median Income) and middle/median (100% of Area Median Income) income levels. This range of affordability is provided in both rental and ownership units within new housing developments. The breakdown of the affordable units will be, at a minimum 40% for rental to very low and 40% for rental to low-income households. The remaining 20% may be reserved for middle income purchase or distributed among the rental obligations.

Since 1989, the City's affordable housing policies have produced over 3,000 affordable housing units and currently boasts 28 communities that provide 2,083 affordable rental units. Affordable housing communities are attractive and well-built, and may be 100 percent affordable or may include affordable units integrated with market-rate units. The City has provided this virtual walking tour of three types of affordable communities—100 percent affordable, integrated affordable/market-rate, and senior—to help our residents understand what affordable housing in the City of Roseville looks like.

Lohse Apartments, at 623 Vernon Street, is made up of 58 affordable 1, 2 & 3 bedroom apartments in Downtown Roseville. Amenities include an outdoor play structure in a central courtyard, a community kitchen/room and computer area. This 100% affordable community opened in late 2018 and provides housing for extremely low to low-income households in the community.

Google Maps street view
Mercy Housing website

Pearl Creek Apartments is a mixed income development in the north central area of Roseville at 1298 Antelope Creek Drive. The community was developed in 2014 and has 224 apartments, 23 of which are reserved for low-income households. This community boasts 1, 2 & 3 bedroom units, a 24-hour fitness center, saltwater pool, game room, and outdoor fire pits. This is a prime location for outdoor enthusiasts as well as those who enjoy retail therapy. Located closed to both a 25-mile long bike trail as well as the Roseville Galleria and The Fountains shopping centers, residents can enjoy scenic views as well as a variety of local retail and dining.

Google Maps street view
Pearl Creek website

Silver Ridge is a 100% affordable senior community for independent adults, 55 and older, built in 2002. The community has 155 one and two bedroom apartments and is located at 1101 Stone Canyon Drive in the Stoneridge neighborhood. In addition to providing affordable housing for those on on a fixed income, residents can enjoy the spacious clubhouse complete with social areas, TV room, and library. Outside, enjoy the walking paths, resident garden, lighted sidewalks, sparkling pool and relaxing spa. The three-story complex is also serviced by elevators making it convenient to navigate through the community.

Google Map street view

FIRST DRAFT 2021 HOUSING ELEMENT AVAILABLE FOR REVIEW

Date: December 18, 2020

Subject: Release of a First Draft of the City of Roseville 2021 Housing Element for Review

Review Period: December 18, 2020 to January 22, 2021

Materials Available at: www.roseville.ca.us/Housing_Element_Update

Contact Information:
City of Roseville Development Services - Planning Division
Lauren Hocker, Senior Planner
311 Vernon Street
Roseville, CA 95678
Telephone: (916) 774-5272
E-mail: HousingElement@roseville.ca.us

Please be advised that due to stay-at-home orders, City staff are not in the office and are working remotely. While comments may be physically mailed, there will be a delay in receipt by staff. It is recommended that comments be e-mailed.

Since 1969, California has required that all cities and counties adequately plan to meet the housing needs of everyone in the community. This is accomplished through a Housing Element, which is a required element of a local government's General Plan. The purpose of a Housing Element is to identify current and projected housing needs, and set goals, policies, and programs to address those needs. Compliant Housing Elements are updated on eight-year cycles, which are defined by the California Housing and Community Development Department (HCD). The current Housing Element was adopted by the City Council in 2013 and covers the period from 2013 to 2021. The City is in the process of preparing the sixth cycle Housing Element, which covers the period from 2021 to 2029.

Throughout the fall of 2020 the City has been updating the Housing Element and conducting outreach to the community, service providers, and stakeholders. To ensure the community has an opportunity for meaningful input, the City indicated that a first and second draft of the 2021 Housing Element would be circulated for review, with the first draft released this year and the revised second draft released in the spring. This first partial draft includes the updated introduction and summary, review of prior Housing Element programs, proposed 2021 Housing Element policies and programs (shown in redlines), supporting data, updated tables and graphics, and evaluation of constraints (including a new fair housing analysis). This first partial draft does not include the residential land inventory because this section is under review by the California Department of Housing and Community Development (HCD) and is not ready for public release. The appendices to the Housing Element are also not included.

The City is releasing this first draft of the Housing Element for review and comment in order to check in with the community and ensure that the update is progressing in a direction that meets the community's

needs. We welcome your comments on the Housing Element, and would ask that reviewers consider the following questions:

- Was the Housing Element easy to navigate? If not, what would help?
- Excluding the sections not included in this partial draft, was there any information you were expecting to find which was not present?
- Are there any goals or policies you would recommend be included or revised?

As staff continues the process of updating the Housing Element, staff will review and consider comments as they are received. A second, complete draft of the Housing Element will be released for review and comment in the spring. The City would like to thank the community for all of your participation and valuable input thus far and we look forward to receiving further comments to help guide this process.

SECOND DRAFT 2021 HOUSING ELEMENT AVAILABLE FOR REVIEW

Date: May 26, 2021

Subject: Release of a Second Draft of the City of Roseville 2021 Housing Element for Review

Review Period End: July 1, 2021

Materials Available at: www.roseville.ca.us/HousingElementUpdate

Contact Information:
City of Roseville Development Services - Planning Division
Lauren Hocker, Senior Planner
311 Vernon Street
Roseville, CA 95678
Telephone: (916) 774-5272
E-mail: HousingElement@roseville.ca.us

Throughout the winter and spring of 2021 the City has been updating the Housing Element in response to comments from the public and from the California Department of Housing and Community Development (HCD) on the first draft (released in December 2020). The City has completed the second draft of the 2021 Housing Element, which includes all comments from the public received on the first draft and a section describing the revisions made in response to comments. The City submitted this spring draft to HCD and has received preliminary comments. The City is completing further revisions based on information from HCD and to ensure the adequate sites inventory—a listing of all vacant or underdeveloped sites that can accommodate housing—is current. The City continues to receive development proposals on sites designated for housing, which must be reflected in the inventory.

To ensure the community has an opportunity for meaningful input the City is publishing both the spring draft and the revised second draft of the 2021 Housing Element. This notice is to inform the public that the second draft completed in the spring will be published today (May 26, 2021) and the current (revised) second draft of the 2021 Housing Element will be published on June 1, 2021. The revised second draft will include an explanation of changes to the text and inventory. This will allow reviewers to compare changes to each draft.

Reviewers are encouraged to provide comments electronically but comments will also be accepted in hard copy. The City would like to thank the community for all of your participation and valuable input thus far and we look forward to receiving further comments to help guide this process.

City of Roseville CA
@CityofRoseville

We have released of the second draft of the 2021 Housing Element for review. The current (revised) second draft of the 2021 Housing Element will be published on June 1. Comments are requested by July 1, 2021.

Visit roseville.ca.us/HousingElement... for details.

2:50 PM · May 26, 2021 · Hootsuite Inc.

City of Roseville, California Government

6d ·

The City is pleased to announce the release of the second draft of the 2021 Housing Element for review.

As described in the notice the City is publishing both a spring draft and the revised second draft of the 2021 Housing Element. This notice is to inform the public that the second draft completed in the spring will be published today (May 26, 2021) and the current (revised) second draft of the 2021 Housing Element will be published on June 1, 2021.

The revised second draft will include an explanation of changes to the text and inventory. This will allow reviewers to compare changes to each draft. Comments are requested by July 1, 2021. Please refer to the City's project website at www.roseville.ca.us/housingelementupdate for details.

City of Roseville, California
City Hall • 5 days ago

2021 Housing Element available for review. The City is pleased to announce the release of the second draft of the 2021 Housing Element for review.

As described in the notice the City is publishing both a spring draft and the revised second draft of the 2021 Housing Element.
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Housing Element Update
roseville.ca.us

Posted to **Subscribers of City of Roseville, California**

Like Comment Share 3 · 1789 Impressions

759 recipients

From: City of Roseville <Roseville@public.govdelivery.com>
Sent: Thursday, May 27, 2021 3:49 PM
To:
Subject: Housing Element Update

Second Draft of the 2021 Housing Element available for review

Following months of review and input from the public and the California Department of Housing and Community Development, the second draft of the 2021 Housing Element is currently available for review.

Both a spring draft and the revised second draft of the 2021 Housing Element will be published. The spring draft is now available. The current (revised) second draft of the 2021 Housing Element will be published on June 1, 2021.

The revised second draft will include an explanation of changes to the text and inventory. This will allow reviewers to compare changes to each draft.

View the Second Draft of the 2021 Housing Element.

View the official notice of release.

Comments are requested by July 1, 2021.

Please visit **roseville.ca.us/HousingElementUpdate** for more details and to submit a comment.

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311 Vernon Street, Roseville, CA 95678

(916) 774-5200 | www.roseville.ca.us

From: City of Roseville
To: Hocker, Lauren
Subject: Housing Element Update
Date: Friday, July 9, 2021 8:42:53 AM

Housing Element Update banner

Public Hearing for the 2021 Housing Element

A public hearing is scheduled for **6:30 p.m. on Thursday, July 22** where the Planning Commission will consider the 2021 Housing Element. The meeting will be held
in the City Council Chambers at 311 Vernon Street in Roseville. View upcoming meeting agendas.

The Adoption Draft of the Housing Element, which includes revisions in response to public comments received on the second draft of the Housing Element, has been published. To help with review, you'll find the following documents on the project website:

- Clean version of the Housing Element;
- Redlined version;
- Companion document of only the goal, policy, and program revisions; and

- Companion document of only the 2013 Housing Element tables compared to the 2021 Housing Element tables.

The Planning Commission will review the Housing Element, which includes copies of comments received to-date, and hear public comments before making their recommendation to City Council.

The City will then prepare and publish the Final Draft 2021 Housing Element prior to the City Council hearing tentatively scheduled for August 18, 2021.

View the Adoption Draft of the 2021 Housing Element.

View the official hearing notice.

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roseville.ca.us/HousingElementUpdate

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311 Vernon Street, Roseville, CA 95678

(916) 774-5200 | www.roseville.ca.us

Unsubscribe/Update profile

This email was sent to lhocker@roseville.ca.us using GovDelivery Communications Cloud on behalf of: City of Roseville · 311 Vernon St. Roseville · CA 95678

PUBLIC HEARING NOTICE

Notice is hereby given that on **July 22, 2021 at 6:30 pm**, or as soon thereafter as the matter may be heard, the **Planning Commission** of the City of Roseville will hold a Public Hearing at the **City Council Chambers located at 311 Vernon street, Roseville, CA** for the purpose of considering the below project. Members of the public may attend the meeting in-person, or view the meeting on Comcast Channel 14, Consolidated Communications Channel 73 and AT&T U-verse. Planning Commission meetings are also video streamed live and are available on the City's website and YouTube channel. During the Public Hearing, members of the public may offer public comment in-person or via the telephone at 916-774-5353.

Request: The project is an update to the City's General Plan Housing Element. The Housing Element identifies Roseville's housing needs and establishes programs and policies to define how those needs will be met. State law requires Housing Elements be updated on eight-year cycles, and the Element must be reviewed and approved by the California Housing and Community Development Department. The current Housing Element was adopted by City Council in 2013 and expires in 2021, and the updated Housing Element will cover the period from 2021 to 2029. The foundation of the Housing Element is the Regional Housing Needs Allocation, which is the amount of housing the state determines a given region must accommodate. The City's Housing Element is required to demonstrate the City has sufficient capacity to accommodate 12,066 total housing units and 6,178 lower income housing units.

The updated Housing Element includes analysis required by state law, including the following: 1) goals, policies, and programs; 2) existing demographics and housing characteristics; 3) constraints on housing production; 4) a fair housing assessment; 5) a review of the effectiveness of the 2013 Housing Element; and 5) an inventory of sites available to accommodate housing. The City's inventory demonstrates the City does not have sufficient capacity to accommodate the lower income allocation, so the Housing Element includes a Rezone Program to identify means to add lower income housing capacity.

Project Title/Name and File #: 2021 Housing Element, File# PL20-0178
Project Address: 311 Vernon Street
Owner/Applicant: City of Roseville
Project Planner: Lauren Hocker, Senior Planner, (916) 774-5272

Environmental Determination: An Addendum to the 2035 General Plan Update Environmental Impact Report (SCH#2019080418) has been prepared consistent with California Environmental Quality Act Section 15164. The Planning Commission will consider the Addendum prior to taking action on the project.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5272, e-mail at lhocker@roseville.ca.us, or in writing to Lauren Hocker, Planning Division, 311 Vernon Street, Roseville, CA 95678, and are also invited to testify at the Public Hearing. If the matter is continued to a later date, comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. The **Planning Commission's** action on the project may be appealed by any interested person to the City Council by filing a written appeal with the applicable fee with the City Clerk within 10 days following the **Planning Commission's** final action on the project. If the City Council is the final Approving Authority, or if the project is appealed to the Council, the Council's action is final. If you challenge the action of the **Planning Commission** on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to the Public Hearing.

Greg Bitter
Planning Manager

Dated: June 28, 2021

Publish: July 9, 2021

FlashVote helps you make a difference in your community

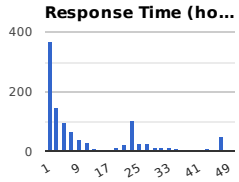
Survey Results: Housing Types

Survey Info - This survey was sent on behalf of City of Roseville to the FlashVote community for Roseville, CA.

These FlashVote results are shared with local officials

1080
Total Participants
1000 of 2312 initially invited (43%)
80 others
Margin of error: ± 3%

Applied Filter:
Locals only
Participants for filter:
908



Started:
Sep 23, 2020 11:09am PDT
Ended:
Sep 25, 2020 11:00am PDT
Target Participants:
All Roseville

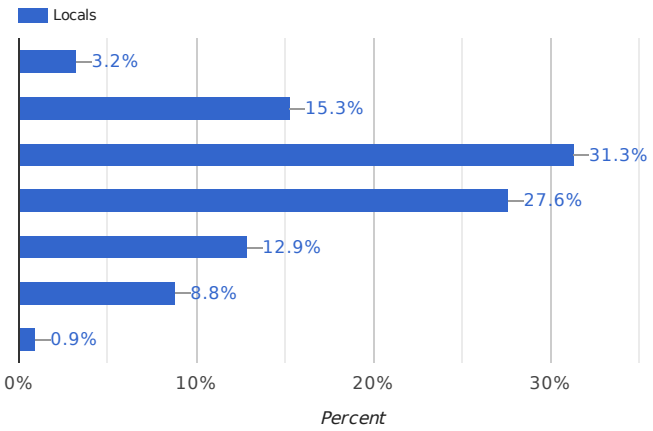
Q1

The City of Roseville is required to update its housing plan every 8 years and needs your input to help preserve, improve, and develop housing accessible to everyone in our community.

Thinking about your lifestyle and budget, which of the following is the ideal home size for your household?

(908 responses by locals)

Options	**Locals** (908)
Less than 1,000 square feet	3.2% (29)
1,000 to 1,499 square feet	15.3% (139)
1,500 to 1,999 square feet	31.3% (284)
2,000 to 2,499 square feet	27.6% (251)
2,500 to 3,000 square feet	12.9% (117)
More than 3,000 square feet	8.8% (80)
Not Sure	0.9% (8)

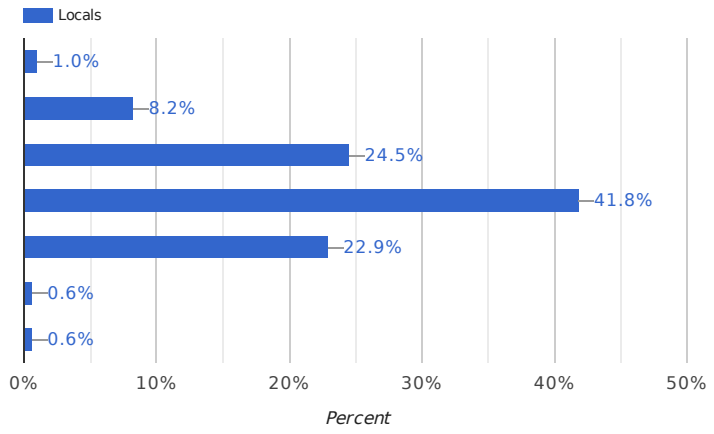


Q2

For you and your household, which of the following would be your ideal yard space?

(902 responses by locals)

Options	Locals (902)
No yard (outdoor space in a common area)	1.0% (9)
Courtyard (a private courtyard space with little to no need for landscape maintenance)	8.2% (74)
Small backyard (enough for a patio and play area for children and pets)	24.5% (221)
Medium backyard (enough room for a pool)	41.8% (377)
Large backyard (large open grass or forested area)	22.9% (207)
Not Sure	0.6% (5)
Other:	0.6% (5)



private space

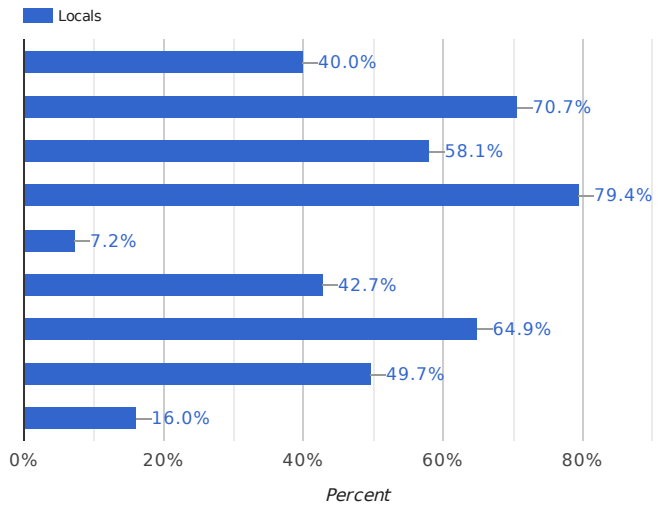
Space out further than 8 ft apart so I don’t see my neighbors bathroom
Big enough for RV access.
small backyard area like a private courtyard space with little to no need for landscape but private
Medium to large
patio and place for a good sized garden

Q3 Which of the following are your top considerations when considering where to live? (You can choose up to FIVE)

(885 responses by locals)

Options	Locals (885)
Distance to job	40.0% (354)
Size of home	70.7% (626)
Size of yard	58.1% (514)
Cost of housing	79.4% (703)

Options	Locals (885)
Near public transportation	7.2% (64)
Quality of schools	42.7% (378)
Distance to shopping, dining and services (stores, restaurants, entertainment, medical services, etc)	64.9% (574)
Access to outdoor recreation (parks, trails, open space, etc.)	49.7% (440)
Other:	16.0% (142)



Distance to church

distance to church

Crime Rate

Quality of neighborhood

We need shopping in w Roseville

Safety

Comfort and accessibility

quality of neighborhood/neighbors.

Market Value Potential

Garage size

Freeway access/distance

traditional or neo-traditional neighborhood - walkable with trees, diverse custom architecture
Senior activities
Safety
Non HOA
Taxes added to property tax bill such as SD, LLD, Mello Roos
Safe neighborhood
mature landscaping
Neighborhood appearance where property owners 'keep up' the appearance of their property
Strict code enforcement. Like get the campers and crap off the residential streets!
distance to airport
Safe neighborhood
No HOA
Distance to family
Gated and/or retirement facility.
Active senior community
Quality of City
Walkability! So nice to not be car-dependent.
crime rate/safety
Able to walk places rather than always use vehicle as is current need
Quiet street/neighborhood.
Active community, people are involved
Good internet availability
Amenities in the development, i.e. pool, tennis courts, rv parking, gym
Neighborhood
Crime
City services
Quality police and fire departments
Excellent Internet access
Close to family
No Mello Roos
Safety, noise (flyover), location (old or new part of area)
Safe and friendly for Intellectually disabled adult
Low Crime
Layout and usability of home
Safety
A stable neighborhood, with minimal "affordable housing".
No crime. No low income apartments nearby. No halfway houses mixed in.
Three car garage on a one-Stoney
Natural disaster history
Whether or not there are HOA dues or fees.
Safety of neighborhood

55+ community
Not bordering on a major roadway.
Having 12 wide RV driveway and RV pad behind the fence.
Close to adult relatives
Low crime rates
Low crime
What the neighborhood is like.
Home flow and layout, floor plan
Traffic in surrounding area, how congested are the roads
Rural development.
Noise
crime rate
View
Safety, Quality/Reliability of Utilities
55 and older active community with golf course and pools.
Property taxes!
Socio economic group, condition of neighborhood
Privacy in a high quality area that wont be sold out to surrounding low income housing like Rosevil
close to family - friends
Some place where there are not a lot of people.
quality of the neighborhood
Excellent medical services
Proximity to medical
Style and quality of the neighborhood
Traffic
Safe and secure neighborhood
closeness to family
Low crime rate, reliable utilities (electricity, natural gas, water)
Closeness to extended family (daughter’s family).
Crime Rate - Weather - Distance to Health Care - Distance to Whole Foods/comparable grocery stores
Crime rate, access to cultural events,
Walkability
Near a volunteer fire department so I can volunteer
"Walking" communities where I can walk to shops, eateries, etc but not in a high density setting
Crime factor
Proximity to family.
little amount of traffic
Culture
Valuation of properties in the neighborhood.
less traffic
less dense population

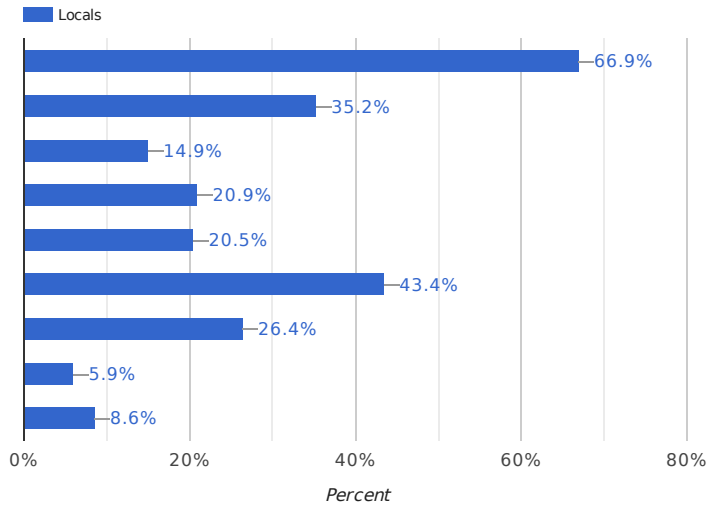
#1, the neighborhood. Location is everything. Less/no rentals, trees, community.
as a senior layout would be important, one story
Retired
near the coast
Available entertainment
Is the leadership of local government effective? What are the visions, goals for the community
Quality of law enforcement. Quality of city government.
Safety
Saftey/ crime rate/homeless population
distance from heavy traffic.
It's important to me that we live in a nice area of homes.
Quality of the home construction. Quality of the neighborhood. Quality of the area planning.
Proximity to family that can help take care of children (regular babysitting/in case of emergency)
No Mello Roos
I live in Sun City and prefer that type at this time.
over 55
Safety
characteristics of the community
safety, low crime
Distance to church
Near my elderly Mother to help her
Being near family, which I currently am not
55-plus development
Quality of the neighborhood
Close to children/grandchildren
Senior community with activities
Community political ideology, is it a relatively conservative or progressive community
Safety of neighborhood
I am retired so most do not apply.
No Mello Roos tax
Safety
If they accept housing vouchers and condition of home (roaches etc)
Low crime
Public transportation
safety, low crime rate
Stability of home values in area
Distance to family
Police patrols
A diverse neighborhood (age, gender, ethnic, faith tradition, etc).
Surrounding neighbor homes not close to my home and cannot see down or into my backyard or home.

No stairs
Security, low crime rate.
Bus
Proximity to medical care. Proximity to family.
fiber internet, racially diverse neighborhood, solar panels, no HOA, low Mello Roos
SAFETY of neighborhood
Landlord willing to take Section 8 certificate

Q4 Which of the following are TRUE for you, if any? (Choose all that apply)

(874 responses by locals)

Options	**Locals** (874)
I'm living in something pretty close to my ideal home now	66.9% (585)
I'd like to move to something more ideal, but it would cost too much	35.2% (308)
I have a good understanding of how the City's development process works	14.9% (130)
I know how to find out if a project is being proposed near me	20.9% (183)
I know how to provide input to the City if I have concerns about a development proposal	20.5% (179)
I would like to learn more about how the city plans for growth	43.4% (379)
I would like to learn more about affordable housing and how it gets built	26.4% (231)
I'm not really that interested in housing plans or development	5.9% (52)
I'd like to know more about:	8.6% (75)



Effects of low income housing on crime rate

Plans to ensure equal access to housing and lending sources

New retail projects.

how the city will protect home values by minimizing "affordable housing" and the resulting issues

Wonder why the city hasn't capped new builds yet. We are getting overpopulated.

How can I help limit building in the city to help control traffic

I'd really like to leave California but our grandchildren are here for now. When they move we move.

Westpark Developments and nearby Developments on Fiddyment and Baseline Roads.

Removing homeless camps.

How Roseville plans to be sustainable and reduce its climate impact

Activities for seniors.

Easy access to learn about my areas of interest

getting enough from sale of house to cover what owed

New 55+ development with golf cart access to grocery shopping

smaller "single level" dwelling 1100-1500sqft, small private yard low maintenance $200K-$350K

Plans to add more Transportation routes to surrounding areas in Placer County and to the railway th

Low income senior housing. A 2 year wait is too much.

Projects near me

How A project gets approved near me.

Traffic mitigation

Why the city doesn't listen to its citizens when we complain about all the medium/high density hous

water supply, solar energy

Sustainable housing/building, strawbale in paticular, and how these techniques are being supported

Subsizdized housing for Intellectually disabled adults

How residential density housing is zoned

development proposals, development progress, plans for growth, affordable housing

More amenities in my area 95747

projects being proposed near me

how to keep halfway homes out of my neighborhood

Why developers are allowed to build housing so close to each other.

small homes (500 - 900 square feet), patio, tiny yard, able to walk to shopping area and a park,

How to set a limit on people per acres of land

How the city has studied other parts of the world for most successful ways to fix homeless issues

City projects and home builder maps

I really think there needs to be less Condos (apt). More townhouse and duplex housing.

Why businesses and transportation seems to lag in newer areas

That new developments should have solar on them to reduce the load on the grid

Rosevilles' plans re: Affirmatively Furthering Fair Housing

Would like to see more 4 bedroom 3 bath single story homes

Adding a room to my house

Moving out of California

Opportunities to develop an ADU on my lot, the costs involved, the process and how to start.

How the city can better support and serve folks who are homeless or at-risk

smaller homes for those looking to downsize.

I would like to find a house with a larger property, up to an acre. my current lot is 5569 SQ feet.

commercial growth, stores and restaurants on the west side of Roseville

Public safety

Why roseville wants to grow so much. Stop growing.

Finding out if a project is being proposed near me and learn about the City's development process

I pay alot to live out here and commute a long way to do so. Stop bringing in poor people

Section 8

Affordable housing placement decisions and the rumor that it can take away our parks (like Weber)

senior homes or cottages

Plans for more public transportation, particularly building more rail service and inter urban lines

does the city even care what neighbors think of development projects? i dont think they do.

how green space is developed in older neighborhoods

Plans for more town homes

Crime stats

I would like to learn how to provide input if I have concerns about development proposals.

tax incentives for older people to move to a smaller house but maintain their former tax rates

new construction plans

I would like to better understand how our tax dollars are spent on a granular level.

Fed and state govt mandates on the coty

Housing options where I feel safer better condition and sense of pride even while on voucher

Low income or senior housing

How affordable housing is financed.

What is going to be done to keep prices down including property taxes so we can afford to live here

Independent living houses for elderly seniors

What the city is doing to fight climate change.

How many sworn police officers are being hired to deal with new residential expansion

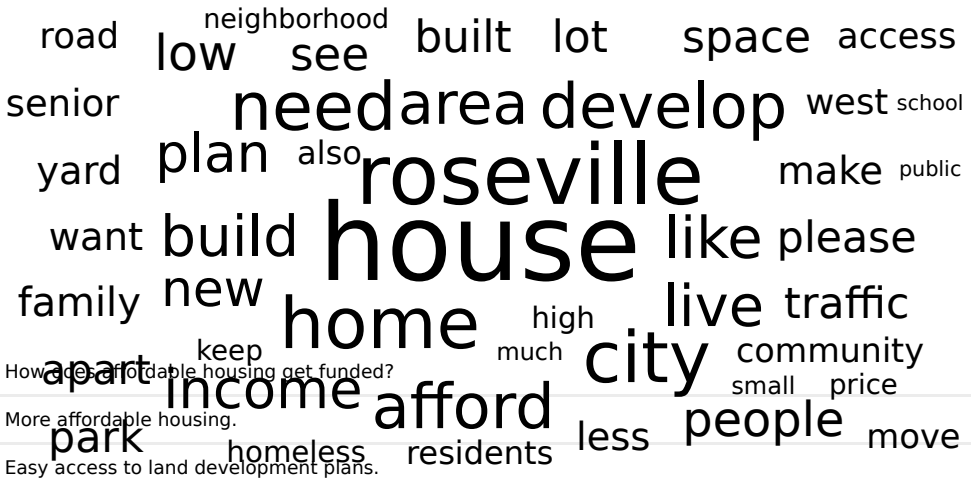
Proposed shopping in west Roseville

Any new senior or small independent living communities near me.

How is the City attracting a racially diverse demographic?

Q5 Any other comments or suggestions about housing needs or planning processes?

(222 responses by locals)



How does affordable housing get funded?
More affordable housing.
Easy access to land development plans.
Remove the homeless people in Roseville. I work very hard to provide for my family and I starting to feel unsafe because people chose not to work or do drugs. They need consequences.
Don't build "affordable housing." I would rather not have Roseville turn into a tent city like Oakland or Sacramento.
Needs more public input.
Your strategic growth plan is just a Ponzi Scheme. You need the revenue from new housing to pay your current bills. So what happens when the growth stops?
Stop condensing population in the downtown and historic districts. Enough already!
Too much growth and traffic and dwindling water resources!
During the pandemic, the need for outdoor, personal space needs are greater than ever. Newer housing development within the city seems to reduce backyard space to a minimum, forfeiting the benefit of trees, plants and nature. Consideration of the human need to access nature, as close as your own home, should be a factor in future development planning.
Please, please encourage the building of smaller 1k-1.5k sq. ft. housing with a moderately/larger sized yard. NOT low income, but smaller options similar to the older homes by Roseville HS, where folks who don't want a monstrous 'keeping up with the Joneses' house can live.
How about reducing the excessive fees for building?
I’m a realtor. As the home prices and area grow, we will need ADU approvals to follow suit. I would like to make sure that current homeowners have a clear path to adding accessory dwelling units to their properties without a ton of bureaucratic red tape.
Can we get more shopping in W Roseville and less housing . It’s too impacted . Whomever planned this did a horrible job. We have limited everything out here and it’s been promised we could get something. Right now we have nothing but houses and parks.,lots of room for growth but we are stalled .
i love this area. pricing is getting a bit more expensive. i would love to move into a house close to my daughters current school but the pricing is just above what i feel i could afford as a single mom.
Rent even for a 2 bedroom apt is over 1800.00 which is not affordable for people living on retirement income. You should be able to get a 3/2 house for under 1800 per month but that's impossible in this area
Simple access to information
I have a large double lot that could accommodate a 2nd unit. The very high City costs for new utility hooks ups and permits are preventing me from adding this smaller "granny-flat" unit.
I realize it creates spacing issues, but when looking at houses, it's unreal how many have tiny back yards and basically no side yards. I have 5 kids and a yard was one of the most important issues when we were in the market for a house. There aren't enough houses in Roseville with decent-sized back yards.
I am deeply concerned that the push for affordable housing will result in unacceptable traffic and crime development particularly in areas that were initially planned for single family residences. This negatively affects our home value.
I heard that properties were being purchased in Rocklin and then used as halfway houses. I do not want that in my neighborhood nor would I want it in the neighborhood of people living in Rocklin.
Don’t build more low income housing in Roseville. We are already seeing an uptick in crime and homeless people in the area. If you want to keep Roseville as one of the most desirable cities to live in, don’t pander to the foodstamp crowd. Stop building all these massive apartment complexes and concentrate on large lot single family homes.

I believe the increased housing is or will not be justified. It will put a strain on our resources and infrastructure.

I'd like to learn more about plans for helping the homeless and about plans for more low income housing

Love having Roseville Electric instead of all P.G. & E.

Cap the new builds. The area is already overpopulated. Traffic is getting worse, there aren't enough schools for existing residents, cost of living has skyrocketed since the bay area moved in, parks don't even have bathrooms or shade, taxes have increased. We are creating the same issue people are fleeing from in other places. Roseville won't stay nice for more than a few years if this keeps up and I plan to move when I can if it does.

Don’t put the City logo on the large brown wooden signs featuring new home developments. It looks like the City is endorsing those developers and is likely the source of some confusion for the public.

Focus on infrastructure before making problems with traffic. How many accidents are occurring on overpasses at Blue Oaks and Pleasant grove. I drive these regularly and witness frequent near miss accidents due to traffic backing up

There should be a place for tiny homes.

Affordable housing needs to be more affordable. The prices I've seen are awfully high for the truly low income needs.

Make sure to include plenty of parking for residents and guests at all the new complexes going in downtown and old town

Yes, post a large sign 3 months before any construction starts

I would like to feel confident that those making decisions about growth are not swayed by entities that contribute in some way to their office, campaigns, etc. It sometimes feels as though many projects are approved to the benefit of businesses and developers even when the public at large is against them. It would be nice to believe that the voice of the actual residents of Roseville were being listen to and used to make decisions, instead of just disregarded.

No.

We moved to Roseville in 2011, in a historic neighborhood. While we love Roseville, we see more traffic problems and crime than in the past, and are concerned about the increase of homeless individuals living in parks and riparian areas and blocking sidewalks and similar public spaces. While we still use parks, we have friends who refuse to meet us in Roseville parks due to homeless groups making them nervous for child safety.

Love Suinj City Roseville...

It would be nice if there were moderate sized homes (2,500 - 3,000 sqft) on larger lots. Affordable housing should be dispersed evenly through the community to prevent "pockets" of lower income neighborhoods.

I live within a mile of both a supermarket and a major superdrug store. But I cannot reach them in a golf cart. The City should consider rather modest improvements for Sun City residents on the west side, via Pleasantgrove bounded by Fiddyment and Woodcreek Oaks. More opportunities will appear in the future at Blue Oaks and Fiddyment.

Please plan for making the Holmes sustainable (catch rainwater, use gray water, solar, sustainable materials,etc)

Need to take care of infrastructure before allowing more housing!!!

We need more turf parks. Playgrounds only have either mulch or gravel which is not ideal for active kids.

Keep open space, parks, trees, bike trails as top priority to connect and enhance our neighborhoods.

More businesses in west park would be nice

New Active Adult community with golf cart access to grocery shopping!

Again, it would be nice to see some strict code enforcement. So not cool that the city thinks it's okay for the neighbourhood streets to used as an RV parking lot. They are a severe safety hazard, they block the side walks, you can't see around them when backing out of the driveway... can't you just come fine them? Just mail it to the morons.

Mitigation is NOT the same as cutting down healthy vegetation.

Need more green space around housing developments

Please consider TRAFFIC when planning!!!

look into what is called "patio homes" atrium style... all plants no grass

18-30 y.o. afford to live in Roseville? Limit age to this age group, you can for 55+ why not youngers?

When developing in the older areas, please consider using fitting architecture so the new buildings don’t stick out like a sore thumb. For example, the Sierra College building on Vernon. That could easily have been plopped along Douglas. Also, the new housing on Main St in Old Roseville. That thing is massive and the “mixed media” look doesn’t fit in with the original buildings. Choose architects who care about preserving the historic feel.

We should aim for decent housing for all budgets, not just cater to the people with lots of money.

I work with affordable buyers and would like to learn more about affordable homes projects.

As I am of the senior category and have given up driving I have more concern about public transportation to outlying areas and with in town. It's also imperative that everyone is carbon footprint be reduced. What is the city doing to facilitate more and better public transportation?

Please review how any plans made today will impact the city in the future.

We need more low income housing for seniors

My number 1 priority in housing is a safe neighborhood with an active police force-- not a choice in your survey. Also, for the last question, the last choice was cut off, so i don't know what it was.

Roseville has done a good job of planning for parkways that provide curves to break up long streets, with trees and shrubbery and grass that provides beauty for the city. It has also done a great job of planning and building parks that are accessible throughout nearly every neighborhood of the city. Simply put, this city looks good and people want to be here.

Infill. Mixed use in older neighborhoods and to the west. Have commercial built when people start moving in to new delevpment. No more growth outside current Roseville boundaries. Lots of open space please.

There are too many high density apartments being built along roads that will not be able to handle the traffic.

Adequate street parking. Either bigger driveways or wider lots. If you have a 4 bedroom house and everybody drives where does everybody park?

Fewer seas of houses, please. Build less dependence on cars into new development. Being able to walk, exercise and run errands within easy distance of your house is an excellent amenity.

Where are homes for first time buyers under $400k? Need more of these homes, with priority for owner-occupied, instead of them all being snapped up by speculators, and wannabe landlords.

half acre lots and more one story options would be preferable.

Better planning is needed, as the new developments are too close together, and look trashy less than a year after the developer leaves. Congested streets, yards of bark not maintained. Look at the Mayhill - Village Green developments in West Roseville.

Keep building affordable units! It makes for an inclusive, vibrant community.

Too many mega apartment projects being built. Campus Oaks as an example. Inadequate planning when it comes to supporting roads and shopping. example: congested 2 lane Baseline/Riego, and (0) shopping or gas stations anywhere west of Fiddyment, meaning many additional car miles on Blue Oaks & Pleasant Grove. VERY POOR PLANNING.

This city council is in jeopardy of being completely overthrown. Your citizens are VERY unhappy with how you have handled the development of the city. You are clearly in bed with special interest builders and the medium/high density housing you are putting in is driving out the long term residents. As a realtor, I have had 4 clients just this year that were long term residents of Roseville and not only were fed up with the state but also the city; they have all moved to another state.

The new homes being built are a little pricey and the mello roos are also very expensive, so it makes it difficult to move. In Lincoln the new builders are buying down the mello roos and taking them from $400 per month to $85 per month. It would be nice if the Roseville builders did this too. Also I have noticed that there is a part of Roseville by Baseline that is not on a Roseville school district. I am hoping that changes as I would not buy there just for that reason.

I feel like Roseville has enough housing. I don't want the city to get any larger.

Change the rule that only residents within 300 feet of a proposed change or development are notified. This is why no one in the neighborhoods affected by the 4-story townhomes crammed into 2 lots with no reasonable driveway.

$2500 for rent for a single person is a lot. This is Sun City 1600sq ft

mandate solar energy and water friendly landscaping on new construction

It's too hard and too expensive to get any development plans through the City of Roseville or Placer County.

More "decent" affordable housing for seniors (other than Section 8 options).

Accessible housing is needed, too.

More attention placed on houseless populations is necessary. More access to public spaces and trails is a must.

I think Mello Roos should not be forced on 55 and older neighborhoods.

Wish there were more 1 acre lots, with room for a trailer.

I work with the disabled who have limited income and have difficulty getting into affordable housing because wait lists are so long. I have one client who got on the interest list early for Main St. Plaza Apartments for a 1 Br. then was sent an application. Found out then that the 1 Br. apartments are only for veterans, homeless or mentally ill so she did not qualify. Very misleading from the start and disappointing in the end.

There are too many houses being built without services being in close proximity, adding to the traffic problems which in turn pollutes our air.

I am a parent of an intellectually disabled adult. She lives in an apartment close by. I would like to know more about subsidized housing for my daughter.

Roseville seems to lack availability of condos

I hope the cost of homes becomes more affordable and the supply of homes increase.

We do not care for housing that means you hear your neighbors and vice versa. All new houses are seriously too close to there neighbors. Developers want to squeeze as many structures tougher as codes (created by the city of Roseville) they can "get away with". More money to them. . We would never buy a new home in Roseville.

Being retired and living in an over 55 community is fine for me, but I do know there appears to be a shortage of affordable housing in my general area.

Are the housing updates only available on Facebook or Twitter? What about seniors or others who may not have this kind of access?

Lower Mello roos and less apartments

Please do not concentrate all "affordable" housing in a small area!

Affordable, functional, access to public transportation are important features.

We lived in West Roseville for 10 years before moving to the eastern border near Rocklin. When we purchased in 2010 we were sold on the idea that shopping centers, coffee shops and good grocery stores would be built nearby. We were there for 10 years and there STILL isn't anything other than the CVS, a dental office and the new Sutter Urgent Care. It is so frustrating to hear rumors of large shopping centers but then nothing happens for a decade. You see the toll it takes on the stores along Blue Oaks and Pleasant Grove because they are serving way more people than they were intended to. It was really frustrating and a major reason why we will never move back to West Roseville again.

City seems more interested in the developers then the voters.

We need more affordable housing. I would assume that requires housing to be smaller and denser and I'm okay with that. I'm a big believer in in-fill projects as well.

WHAT ABOUT THE HOMELESS?

Need more single story homes for older residents.

No more Row Housing. It’s okay to use this type of housing to accent a project center but you need conventional subdivisions Surrounding the center that includes parks to make it attractor all.

Let the market (builders) determine what houses and developments look like. The government should stay out of deciding what consumers should get.

There is a huge need in the region for affordable senior housing. Not $1800+ a month - that's not affordable for anyone living on social security! My mother, my mother-in-law and uncle all live on just social security. Housing makes up more then 60% of their monthly expenses. They have no place to go. Wait lists for affordable places are years and year long. They have no hope of having access while they are alive.

It would be ideal to NOT feed off of the federal government to make affordable housing or homeless housing crammed into neighborhoods that are already built out or in suburban neighborhoods. Money should not speak for our community and how we live.

Let’s work on a community plan that has housing for all income levels and ethnicities. Let’s diversify Roseville and encourage other races and cultures!

Although there are approved specific plans, I would like the city to be more pro-active in pushing for smart growth, affordable housing and environmental concerns whenever the developer wants approval of a modification.

The developers seem to own the city planners. Big houses on tiny lots do not appeal to us. People need RV/boat/trailer/utility trailer storage on the garage side of the house behind a gate.

I live in 1,675 square foot house, too big for me, would like to know if less square footage homes are available in my area or surrounding areas. Homes under 900 square feet, with small patio and yard.

Way too much growth in Roseville! The vast fields and small town I've grown up with are all but gone... too much asphalt, not enough green space and horrible building designs. City Council is all about the $$ and developers and not concerning themselves with how their decisions impact all of its residents.

With our aging population yard maintenance is an issue. Want a single story with alley loaded garage and low exterior/landscape maintenance.

Would like low income housing to be more public and how to vote. Not liking Roseville to be building low income housing. There are enough apartments people can rent. Need to keep crime down. We already have homeless problem and there

people are not going to be renting or buying there low income housing. Most I see have drug or mental problems.

The city does not integrate housing and retail well. Most shopping requires a significant drive. Retail is all grouped away from houses.

stop building high density residential units and only zone low density developments. Set up minimum sq ft parcels to allow for better traffic and minimal impact to resources

City of Roseville does a superior job with housing and planning. Would be nice to have more affordable homes, this area's home prices are skyrocketing!

Would like to see less sprawl of houses and more with some services within community without driving through heavy traffic to get to things like grocery store or essential household items and services. Support housing also for lower income families as well.

Less zero lot line house and more housing choices with larger backyards

Like I said before...the condos are glorified apartments. Not very pleasant. We need more townhomes and duplexes. Townhomes of up/down stairs with small yards. Duplex developments with shared garage walls that provide a more single family feeling with backyards.

More affordable homes are needed. There seems to be more either to high and out of priced homes or to low in a not desirable area.

Senior low cost housing is my big coNcrrn as so many boomers are now aging and have not prepared or could not save for housing needs and taxes push them out of homes to apartments

Solar is standard in all new construction

No more Low-income Housing! It will bring Roseville down and continue to raise crime etc

Not a good survey, folks! Maybe give it another try in 6 months.

A broad diversity of quality housing in terms of types and price is critical to creating a diverse, healthy community that is a community of choice for individuals, families and businesses to live and invest.

No matter the cost of the home, maintaining open space, parks and bike trails is extremely important.

Thanks for asking.

I believe solar should be installed on all the new homes being built to help reduce the strain on the grid in the future. I also wish they would build new houses on WAY bigger lots and more one stories. It is so hard to find a big one story in Roseville.

Major roads like Westbrook or Santucci Blvds. should be extended ASAP to Baseline; a trip to the airport from PG/Westbrook is an additional 5 miles because of the travel to/from Fiddyment. (Not for me, I live in east Roseville, but my mother-in-law lives out that way.)

Great job on the surveys!

It seems to me there are way too many apartment projects currently being build in west Roseville. Traffic congestion is going to become worse than it is already.

NA

The city needs to stop allowing low income housing units from being built. What made this city unique was how hard working people were rewarded with a clean crime free area for their hard work. But the city of Roseville has sold homeowners down the river by allowing all these low income housing "projects" tobe built thus bringing in all the riff-raff and making our incentive town no different than north highlands or any other ghetto area in Sacramento. I could have purchased my home I. A different city and paid less in property taxes had I known Roseville was only laying out plans to turn it I to what its u fortunately become. Uts very sad what this city has turned u to. Soon my family will be selling and leaving this area.

Roseville is getting so crowded. It takes less time to visit friends/family in Sacramento than to travel within Roseville.

As a single mom with 1 child, most houses are too large for us, and the payment is proportionate with the size, too large for my budget. I have a relatively good job but there are very few housing options for my budget. I would like to see more smaller 2 and 3 bedroom homes. These would be appropriate for many groups of people: small families, seniors, single parents, 1st time home buyers, etc. Thank you :)

I am not happy with the thousands of new homes being built in W Roseville with major impacts on infrastructure. I also hate to see more land covered over with concrete.

Quit building. Too many people are mucking up the beauty of Roseville.

New housing needs to be disbursed throughout the city, not just concentrated in certain parts of town such as affordable housing being concentrated in historic downtown area.

Less traffic please - cars crashing all over!

Would like to see more single story 4 bed 3 bath homes around 2000-2400

Unlimited growth is not good for our citizens

Less high density housing developments providing more offset between housing. There are plenty of housing developments in other states in major cities that offer 1/4, 1/2 and 1 acre lots. It seems like a challenge accepted by developers to pack as many houses into the smallest space available to maximize profit. It’s not that I don’t like neighbors it’s that I don’t like neighbors 10’ apart.

I think the city should stop building and instead try to slow growth. There are already far more people here than our infrastructure can support. Traffic congestion, classroom overcrowding and long waits for essential services do not improve the lives of your current constituency. Roseville is becoming less and less enjoyable to live in every year as you continue to add to the problems caused by overpopulation.

My responses on the size home and yard I like are not what I think the city needs to plan for. Homes and yards need to be smaller with more parks, trails, amenities.

Don’t separate housing by price, but have stringent rules for property upkeep and owner behavior

In the current system, the need for adequate, affordable housing and securing income for city services, schools and infrastructure seem to be in direct conflict. A tax structure based on property values does not promote smaller, basic housing close to business and services.

I am not impressed with the small lot sizes that are now the norm because they want to get as many houses as possible in a community. I used to think that Roseville did a good job of planning ahead for traffic flow and number of lanes on major roads but I don't think that's the case anymore. I believe the city is just interested in growing as much as it can at any cost and the amount of crime now in Roseville is showing just thst.

It doesn’t seem that access and road development is considered until after the development is built and gridlock occurs.

yes I am in Historic old town roseville, off washington, any plans to make it a bit more appealing from main to Elefa?

I hope I can stay in Roseville/California. The radical politics and taxes ever increasing are forcing me to look to move out of California.

Thanks!

Please don’t turn Roseville into a concrete jungle. I love the open spaces and it breaks my heart to see them being filled with more building.

I’d like to see higher densities of low income housing spread out more throughout the city. I’m concerned that the vast majority is being forced into the downtown area without improving the aging roads and utilities enough for that amount of expansion. I think traffic in the area is going to become painful when the current projects complete. Thank you.

Build up near the downtown core! Create a bustling downtown with small businesses and apartments.

Stop making the hard working people pay For affordable housing. Have city or County or Federal. Pay for it. No more increased Development impact fees to pay for SFD development.

The city needs to pay more attention to parking when creating low income housing. The housing being build in Old Town will not have enough parking for those housing there and if they have visitors. We do not have enough transportation options to assume residents will not need cars. Also no grocery close enough to walk to (can’t count 7/11). There will be issues once this rental starts.

I do believe that Placer Co. needs to provide more affordable housing, but most people say "not in my back yard". I do see many apts. being built that are now 3 story. Not sure that's an answer to lower housing costs, and they are not very visually appealing.

More racial and ethnic diversity. My area is almost entirely white (including me). That's a bad thing.

We moved to West Roseville 16 months ago. We had no restrictions on where to live. We picked Roseville because of the cost of housing. It turns out that we love it here. We would like shopping closer to us. The closet retail store is 2 miles away. A small parcel on Pleasant Grove is now being built that is about 1.5 miles but like to see other retail stores to open us.

Would love more businesses out here on way West Roseville! Literally ready to patron ANY business I can walk to lol!

I am definitely interested in the planning process.

infrastructure for new construction areas

Homeless is a problem for cities like Roseville. The climate attracts people because it is moderate. Consideration must be given for lower cost homes that low income people can afford.

I live in a 700 sq ft apartment, which is more space than I need for just me and the cat. I would not consider buying a home that was bigger than this. I don't really want to buy a condo, which is just an apartment that I am stuck in if I get bad upstairs neighbors.

We go through droughts and water restrictions almost every summer, but there is no plan to build more reservoirs in our state even though more housing is planned. Why is this allowed and at when do we reach the breaking point???

it maybe already be a code, but ev charging stations at any new apt built etc

We need more affordable housing in the area, and not just for the lowest of incomes.

more land for homes. more family oriented

Sun City is wonderful except for the “cut through, speeding trucks & cars.” I realize our streets are public streets but it’s annoying. Mainly due to the speeding.

Quit bowing to developers - we NEED more open space.... if a developer buys land, write into the City Charter BEFOREHAND that 50% needs to be open space.

Roseville is the best place to live but expensive

We were lucky to buy a nice home in Roseville when it was still affordable. I'd like to see rents come down for lower-income families and young people getting started.

I am not a fan of housing the homeless in our neighborhoods.

Please no more multi-family, low income housing.

The human race needs to go back to living in caves and hunting and Gathering.

Roseville is getting too densely populated. The reason we moved here from Sacramento was because there was a little breathing room.

Housing prices are too much!

I'm concerned about main roadways around Roseville becoming congested with additional residents.

I appreciate elected officials who respond to my many questions

Bigger lot sizes would attract higher end buyers to the area. Cookie cutter houses on small lots don’t give an area much personality. Maybe offering up lots for custom homes in am certain area could be a fun idea.

Planning should include adequate education, shopping and most importantly roads to prevent gridlock. It is not necessary to build on every available space.

Commitments on school building need to be kept.

Roseville needs to get control of the homeless population. They are a major contributor to crime and drug abuse in our area

Stop trying to make our city accessable to homless and poor people. Keep them OUT

We need more housing options for Seniors.

Roseville is getting too crowded with new homes, people and cars!

Please be smart about planning for growth and ensure that the infrastructure (particularly road infrastructure) is in place before development takes place. We are seeing now where that did not happen before all of the additional development in Westpark and now we are being asked for yet another tax to retrofit that infrastructure.

The city’s dependency on Mello Roos has me concerned that there is no concrete plan for managing future fiscal needs beyond that taxation strategy. Ultimately as my costs escalate it may mean relocating outside the city.

Thank you for being open to creative things like Home-Share and please make sure that information about your programs and plans is accessible to low income neighborhoods such as Roseville Heights and along Vernon on the other side of the railroad tracks. Also, please make your surveys accessible in Spanish because some of our neighbors couldn't answer this questions. Please give enough proactive notice of plans to the neighborhoods most affected so they can share feedback

I prefer to live in a city with more single family houses than have many apartment complexes.

None

There needs to be more housing choices for seniors of all income levels. All there is now is low income or luxury. We don't all fit into that category or have the income necessary to qualify for whichever category. We need more choices!

Ugly buildings being built in historic neighborhoods and the current residents have no say in it. if they building must be built, can it at least fit in with the aestetics of the surrounding neighborhood? we live here because we love the old look and there is too much modern stuff going in.

I see low income housing being built in downtown Roseville. However, will grocery stores be built to allow those with no cars to access food etc. easily?

as a county worker, I can't afford to live in this county. how sad is that. you are pricing yourself out of your own workers.

I live in downtown area. There are lots of affordable housing either already completed or close to completing. It would be nice to have some of the other neighborhoods include affordable housing and not just here. Weber Park is under consideration. I know the State has mandates. How would the City replace that green space if used for affordable housing?

I don't mind more higher density residential development. But the ratio of developed areas to parks/open space is excellent, so Roseville should stick with that.

Keep quality at the highest level

Several times I have learned about building projects after the fact. Other citizens expressed the same chagrin. I feel that residents should be able to have knowledge and input BEFORE the city council makes a final decision.

We rent now, but are interested in buying within the next few years and hopefully we can stay in Roseville. I just don't want neighbors lol!

My desire is to move out of Roseville, personally. I really like my yard in an older neighborhood and I like my neighbors. I am waiting for my adult kids to settle somewhere and then move closer. I would love to see Roseville be on the cutting edge of community planning: Common yard space, pools, within walking distance to amenities so the cars can be left at home, more condos than rentals. Preventing big REITs from grabbing up the better priced housing if possible.

The City should allow for more housing along some of the older commercial roadways, like Harding and Douglas.

When property tax bonds are approved for a prescribed reason the residents should expect with some degree of certainty that the project will be completed without further taxes/bonds needing to be approved. West Park HS being the prime example, our property taxes were misused and spent without the residents knowing. We were then lied to and advised that our school age population wasn't sufficient enough to support a HS. The school district then devised a plan to bus our children to the other side of Roseville (passing 2 schools along the way) to attend Oakmont. Very unreasonable and showed a complete disregard for the residents of West Roseville.

Maintaining integrity of individual neighborhoods is important to us.

less apartments instead small affordable homes with yards to encourage responsibility

More space, bigger yards less neighbors on top of each other. Widen roads before more traffic. More nature spaces

I've lived in North Western Roseville for 19 years. I am really concerned that we have massive, high density housing tracts getting approved and built along Blue Oaks and west of Fiddyment with, what appears to be, little or no real consideration for the capacity of our roads and freeways to handle all the additional traffic. Congestion is becoming increasingly like LA or the Bay Area. There needs to be a reasonable road and infrastructure plan that helps maintain the standard of living that made Roseville such an attractive place to live. I don't believe Blue Oaks and Pleasant Grove were designed to handle to volume of cars we see today; and its only going to get worse. Its getting harder to imagine wanting to live in Roseville for too much longer.

You are building condos and apartments where roads can not be widen to accommodate the increase in traffic.

We need more affordable housing so that people who work in Roseville can afford to live here

We use to have moretoriums on building if the infrastructure could not handle the growth. When we have such a water shortage, why are we building more homes. I refuse to turn my beautiful yard i nto an Aeizona desert scape because Roseville is over built

I feel very stuck yet am grateful to have a roof over my head. I’m on Roseville housing program and am too embarrassed to have my son have a friend over. The apt is old with roaches and constant problems including violence in the complex. They are remodeling the vacant units and charging double the rent and I fear they will search for a reason to get me out to get a higher rent. My son and I both have mental health needs and are doing the best we can to rebuild our lives after dv and homelessness. I feel often times those of us in certain situations are looked over. Your home should be your safe place and that should be something more obtainable. We are seen as one person household and the allowable rent amount for the voucher was almost impossible to find.

Bigger units in low income/senior housing

Permit fees are ridiculously high in Placer County. It’s almost $100k just to break ground.

Take a closer look at how much money people are really making and take into consideration the high prices of living here. This will tell you how unaffordable it is to live here without barely scraping by.

Promote "Know your elderly neighbors" to minimize loneliness & isolation. Provide timely assistance for elders who fall and can't get up.

The area NEEDS more affordable housing. Our children & grandchildren aren't able to afford to live in this area, near family.

We have crime exploding, we have vagrants on our trails next to gated communities... put low cost housing outside west Roseville

There is a great need for affordable housing in this area. I have friends in the city whose rent far exceeds my own mortgage payment and many of those people are single parents. I have other friends who rent a nice 3 or 4 bedroom house but then 4 roommates live there. Most of the development of new apartment or condo rentals are very out of price range for the average income in the area. (they are 50% of take home pay) Personally, I think the city should see what other cities are doing, put everything on the table, and then analyze the options. By everything I mean: Tiny homes, mobile homes, senior living (non assisted) for low income seniors, housing above retail (I've seen a lot more of this in San Jose), in-law quarters or guest cottages on existing properties, community land trusts, cooperatives, modular housing, as well as the standard apartments/homes/condos.

The middle class is getting pushed out of Roseville. Homes are either huge and expensive or for low income people.
Allow more green space within developments, perhaps "parkways" between sidewalk and street for trees.
I'm concerned about affordability and would like to see more open space and more public transportation. Thank you!
Nope
As senior citizens we are most interested in comfortable, affordable, safe senior housing.
We need a post office in west Roseville
With all this high-density housing being built, we are experiencing more traffic on the road ways. Are there any discussions about high-speed public transportation like BART? The homeless setting up camp in public parks is dangerous for many reasons, what if anything, is being done to relocate them?
Announcement when new affordable housing is available
Please build more housing developments with NO HOAs!!!!!!!
Traffic impact
I want access to the same information the City and the developers have in a centralize location at point of purchase for a new home. If they're looking at income, age, education, traffic, family size, etc. I believe home buyers should have same information in the sales office and/or on the home builders online sales office. I want to see past stats on how the home builder/ lenders selects a geographic location to build a new neighborhood in Placer County and the City of Roseville. I also I want to see to the makeup of the 1st home owners and how the results turned out for their past developments. If facebook collects data on its users I want to see how the developers collect data on their home buyers and how they create the fabric of a neighborhood.

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FlashVote helps you make a difference in your community

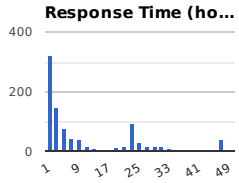
Survey Results: Housing Needs

Survey Info - This survey was sent on behalf of City of Roseville to the FlashVote community for Roseville, CA.

These FlashVote results are shared with local officials

962
Total Participants
917 of 2301 initially invited (40%)
45 others
Margin of error: ± 3%

Applied Filter:
Locals only
Participants for filter:
842

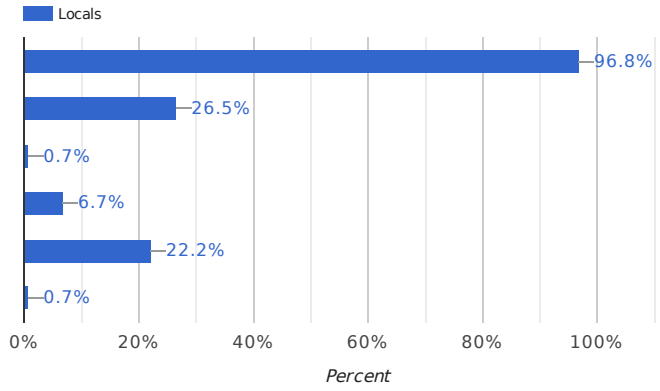


Started:
Oct 20, 2020 11:11am PDT
Ended:
Oct 22, 2020 11:02am PDT
Target Participants:
All Roseville

Q1 Thinking back to the end of January this year, which of the following were TRUE for you, if any? (Choose all that apply)

(819 responses by locals)

Options	Locals (819)
I lived in Roseville	96.8% (793)
I worked in Roseville	26.5% (217)
I did not live in Roseville, but wanted to	0.7% (6)
I did not work in Roseville, but wanted to	6.7% (55)
I did not work for pay (homemaker/unemployed/retired)	22.2% (182)
None of these are true for me	0.7% (6)

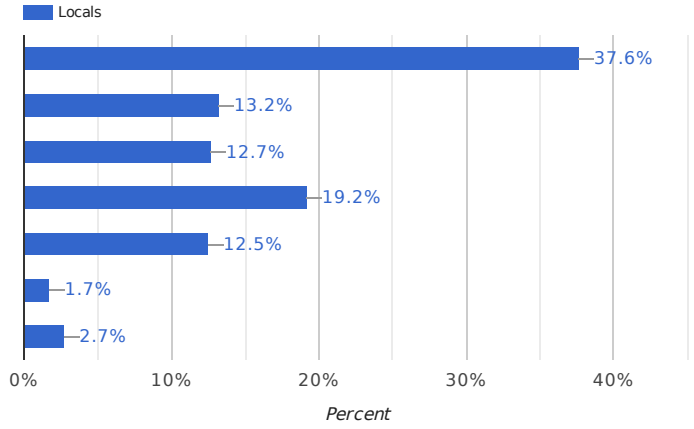


Q2 Thinking back to the end of January this year, about how far was your work from your home in terms of typical travel time?

(842 responses by locals)

Options	Locals (842)
I wasn't working for pay (homemaker/unemployed/retired)	37.6% (317)
I worked for pay from home	13.2% (111)
Under 10 minutes to work	12.7% (107)

Options	Locals (842)
10 to 30 minutes to work	19.2% (162)
31 to 60 minutes to work	12.5% (105)
More than 60 minutes to work	1.7% (14)
Other:	2.7% (23)



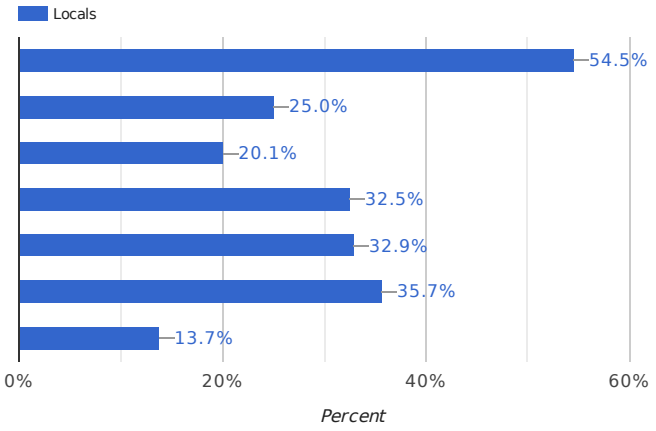
I'm retired
job is located in Boston, MA. Was traveling once or twice a month to Boston.
I work in Roseville and out. My commute ranges from 5 minutes to 120 minutes
Retired
I'm field sales personnel. Some times I work in home office, some times on the road.
I'm retired
I worked from home but also traveled to various locations which were 30 - 90 minutes from my home.
I have 2 jobs. One in the Bay Area, and one in Roseville
Half a home have travel (more than 60 mins)
Am retired
retired
Retired
Retired
retired
sales with a large territory. Office was at home
Depended on meetings throughout Placer County
Retired from USPS

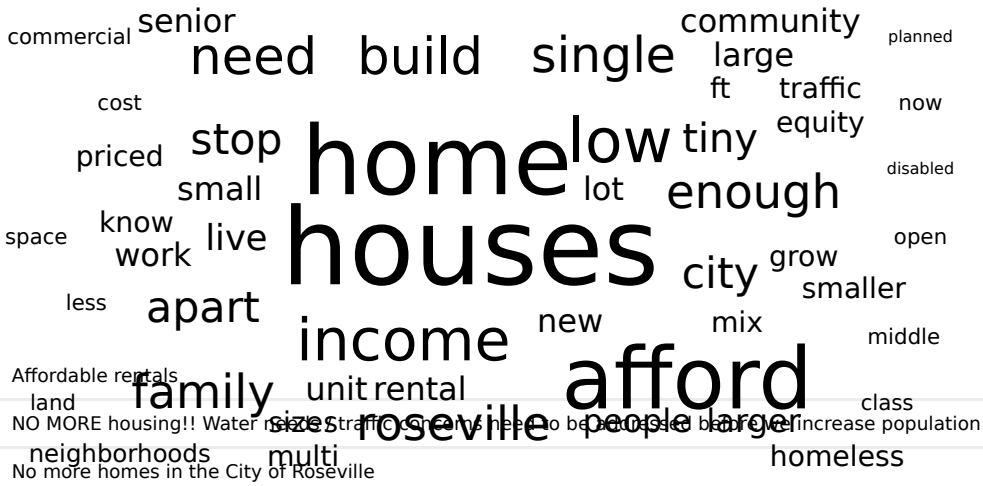
I am retired
Retired
Option 2 & 3 split time

Q3 What kind of housing do you think the City needs most, if any? (You can choose up to THREE)

(815 responses by locals)

Options	**Locals** (815)
Single-family homes	54.5% (444)
Two-family homes (duplex/halfplex)	25.0% (204)
Apartments	20.1% (164)
Townhomes	32.5% (265)
Senior housing	32.9% (268)
Multi-generational homes (where multiple generations of a family live together)	35.7% (291)
Other:	13.7% (112)





NO MORE housing!! Water issues, traffic concerns need to be addressed before we increase population
No more homes in the City of Roseville
Slow the grow and give some thought to. The ever growing and embarrassing issue of homelessness!!!
NO MORE APARTMENTS!!!!!! PLEASE STOP!!!!!
No new homes
None

Low income section 8 housing
I don’t know
No more! it is growing too fast, we are going to be just another crowded Bay Area city
Affordable housing
no more
Affordable and near transit lines or better transit lines
I think the city needs to stop sprawling out and stay more compact.
Single family homes under $400k
tiny homes
NO more! The impact of out of control building is affecting all of us. Traffic is a nightmare.
retail
Affordable appartment housing permanent supportive
High density homes
Affordable rental units
Rural houses with more land
We need a mix of all income levels and sizes
more single story homes
NONE!
We have enough houses, we need retail on the west side of Roseville.
Homes with large garage eg Lennar in Plumas Lake
Low income apartments/townhomes for seniors.
Homes priced for single parents.
None. Roseville is entirely too crowded.
Low income senior
Homeless housing and more Affordable housing for all
low income housing
Mixed use buildings around transportation hubs
innovative housing solutions for homeless individuals
More Affordable
low income housing
Single family homes with larger backyards and no HOA
Affordable housing for our service industry families
Small, zero allotment, single family dwellings — like old school 'Brownstones.'
low income housing
Housing cooperative, limited equity, group equity, zero equity, and market rate co-op's.
None..... we have too many houses not enough roads. Oh that’s right...you just want more tax money
Homes with large city lots with RV, boat, trailer access next to the garage and off the street.
Unless it is for low income NONE!!
We need more multi unit homes close to public transportation
smaller sqft homes, so people can buy 2-3 bedroom without being over 1500 sqft
You don’t have the infrastructure to start any more housing

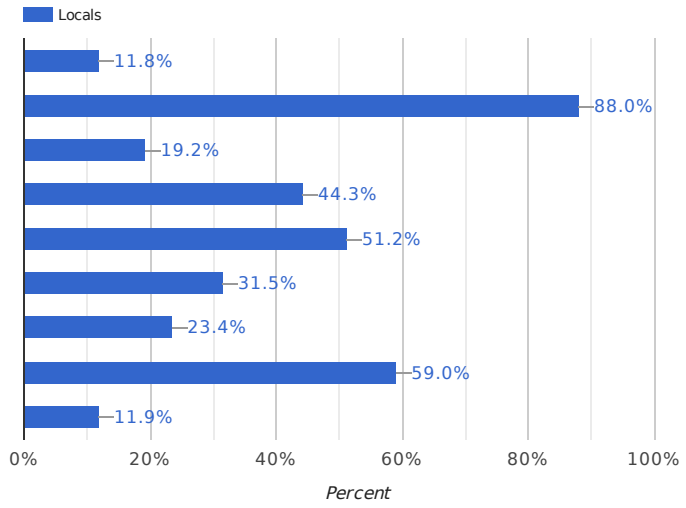
Low income
no more housing is needed
Cheap housing for unemployed
None. Too many people here now.
Single family homes (2,500 sq ft or less)
tiny home communities
Some smaller SFR’s that give an option to downsize outside of an apt complex or 55+.
No more housing.
Active 55+ Communities
Larger lots with homes farther apart.
tiny homes centered around community courtyards
live / work (homes with a commercial overlay)
More affordable housing if all types
Ability to have tiny homes/mother in law quarters on property
More opportunities for remote work sites open housing possibilities.
Affordable
Affordable
Homes for veterans
Flexible living spaces, homes, that can be easily adapted as needs change.
Low income housing - people that work in Roseville can't afford to live in Roseville.
We have too many now and more being built. Enough is enough.
It seems pretty full.
Zoning for low cost housing in all neighborhoods. Small apartments, small homes, attached homes.
Condos
I don't have enough information to make a selection.
None. Stop building! You are creating too much congestion and the larger we get, the more crime!
NONE! Roseville is over populated as it is. Please STOP BUILDING!!
None
no idea
All types but affordable.
Disabled housing for physically handicapped people
no more. What is planned is enough
Smaller, affordable single family homes in walkable planned neighborhoods
Community Garden Homes like Singapore builds!
SMALL multi unit complexes mixed into the neighborhoods, no multi-story apartment building "cities"
none
Accessible units (ADA)
Build high end luxury housing.
none
affordable homes for seniors, working poor and veterans
Tiny home villages

higher acreage homes
Affordable housing options in general.
low income
low income housing
Downtown housing
Affordable housing
No more building
Modestly sized homes (1900-2100sq. ft)on decent sized lots (10-15k sq. ft)
I don’t know
Reasonably priced housing not Roseville prices
Not apartments,
I think we have enough homes already.
Affordable rental properties
Stop building new homes. The traffic is horrendous. Little services in West Park, barely infrastr
ADUs, cohousing, RV parks for visitors and month long stays
Roseville is already overbuilding.....stop these huge developments!
The city doesn't need more homes.
Affordable senior and disabled housing
I don't really know
Sober Living Environments
More affordable housing for young families and singles
Single family low density

Q4 Which of the following, if any, are your biggest concerns about future growth in Roseville? (You can choose up to FOUR, if any)

(817 responses by locals)

Options	**Locals** (817)
Sewer capacity	11.8% (96)
Traffic	88.0% (719)
School capacity	19.2% (157)
Water supply	44.3% (362)
The natural environment (trees, animals, etc.)	51.2% (418)
Noise	31.5% (257)
Changing my neighborhood	23.4% (191)
Public Safety	59.0% (482)
Other:	11.9% (97)



Change in Industrial zoning to residential has lost potential tax base/jobs out of Roseville.
Providing adequate services for homeless
Crime
Cost of housing
People moving in and changing our city historic and political values
Roseville's planned growth is beneficial to our community, residents and businesses.
Appropriate internet service
No more low income or subsidized housing
Shopping
retail
Alternative transportation
The lack of a sense of smaller neighborhood or place with housing looking so similar
Enough convenient retail
Quality of life
Price and availability
not enough retail out in west roseville
Cost of all utilities
Lack of public transportation like trains and trolley cars.
Changing from a well run prosperous conservative community to a liberal crime ridden run down one.

The power grid
Landfill capacity
Over development i.e. Elk Grove
Trend towards too many ugly strip malls. Lack of effort to revitalize downtown
raising the cost of housing
Uncontrolled urban sprawl. Houses keep getting built with little or no infrastructure. Look at 65
Letting poorly planned county development annex without paying their freight. Also fear believe in
increase of homeless, and crime
Air pollution
Creating adequate density to allow transportation alternatives
Very concerned that the State of California is mandating creating very high density projects
Shopping in west Roseville
Homeless coming in
too many Liberals moving in
Access to parks and trails
Traffic
Anti-democratic and non-inclusive policies
poltically divided neighborhoods
There are too many poorly kept rental houses running life for us homeowners. This needs to stop.
Roseville PD does not properly address the racial and privileged bias they have when on the job
Homelessness We need pod type housing in a secure setting
Homeless
Electrical costs
Cost of housing
More taxes to pay for the infrastructure
Financial housing availability
Air pollution, loss of open space, over population, infrastructure insufficiency, more crime.
Taxes
Public transportation
Bigger is often not better. Maintaining a quality community in all aspects vs. revenue.
road infrastructure
having so much affordable housing in the downtown Roseville area
More homeless and druggies
Too much uncontrolled growth
Crime
homeless
homeless & crime
Congestion at areas other than just traffic
Affordability
Affordability
Cost of living in Roseville

Infrastructure to support larger populations.
Fires
Electric cost
Even greater income disparity
Electricity
More Bonds added to my property taxes. It's ridiculous already
High density low income becoming slums
That City Planners/Council will continue to car more about developers and their profits than people
Losing the small town feel of Roseville. I don't want to live in a "destination".
I worry that the city is not planning dense growth and continues to sprawl far from services.
I'm worried that the bigger Roseville becomes, the more it will become like the City of Sacramento
Not enough stores to support all the house being built in west roseville.
Population growth re: graffitti, roadside trash, etc...lack of pride in neighboorhood.....
loss of history and historical buildings
Roseville Electric's ability to support current and new customers to the current level of service
over crowding
to many people
Increasing utility prices
Safety of residents who are minorities (hate crimes)
Too much section 8
Too many houses as it is already.
Pricing out housing options for service industry workers and young adults
Old Roseville is bearing the brunt of low income housing w/out widening roads, improving services.
Covid-19 control
Retail and Commercial Services in Westpark Area. The closest retail and gas is 5+ Miles away.
Transit
Crime
ALL of the above
Commercial
Bike trails
Lack of mass transit/Lack economically diverse neighborhoods/Racism toward those who are different
the multi units going in central/downtown rsvl and traffic parking accomidations
Taxes
Overbearing regulations coming from the state level
integration of high density housing causes crime problems. proven in my neighborhood.

Q5 Any other comments or suggestions about growth and housing needs?

(290 responses by locals)

Traffic is a major factor which must be considered. New roads to connect freeways and across the railroad tracks need to be constructed. Green spaces should be maintained along with walkways for families and seniors.

We need less dense housing with larger lots for homes

Responsible - holistic growth and no caving into developers needs for profit maximization

No more low income housing. I have seen more homeless people now more than ever before. Don’t ruin this beautiful city.

Stop concentrating housing in the downtown and historic districts. Enough is enough.

We need housing for people who cannot afford $450k homes. We need smaller, more affordable homes to buy, we need more affordable rental homes. We need more programs to help first time buyers compete with cash offers from the bay area converting owner occupied to rentals.

More NEV lanes/roads - like in Lincoln. Folks in Seniors communities might use them rather than cars for certain errands.

Add more Section 8 housing for seniors

Housing is too expensive and if we do not make changes then the youth will never be able to afford to move out on their own

Stop spending our tax dollars on ‘new’. Face and work on homeless issue and fix current roads, schools, etc! Really listen to your taxpayers....that would be different!!

Stop spending crazy money. Make developers pay the cost to integrate. Don't sell off Roseville's resources such as water and power to the developers. Plan for the future, don't be nearsighted.

Please stop low income housing, halfway houses in Roseville, and appartments. This just ads to higher density and higher crime rates, and more traffic!

Please build more affordable housing and invest in homeless services and housing first options for homeless individuals.

Too much development with unbalanced open space throughout neighborhoods. Roseville is far too car centric and does not encourage safe walking or biking paths to businesses from neighborhoods.

Roseville needs to cap growth at some point rather than focusing on revenue. This area is growing less and less desirable to live in.

Keep up the great work!!

Roseville is a wonderful place to live, nature, walking trails, community, but if we keep building it will be like living in the City of Sacramento or any other large city.

City taking over tearing down historical buildings. siding with the big developers over the citizens and quality of live in Roseville.

Medium to large lots for single family homes. Stop with the zero lot lines and small lots.

I would a appreciate more multi use. Apartments over commercial sort of thing

Stop building apartments and low income housing! Owning a home is not a right it is a privilege. Everything that Sacramento is doing do the opposite.

Affordable housing is always an issue. We need to find a way to deal with the homeless population along our streams in Roseville. Also need to provide affordable housing for Veterans. We are increasing expensive assisted living for our seniors but now we need to deal with those less fortunate.

Traffic is the biggest problem for Roseville and 2nd problem is high school capacity.

There seems to be a substantial uptick in crime. But that’s to be expected with Newsom emptying the jails!

Suburban sprawl with no walkability to shopping (grocery, neighborhood retail)

Need more custom homes on bigger lots.

#1 concern far and away with new housing is traffic and roads to handle increased housing. Baseline, Pleasant Grove, and Blue Oaks are getting noticeably more crowded (and Blue Oaks keeps adding traffic lights) and drive times are taking longer.

If a person has Any ties to Roseville, lets get them into a home. Even if it is a Tiny Home. Or could there be some provision for m-i-l cottages or accessory dwellings? I was a transit bus driver in Santa Clara County. I can tell toy stories about folks who "lived on the buses".

it's too expensive to live in Roseville anymore.

We have seen the overflow of the homeless locating here from Sacramento. Senior housing/ low income has 3 year waiting lists and 1 week a year to fill out application for housing. This is shameful

To many apartment complexes.

Commercial developments have not kept pace with residential ones in west Roseville causing many problems (traffic, pollution, commute times, etc.)

Development in newer parts of town seems to be focused on bigger, more expensive houses set off on their own. I think good housing will be more affordable here when we put more focus on building smaller homes (even tiny houses) that are well-integrated with the trail and public transit system. Everyone doesn't need a McMansion, and more people can be supported when the individual footprint of each is smaller.

Slow it down

I think we already have too much high density homes :(

Low cost housing for low income is more than welcome in our stressed economy.

I don’t understand how we are implored to conserve on water/electricity yet thousands of new homes are being built! It doesn’t make sense to build more “resource users” without new resources to use!

I’d love to see more natural trails and open space in development planning

Limit growth. Improve traffic and ease stress on current infrastructure.

Housing is being built apparently without consideration for expanding roadways, both highway 65 as well a major streets such as Pleasant Grove and Blue Oaks.

We need to impose a tax on any new resident from outside placer county to pay for infrastructure rather than our locals. Also stop the multi unit housing and set a minimum lot size to 9000 sq ft single resident only

"Neighborhood Pride" seems to be lacking among rental units compared to owner occupied homes.

While there is a need for some affordable housing, I do not believe in rent control. The new apartments on Vernon are a good example of how to help those needing housing assistance. There needs to be more enforcement of illegal homeless camps.

Houses with bigger lots of land.

It is extremely important Roseville grow in a way that is sustainable: better public transportation, being able to walk places, housing that is sustainable (solar, gray water, etc.).

We need more single family homes with big yards.

single family homes should have land/property Townhomes should not.

Need to look at needs for houseless communities. Need to look at ways to protect our open spaces and trails.

Build within current boundaries. Infill. Re-build older neighborhoods. Less cookie cutter houses. More attractive design.

Maintaining the high level of quality that we put into our neighborhood infrastructure is essential. Clean and well maintained streets and surrounding areas are critical Roseville's beauty and allure. I am willing to pay additional tax's to support this on the assumption that fiscal responsibility is occurring within our budget. I am none too excited to grow Roseville beyond its existing size and risk over extending our ability to maintain what we have.

Roseville's growth over the past 40 years has been well planned and has served our community, our neighbors and our businesses very well. We have been successful in maintaining a small town feel as our community has grown into a large city. Our focus needs to continue to be on encouraging strong neighborhoods and working together so Roseville provides opportunities for all who live and work here. A critical component of strong, healthy neighborhoods and city is a diverse stock of housing types and levels of affordability providing housing choices that fit into the housing budgets of all our families.

Transportation and roads don’t meet the demand for the amount of people moving to the area. Taking 20-25 years to build public transportation system is rediculous we need solutions now! Within 1-5 years to get cars off the roads and electric cars are not the solution. Hybrid buses are! Trams light rail expansion why are we not doing this ?

West Roseville needs no more housing we need shopping . Can we get this moving . It’s ridiculous. No shopping, gas etc.

More services in western part of Roseville, like gas stations, hardware stores, are needed.

Enough of the high density building and uncontrolled growth. Is your goal to turn this place into another bay area?

Roseville needs to strengthen the infrastructure to handle the growth definitely!!!!

Good public transportation to link housing with jobs. It could also cut traffic and pollution.

Make sure infrastructure is strongly considered - roads, etc...

More consideration needs to given to the impact of all these high density apartments on traffic flow.

Seriously need some code enforcement and cat animal control.

We need one floor houses for those who can't do stairs

I believe it is time for the City of Roseville to really development a long term, comprehensive plan that will address the future of our water supply, our ability to afford housing, the cleanliness of our shared space, the environment, traffic, our mental health, etc. and really change our behaviors. Why not lead through these changes and truly be progressive? Be a pillar that other cities look to when they are planning for their future.

Let's not allow too much high density housing in Roseville.

at least once a year free garbage pickup of everything

With global warming & less rain, we need to stop building structures we don't have the water to support. We just need to make better use of what is already available & cut the price to make it affordable.

You need infrastructure that included internet fiber, public art or gathering spaces, bigger lot sizes or more pocket parks in addition to neighborhood parks.

Living in Sun City Roseville I've seen the unprecedented growth West of Fiddyment. I fear for the traffic issues on both Blue Oak and Pleasant Grove/already even in a pandemic both roads are very busy. Also in all the years since we moved here (1996) no gas station has even been built in this area. Has the city not allowed that or is it the issue of permits? Something for your Planning Department to look at and study.

I am terrified that as new housing goes up, we will see a deterioration in other areas in Roseville. People follow the "shiny new thing," which means every new strip mall that goes up near a newer enclave will mean a downward spiral near where I live at 65 and Pleasant Grove. I already see it becoming rougher with people panhandling at the Sam's Club. We live by an open field where I think they are putting up a retirement community, but it still has open space, and if apartments go there, you will destroy the values of homes all around us. Our home is our principal retirement vehicle, so this would be devastating. It's easy for people to go, "Oh, we need more affordable housing," except they never build apartments next to where they live.

I am concerned about crime and utilities being over used by large companies in roseville. City government should be cognizant of bringing in too many large companies into roseville. I hate the thought i havevto conserve when city government has allowed big business to suck all the utilities for residents. The residents should be more important than any company

Build a variety of housing, closer to transit, repurpose existing unused land in established areas and establish bike lands to these homes and shopping, transit.

not enough stores, grocery, gas stations, etc, out in west roseville (pleasant grove and fiddyment area)

It seems like rents are going up way too fast and it’s difficult to make enough money to qualify to rent an apartment.

Don’t change old town. Roseville needs it’s history!

Too much crime moving in from Sacramento.

Our seniors are being priced out i if the area. Some depend solely on SS. There is no place for them to live. And wait lists are too long.

We need affordable, low-income housing.

We need less expensive options with more space between neighbors

More affordable housing is good!

Need better planning on roads. Pleasant Grove Blvd. from west end is already crowded and there is still massive building going on.

Need new housing to be affordable.

There seems to be a lot of apartment building out in West Roseville compared to the rest of Roseville. It makes our streets more crowded as well as shopping.

If we get more homes we need better ways to get to the west side of town. The traffic is ridiculous.

West Roseville seems to only build houses and small neighborhood parks. We need services like gas stations, POST OFFICES, restaurants, etc. built within walking distance from our community. So many seniors live within West Park, they are dependent upon a car to get anywhere, like the rest of the residents. Build community shopping spots to encourage local interaction and walking. Also please connect the bicycle paths together. Many people rides bikes, but busy streets such as Pleasant Grove and Blue Oaks are not safe for cyclists. If the cycling paths connected, more riders could get out of West Roseville and bike to nearby services.

Roseville is growing way to fast the infrastructure can not keep up

Stop trying to dictate how I live! I am a rational individual and I should be able to decide how I live, independent of communist authorities or anybody else. Just like in Austin, TX, let me build whatever I want or dream about.

We don’t need anymore growth!

Homes with larger garages and RV options.

I think there is too much high density housing which creates way more congestion. We don't have a public transportation system that is efficient enough to support the density of housing that we're heading toward. I think we need an investment in reliable, sophisticated, public transportation to decrease traffic and congestion

I hope bike / pedestrian paths are being built into expanding parts of Roseville.

I am supportive of growth and believe it can lead to a vibrant city with a lot of good job opportunities. However, living in the Crocker Ranch in the northwest Roseville and seeing all the growth west of Fiddyment I am shocked at how little grocery stores, restaurants and retail establishments are planned and/or under construction. We need more of this in West Roseville or traffic along 65 and 80 is going to be unreal.

Green spaces are timeless!

There's already too many apartment buildings under construction, very concerned about how this will impact traffic. If the city can't keep up with the adequate infastructure that's necessary, then slow down the growth.

We should be planning for the majority of people and have seperate specific targeted programs to help those less fortunate. We should not turn the community upside down to deal with bad public policy, but rather change the policy to encourage better outcomes for all!

More trees out in the Westend.

Slow the growth of Roseville

infrastructure for traffic

Better public transportation. Encourage services near where people live so can ease traffic on major corridors and lessen pollutiion.

We need more parks and green spaces.

Let's pause on over-developing! West RV is practically Elverta. Enough! RV is a wonderful small town -we don't need endless housing or college campus satellites or more strip malls. Let's not encourage Dominic Casey in ruining our city - over development will morph us into Elk Grove - a disaster riddled w/crime, traffic & too many housing project. Leave open spaces & honor our native oaks.

there are enough big mini-mansion homes. what about the rest of us who love living in roseville but can't afford those homes? but we also aren't low enough income to be "low-income" qualified?

Land is increasingly rare and expensive. Multi-family housing may be necessary to meet the needs.

I think it's a shame that all of the homes that are now being built have no property to call their own. The City feels as long as there is a park nearby, that should suffice, but it doesn't. People need to have a space of their own that they can escape to. It seems as if the most important thing is to see how many homes can be placed on a single piece of property.

We need to plan better. There are way too many houses and people have to commute to work. The infrastructure with all the new construction is horrible. We need to have the jobs to support the housing. Between Roseville, Rocklin and Lincoln, houses everywhere. No jobs. And how are our children ever going to be able to afford even a starter house in the area.

Affordable housing is a real problem. Even low income housing is too expensive for some people. I wish the housing program (section 8) could be better funded so that more people could take advantage and the stigma of being a section 8 renter could be eliminated

The city planners and engineers will decide we’ll for our future growth and infrastructure needs. They should be listened to, not smiling developers, especially those who chose to accelerate their entitlements ahead of demand.

We need more diversity so we need more diverse housing.

I work with high functioning autistic and disabled adults. It’s difficult for them to find affordable housing without a long waitlist.

No more apartments or section 8 housing. It’s too crowded already.

I think we've "grown" quite enough. The only thing we need is a stronger, better funded police force.

Keep Roseville nice. Low income housing devalues our homes and brings in more safety concerns.

My children will be starting out on their own in the next 2-5 years and we all are afraid they will not be able to afford housing. Also we need to try 'cleanup' the homeless camps either with specified camp locations or converting motels or apts for that

need

please make sure that affordable housing is blended into the rest of the community and looks good.

It is completely irresponsible to add tens of thousands of single-family homes to our community when we have ongoing water supply issues. Let these people live in some other community! Those of us who have lived here for decades should not have to ration water because developers and the city council are greedy. Simply put, a moratorium on single-family homes is long overdue. But it is obvious that developers run this town.

The world is getting too crowded!

Affordable housing is greatly needed - 2-3 bedroom apartments, small condos for purchase to begin gaining housing equity OR to downsize for seniors. Growth needs to accommodate environmental concerns as well as open space.

Affordable housing that is truly affordable to those in need is essential. Many funding sources provide subsidies that relate to income levels of 40-60% of Placer County median income are NOT low enough! We have seniors who are trying to subsist on less than $1,000. per month, and they cannot afford rents at 40-60% AMI (i.e. $800-900/mo). Subsidies to reduce the cost of development have assisted in the past, but there are not enough subsidies available to truly reduce the rents to levels that are really affordable.

Creating higher density “nodes” (like downtown is becoming) to make public transportation more feasible and reduce traffic impacts of growth.

enough with all the condo type places make roseville home to families in houses that have yards

Shopping keeping pace with housing

Stop building houses so close together. Bigger lots please!

Houses are being built too close together. A family needs a backyard to enjoy. More single story houses and senior neighborhoods without common amenities. Sometimes you just want a neighborhood without kids.

All developments for housing should be done in such a way as to continue the open space, boulevard and parkway designs that give the city an open and appealing environment. Developments jammed close together is very unappealing. Thanks.

The traffic on Main Street will increase with the addition of new high-density housing and other developments in the area. In my opinion, the street has been at maximum capacity for years and should be reconfigured to service neighborhood residents only. The city of Sacramento modified some streets in Mid-Town to allow one-way traffic only, with the exception of mass transit, bicycles, and emergency vehicles to increase neighborhood cohesion and reduce traffic. I initially thought that the change was a really bad idea, mostly since the change inconvenienced me on my commute home in the evening, but I noticed that the vibe of the neighborhoods inproved dramatically with the reduction in traffic volume. Maybe something similar could be effective to divert traffic from Main Street to other more modern streets with more capacity.

Roseville has maintained a good quality of life so far. The increasing traffic can impact that. If we continue to have reduced rainfall, water supply could quickly become a serious issue.

All the open spaces are being taken up with new houses

We need affordable low income housing for the low income working poor

Please no low income housing. I moved here to get away from low income housing.

How about we get more business space (especially in West Roseville) to help alleviate congestion instead of building more houses.

I am concerned about property value. Will all of the new construction cause a decrease in value to existing properties?

Please re-think, re-consider the notice that "growth is good" The non-stop focus on expanding the city limits and building huge single family homes that essentially require residents to use private vehicles to commute is very short-sighted. I live in Sun City Roseville. In order to use public transportation I must first walk about 55 minutes to a bus stop, for example. The city has miles of grass between roads and sidewalks which might have o.k. many years ago but do not fit our environment, do not fit our scarce water conditions, do not fit our true climate location.

mandate solar panels and low water landscaping on new homes

Rent control. Rent is becoming too expensive for people to afford to live in roseville

Too much growth and changing zoning.

Roseville has great community developments and does a wonderful job adding parks, walking trails and schools. It would be great to see more neighborhoods that are a 50/50 split of single and double story homes. The neighborhoods with all two story homes look packed and impersonal. Also there should be plans for shopping centers, restaurants etc to be put in close to when the housing is finished. We lived in West Park for 10 years with NOTHING added like that and a big factor to us moved out of WP was the proximity to super markets, restaurants etc. For a time, DoorDash and pizza places wouldn't deliver past Fiddyment.

Zero growth

West roseville is a traffic nightmare stop building west and north until you can get firm commitments to Placer Parkway bypass

The traffic is horrendous already. The more clogged the streets, the more aggressive the drivers get. The backups at red lights and scary drivers intimidate me and prevent me from going to stores unless I absolutely have to. The quality of life has already dropped, and even more growth while ignoring traffic problems is frightening.

To generate a vibrant city center you need a dedicated plan for infilling within that area.

When doing infill think about the traffic impact and well-being, quality of life of long term residents. Giant 3 story building next to small one-story residential is disappointing. I'd be furious if I lived near one under development and I was a long term resident.

Traffic - as west Roseville continues to grow, we need more freeway access to the homes out in that area.

How about active concern and involvement with and for the Maidu natives. Things have not been handled well at this point. How much longer?

We're known for our open spaces so housing developments that uses less spaces but cost as much give the appears of short-changing how Roseville came to be.

Appreciate the request for possibilities. All new homes need shower water controls that let you easily turn off and then back on during your shower. Ours does in our 25 year old roseville home. Otherwise, find locations downtown to help the homeless. Tnx, dk

Accommodate more multi-homes near bus stops, as many of these people may not have a car and rely on transit. Single family homes often have cars and don't use transit.

I'd like to be mortgage free, but moving to a different home in roseville is too expensive as it would just increase my payments and property taxes, so i'd be more incline to sell my house and move outside where my money goes further and i get closer to a mortgage free live. You'd need to make cheaper half plexes and multi generational houses that are less expensive then my current house to stay in roseville.

Getting so big that the State of California starts imposing rules and tries to impose itself on the City. State of CA gives funds to Roseville but then demands that Roseville follow its mandates. We would be more on the radar screen of the city.

West Roseville has been impacted tremendously over the last 10 years. No more homes until review the changes brought on by our warming climate on infrastructure. Please consider adding more traffic enforcement on Fiddyment and Pleasant Grove. Speeds averaging 55 mph on any given weekday morning and evening. Friday and Saturday nights are similar to a race track.

Fix the 72 hour parking ordinance, it does not make sense. Limit how many vehicles can be parked on public streets. One neighbor has 12 vehicles. Another 4, another 4, another 8, another rental house 9.

Too much traffic and pollution!

I already put this, but for emphasis :) New developments in Roseville are huge! Literally. The square footage of the homes are so large that they become difficult for single income families to afford. This creates a larger division between the haves and the have nots. I would love smaller homes that people can buy (adding stability) without needing 2 or 3 income salaries.

Build Large arterie Parkkways to direct traffic needs well in the future. Promote work at home into the housing stock.

We need services and grocery stores in Westpark.

Moved here in 2001 and I feel Roseville has over grown and over developed with little thought to traffic, crime, etc. The many reasons I left the Bay Area now exist here. Disappointing.

We should slow down on growth and try to stop housing inflation caused by migration from bay area

I would like to see smaller single family homes and duplexes, etc.

Need more small, affordable single family housing.

There is way too much traffic in Roseville! And we need low income housing as so many have been impacted by this pandemic and have lost their capacity to rent or own property.

More low income housing would be good.

Need more residential patrol units in the neighborhoods of Roseville, especially east Roseville in and around Cirby Sunrise area.

Baseline needs to be widened. Now there is another light but is is only 2 lanes in either direction for a short distance. Many commuters use that to get to 99 and it is very congested. The lack of shoulder causes major delays any time there is an accident.

Please make sure new areas have plenty of green space And that lots of trees are planted, especially in West Roseville area

need affordable housing for people who work here in service industries but can't afford Roseville prices.

We need to have housing options that are in the $300,000-400,000 range--smaller but nice for starting families and older folks who don't want to live at Del Webb.

Really need more affordable housing, especially for young families and people working here. The prices of homes in Roseville are very unaffordable. And we need better managment of traffice. Would love another freeway. I know Roseville is not in charge of freeways but could Roseville talk to the government about getting another one? There are going to be a lot more people living in these areas and it is going to congest roads and freeways more which will be very challenging for residents. Let's keep this area not so congested please!

I believe we need more affordable housing for all age groups and family sizes.

I cannot seem to justify any further need to grow as a city. There are more cons than pros at this point.

The city needs to figure out the homeless problem in downtown and old town before we build more affordable housing.

I am unemployed and can't find a place cheap enough to rent

I am already witnessing an increase in speeding vehicles, as much as 10-15 miles over the posted limit. Unless we can control this as a growing concern, I am leery of any great increase in population. Growth is important, however, for many reasons, so we must find a way to control this problem and ensure the safety of all on the streets of Roseville.

No comment

No choice to have more mobile home parks!?!? The most cost effective for lower income folks to live in Roseville but for snobbery

More housing, less two story $500,000 Homes

Slow growth. Control traffic congestion. I like the the Roseville of 10 years ago.

Need to build what people can afford

We need more affordable housing!!

Roseville is already too crowded. We are planning to move after 30 years here.

Roseville feels less safe, more noisy, and harder to get around than when we moved here 9 years ago. I know the city works within a difficult state government environment. Hoping that we can continue to push back on California's problems with a more business friendly environment which treats homelessness as the public safety (fire, pollution, waste, sewage) problem that it does have.

We have an abundance of large, fill it up with Costco homes, and lots of apartments. What about some smaller homes for people and families who want to be intentional about simplicity, don’t want to have to live in an apartment for smaller space, and don’t want to have to live in a 50+ year old home to do so?

Cost of all utilities. All infrastructure.

Crime is number one concern. Want more safety for kids

Future growth needs to be subject mello-roos tax.

put housing in other parts of Roseville that are considered "affordable" housing.

The city should help owners of infill sites acquire entitlements allowing for the property’s highest and best use.

We need housing for the homeless and unhorsed.

I suggest the city do more educating the public on helping the environment by taking care of their yards. Many yards have little vegetation which is crucial to our environment

Traffic is the WORST in West Roseville, with no hope in sight!!!

I think we need to look at the capability of building granny flats in some of the areas where this is feasible. Maybe incentives for this type of housing.

Too much dense housing being built

Hoping we grow out, not up.

I think i will need to move out of roseville soon because the housing is growing and the traffic accidents and crazy drivers are unbearable

Building low income housing and affecting property values and existing neighborhoods

We are starting to look like Bay Area We need controlled growth or moratorium on building

We need to create programs to lift homeless out of the streets and into housing and “back to work” programs-and yes, I WILL put my “$ where my mouth is” helping create such programs.

Yes, include infrastructure costs to any new housing development to pay for the upgrade to accommodate the new incoming population

Too many grass lawns given water shortages?

Too many homes going in and planned to build in West Roseville.

The master plan looks balanced and well organized. Would like to see that Mello Roos continues to fund important city services.

Please keep Roseville’s natural habitat alive!!

Develop places that better accommodate working from home. Connectivity with shared facility for meeting space and business office support

Roseville is a beautiful place, don't turn it inro a sesspool like Sacramento

Ensuring buildings are far enough apart that a fire cannot jump from structure to structure.

Don't bring lower income housing into middle class neighborhoods

More granny flats could help with affordable housing.

I am concerned about the growing homeless population (mainly drug-addicted people) showing erratic and disturbing behavior, amongst law abiding citizens who have no recourse.

Please stop building.

I'd love to see some more condos in the city. That's a great entry point for first-time home buyers in an expensive city for single-family homes. But let's make sure we aren't building them all on Gibson where traffic is already bad by the Galleria.

Nice but smaller and affordable housing would be awesome! This would also help Roseville maximize its fine public amenities like trails and libraries, public transit, etc.!

Traffic is horrible, too much medium and high density housing, would like to see more low density with larger backyards

Roseville overall has done an excellent job with city planning. However, there does not seem to be a cohesive plan for connecting the unconnected multi use paved trails that exist in each neighborhood together to allow safer commuting.

Improve transportation

Violence seems to be escalating. Kids are spray painting, stealing, and verbally abusive. There’s no accountability for criminal activity. We need more cameras and police follow up. More housing requires more police back up to keep Roseville a safe place. It’s starting to get a reputation as not safe.

I would like to see more affordable single story family homes for those who will are downsizing as their nests empty but don’t want to go into apartment living.

It seems that every year we’re in drought or near-drought conditions, but every year the growth keeps happening. Growth is understood if we’re adding more than just homes and schools. We need more water holding reservoirs in California to be equipped for growth (and perhaps other infrastructures I’m not aware of). This is a state issue, not a Roseville Issue I understand, but can’t regions come together to urge the state to do what’s needed?

Bike paths to Roseville High School and bike parking. I would like if Roseville as bike friendly as Davis.

No halfway housing.

We are seeing the "affordable housing projects" result in more police activity/crime. Gates won't stop these criminals. If the city is bent on pursuing affordable housing, can you locate these projects far away from single family neighborhoods?

Affordable housing is necessary!!!!

Would prefer to see less sprawl

STOP converting apartments to low income housing! The community has already been irreversibly damaged by transplanting all the out of area riff raff. If I wanted to live in a community like antelope, citrus heights, Sacramento etc., I would've bought there but I PAID MORE and CONTINUE TO PAY MORE to live in a community that USED TO BE (isn't any more) a nice safe middle class area. Very sad what has been done to this city.

we will need more police to take care of the roseville area as it is growing leeps and bouds.

I am happy to see that growth is systematically controlled

It's my hope that growth is affordable. Not low-income, but affordable for single families and single people who live here.

Home price valuations are escalating too fast which means there isn’t enough demand in growing areas. Inexpensive housing should be a part of the growth instead of more big box cookie cutter homes

Roseville is becoming less and less desirable because of traffic and noise, and out of control growth. Where is the water coming from? Where is the artery that supposed to alleviate traffic between Hwy65 and Hwy 99? No stores of any king in WetsPark, so everyone has to get in their car to get gas, groceries, well..get anything. Very POOR planning. So what does the city do, building more house out there without any allowance for shopping adding more congestion to Pleasant Grove and Blue Oaks, and now more congestion to Base Line. Insane.

In times like now where homes and rent in our area are high, help with qualifying to meet cost per month is needed. Having a job for long enough, making a good amount isn't helping with qualifying for 3 or 4 times rent. I have a kids and the cost for even a rental with more then 1 room in this area are almost or over 2k per month. That along with then making 6k or 8k to be qualified is extremely hard as a single parent.

The city needs to acknowledge racial and economic disparities and have partnerships in place to explain to the majority how these initiatives make our city stronger.

I commute over one hour each way so I can live somewhere nice. Stop building affordable housing, and bringing in crime

No

I think growth is out of hand. It's ruined the charm of Roseville, and we have been divided into three parts: West Roseville, Old Roseville, and East Roseville. The eqitable allocation of resources and services needs to be addressed.

I know Developers don't like it, but see if zoning can be done for detached with lots at least 8,000 square feet. Not all but a percentage of homes. Kids need room to play

I moved to Roseville for the nature and for how common it is compared to other surrounding cities. I'm not interested more housing or even more industry for that matter. I'm interested in keeping Roseville a clean, quiet and peaceful town with more nature than other cities. I hope the city protects all of our investments by maintaining the benefits of roseville.

I think growth needs to be better planned with respect to connectivity among various parts of the city. Now, it’s like there are four or five cities that are geographically disconnected. That impacts services, roads, commercial development, and the feeling of the city being one community.

I've talked to neighbors who have added a "granny flat" sort of 2nd unit to their property, something I am considering. They said the City fees were exorbitant, on average $25,000 for sewer, water, power connections. That kind of fee hikes will kill legal expansion and lead to non-permitted add ons. I haven't looked into the fees myself, got scared off

Making it possible for West Roseville Sun City residents to use golf carts to get to shopping would be really nice. Pleasant Grove Blvd and Blue Oaks are ideal for golf cart lanes to Raleys and Safeway and the new Nugget, plus CVS and Walgreens.

We need - have for ages - low cost housing for young families - and old families for that matter. The cost of housing here is absurd - I raised my children here in the 80's and knew that after graduation they couldn't afford to stay in the community where they grew up.

Distribute affordable housing evenly throughout ALL parts of the city, not concentrated in one area

Roads, roads, roads! If you get that right ... the other decisions can fall into place. Roseville has a long (including very recent) history of stupidly-bad road design and inaccurate future projections. These are very, very costly mistakes. Let’s not make them again.

Roseville needs to build more walk & bike friendly communities and stop being so car centric

The desperate need for more lower cost units. Homelessness is the result of soaring rental costs

Stop with the affordable housing needs. Not everyone can afford to own a house unless you believe in the Unicorn tale that every job should be a living wage.

stop growing the city if you cant build a freeway to the homes in east or west roseville

The hand-in-glove relationship between City.County planners/leaders and developers is appalling. Citizens have virtually no power, with well thought out concerns about environment, traffic, and pedestrian safety are virtually ignored. I am ashamed of those who put themselves forward as community guardians but continue to act in a way that promotes only their own power and profit.

STOP IT!!

If it is not affordable or accessible it will not suffice the current needs of low income families. Please place future growth in areas other than old Roseville. If there is a need to increase transportation or services in other parts of Roseville to make those areas better equipped to fulfill the requirements of low income/affordable housing, then pursue that wholistic approach. It feels like otherwise there is gentrifying the going on OR segregation of folks by income levels systemically pushed by city planning.

the growth needs to slow down.

Keep housing standards high. People can buy starter homes elsewhere and work up to being able to afford to live in Roseville.

Slow down.

I think growth is necessary and can be done well if planned appropriately.

Please no more low income housing

There is so much potential for repurposing/redevloping existing structures, apartment complexes, and vacant lots within the current city limits, especially in central Roseville and along the Douglas corridor. Lots of empty and available office space that could be converted to multiuse business and housing with increased walkability. Why does everything planned require a car?? I would like to see limits on paving over yet more open/farm lands.

I have lived in Roseville for over 30 years. There is a lot of growth. We need more accommodations/stores on the west side where all the growth is taking place. More restaurants, a Costco would be nice.

We need more environmentally friendly construction. Plan communities around existing foliage, as trees and indigenous plants and existing waterways and ponds.

roseville doing great job

Keep up the good work adding parks and trails to your developments.

I moved here, many, many years ago from Silicon Valley where I saw firsthand what unchecked population growth does...it brings gangs, graffitti, roadside trash, etc...even in the most affluent neighborhoods because city services cannot keep up, job growth becomes inadequate, and income inequality becomes a local problem.....

Too many large single family homes being built & planned for. Roseville is sprawling, causing traffic, noise, burden on infrastructures. Where is the water to come from for these large homes, many with pools??????

In addition to housing and roads we need parks and trails to continue to be built. Sports fields need to be considered and a survey should be conducted for park amenities desired.

Despite noises on places like NextDoor, I like what is being done re: houses in neighborhoods for helping the less fortunate in our community (homeless, endangered, reintegrating ex-cons back into society, etc). As Americans, we need to improve our social safety net. While this is difficult from the local level up, it's not being done a the state or national level so someone has to lead.

So many ppl

Low income housing that enforces rules with authority to evict.

I think that limiting high density housing would be for the benefit if our community as we face growth currently, and in the future.

We need more infill projects. Why are our roads so bad? Rocklin always seems to be paving existing roads but Roseville does not.

Need high speed rail to the Bay Area.

We need low income housing for disabled.

I want the Roseville Police Department to be more proactive and compassionate to Roseville residents of all ethnic/racial groups. Too many longtime residents who happen to be people of color are made to feel like "outsiders" by the police. Hard demeanor from officers. They should listen more.

I think the City of Roseville needs to stop building more homes. We are starting to look like the Bay Area. This can't be just about money! I hear more sirens, there is more traffic and crime is starting to occur more. I think we should focus on freshening up the look of Roseville. Downtown is great but we need more restuarants that are chains, I think we should build a man made lake somewhere out towards the Casino and build restuarants, breweries etc around it. It would be a huge hit! We don't need more people but I am not sure how you stop that....

Keep and or add more fire and police to ensure public safety. Find appropriate housing to keep homeless off the streets

I think any new housing development must take on the burden of widening surrounding streets and intersections. They must pay for all new service lines. I do not think current residents should pay higher taxes to make up for the cost of these projects.

Roseville is beyond sprawl....too many people using too many tesources

I would like to see more efficient public transportation and walking/bike trails.

More effort should be made to preserve/re-use historic buildings. Also, while I understand the need for growth, it should be for the benefit, not at the expense, of it's long-time residents. Before long, the current generation will be priced out and forced to move.

Please stop building new homes. There are little services in WP, infrastructure isn't there, yet you just keep building. There used to be so many trees now all I see is houses. Pretty soon Roseville will become the next bay area and how well did that turn out. Housing prices, property taxes are high. Roseville used to be a nice place to live. I will be moving within the next couple of years since the area is being taken over by the bay area. So sad.

I would like to see Roseville continue to recognize and promote its increasing diversity on every level. The city does a good job and I hope we don’t elect polarizing Councilmembers who turn our city into their political step ladder and side show. Our local government is a refreshing break from what’s happening at the state and national levels. We’ve had decades of solid leadership and that needs to continue in order to be a great place to live

I would like to see permanent supportive housing to support our homeless and nice affordable senior housing. Too much of our senior housing is unaffordable for many in private communities.

Low income housing areas (Old Roseville, generally) should be provided offsets to help defray the costs of adding an ADU. Please offer an online YouTube video explaining the process for homeowners in Roseville who are considering an ADU with current considerations and requirements. I know of several families interested but need consolidated information. Thank you for asking.

1) City lack trees in green areas. It is dry city. Every time the area is developed, so many trees are mowed down. But none are added. Due to lack of water, residents are changing to non-grass covers. It is good initiative to save water. But since this has decreased the overall green area, it should be compensated by more tree 2) Trails in city have to be increased. This city is as great and equal to Folsom, but we don't have enough long trails like they have. People from Roseville go to Folsom for biking. 3) Traffic has grown exponentially in West Roseville, but proportionally the roads have not been widened or increased. The jams on highway 65, Blue Oaks, Foothills, Pleasant Grove, Cirby have become nightmare. The long queue at non-HOV lane Signal in every entry to highway has become horrible in last 2 years. City is not doing as much it is suppose to do with the proportional increase in traffic. Highway 65 should had been 4 lanes 5 years ago. It is still 2 lanes until Galleria.

Technology Infrastructures

Too much traffic. Need less population growth. Schools are too full

Yes, with healthcare industry and city/county/state workers being Our biggest work force in Placer County, it would behoove the Cities of PC to develop work/housing partnerships with developers and health industry to retain workers (and their tax base) in the County where they reside.

Consider green space and parking as priorities

We have been Roseville residents for 7 years now. We love it, and like most, I am sure, lets keep the city about the size it is now. I understand there is room for growth in W.Roseville where currently there is construction going on.

Roseville seems to allow builders to build while thinking of street expansion last. We also need proper traffic control, a lot of stop signs are ran in Westpark.

Affordable single family starter homes would be a great thing

I would like to feel safer while riding my bike.

Building houses so close together introduced neighbor problems. Kids need yards to play in. Housing too expensive. Need to be sure we have infrastructure before building more

Sure would be nice to some non-cookie cutter homes being built in the city. I know it's all about the money but building some homes on 1/4 to 1 acre would improve the city.

Make developers pay their fair share and also prioritize hiring people who live in South Placer and greater Sacramento area over people coming from other states who don't invest in our community.

We have enough apartments. We need more single family homes that are affordable. A lot of the new builders are pricing homes too high and the mello roos are out of control...$400 a month...that is insane. We also need stores in the Fiddyment area. Why hasn't a grocery store been built yet? That area is booming with homes but no shopping. To me that is odd. We have wanted to move to the Fiddyment area but the home prices are rising and the mello roos are crazy.

Distribute the low-income housing throughout the city. Do not segregate low-income people.

we need infrastructure. stores.. gas stations.. restaurants... etc....

FAQ

Contact

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From: LaMills Garrett
To: Hocker, Lauren
Subject: Questions on Housing Element
Date: Sunday, January 3, 2021 3:37:16 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Lauren,
I've reviewed the content from the Roseville Housing Element. Below are questions I have to further understand the decisions and content within the Housing Element. I'm glad to meet to explain the further clarify the questions and get answers verbally or to accept answers via email.

All the best.

LaMills Garrett
916.865.6140

Questions on Roseville Housing Element

1. How is the 2,800 unit shortfall determined?

2. What's the number of affordable housing units proposed by the City of Roseville versus allotment set by SACOG (12,066 with 6,178 lower income units)?

3. It appears the previous 10% Affordable Housing Goal is now being focused only on low income and very low income renters. If correct, why isn't homeownership included in the Affordable Housing Goal for low income and very low income housing?

4. What percentage would be required in order to meet the overall allotment set by SACOG?

5. How many total dwellings are currently under plan to be developed in Roseville?

6. How many affordable housing dwellings (low income and lower income) are currently under plan to be developed in Roseville?

7. The four major transit locations in Roseville are Louis/Orlando, Galleria Mall, Sierra Gardens, and the Civic Center. What affordable housing plans are set to be within walking distance from each of those?

8. What affordable housing plans are set to be between major intersections or transit locations along the routes to large areas of entry level jobs, major retail outlets, access to healthcare, and roads leading to justice and law enforcement locations? Below are a set of those locations by my assessment.

Douglas/Sunrise (Kaiser)
Eureka/Sunrise (Sutter)
Roseville Parkway/Reserve (Galleria Mall)
Blue Oaks and Washington (Thunder Valley/Santucci Justice Center)
Washington and Junction (Roseville PD/Fairgrounds)
Vernon (Downtown Civic Center)
Pleasant Grove and Fiddyment (Gateway to West Roseville)
Westbrook and Blue Oaks (Future growth)

9. What is the assessment of jobs in proximity to affordable housing units? Said differently, what's the average distance traveled to work by Roseville residents who qualify for affordable

housing ? And what's the average distance traveled by people who work in Roseville and in careers typically qualifying for affordable housing?

10. Of the principles (bottom of page X-3 under Purpose) that the Housing Element is to reinforce, which demonstrate contribution by the development community, the business/manufacturing community, and The City of Roseville to ensure the success of an affordable housing program?

11. Of the principles (bottom of page X-3 under Purpose) that the Housing Element is to reinforce, which demonstrate meaningful actions to overcome patterns of segregation and foster inclusive communities?

12. In what situations and how many times have affordable housing goals been deferred to a later phase of a project to allow time for the necessary funding to be assembled in a public/private partnership or with affordable housing agreements?

CALL TO ACTION

City of Roseville Housing Policies

Current Situation

1. The City of Roseville has a dearth of affordable housing and it continues developing housing that will worsen that situation.

2. The City of Roseville continues to develop land for businesses with salaries that are insufficient for people to afford housing in Roseville.

3. The City of Roseville has inadequate mass transit systems to reduce traffic on major thoroughfares between nearby cities and inadequate coupling of mass transit and affordable housing to reduce traffic within Roseville.

4. Traffic is added to Interstate 80, Sunrise Blvd, Highway 65, Foothills Boulevard, and Eureka Road because of thousands of people commuting from other towns and cities to work in Roseville where they can't afford to live.

5. The Draft Housing Element currently has no solutions for people with low income and very low incomes to reside in homes that earn equity.

Suggested Solutions

1. Pause approval of all private commercial development that does not pay most employees a salary to afford housing in Roseville.

2. Make approval of building market rate housing contingent upon first meeting and building an allocation of low-income and very low-income affordable housing units.

3. Require all commercial developments to pay fees toward the impact they will have on traffic congestion and housing disparity.

4. Require equity earning housing options be included in low-income and very low-income housing plans.

5. Mandate all districts in Roseville occupy some portion of low-income and very low-income affordable housing.

6. Seek affordable housing plans to be between major transit locations along the routes to large areas of entry level jobs, major retail outlets, access to healthcare, and roads leading to justice and law enforcement locations.

Call to Action

1. Send emails supporting the above suggested solutions to Planning Division project manager, Lauren Hocker lhocker@roseville.ca.us and Housing Manager, Trisha Isom at tisom@roseville.ca.us
2. Call each City Councilmember and request support for these suggested solutions.

Mayor Krista Bernasconi
916.223.1060

Tracy Mendonsa
916.663.7344

Scott Alvord
916.784.0240

Pauline Roccucci
916.508.5807

Bruce Houdesheldt
916.365.5863

From: Lisa Larkin
To: City Council Mail; Hocker, Lauren; Isom, Trisha
Subject: Housing & Traffic Situation in Roseville
Date: Sunday, January 10, 2021 9:35:26 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello Council Members,

I'd like to see you address all the issues listed below, and I would like you to consider the suggested solutions presented. I support these solutions and would request that you take the initiative to really truly address the housing crises and traffic problems, to include protecting our downtown historic district.

Current Situation

1. The City of Roseville has a dearth of affordable housing and it continues developing housing that will worsen that situation.

2. The City of Roseville continues to develop land for businesses with salaries that are insufficient for people to afford housing in Roseville.

3. The City of Roseville has inadequate mass transit systems to reduce traffic on major thoroughfares between nearby cities and inadequate coupling of mass transit and affordable housing to reduce traffic within Roseville.

4. Traffic is added to Interstate 80, Sunrise Blvd, Highway 65, Foothills Boulevard, and Eureka Road because of thousands of people commuting from other towns and cities to work in Roseville where they can't afford to live.

5. The Draft Housing Element currently has no solutions for people with low income and very low incomes to reside in homes that earn equity.

6. Destruction of historic buildings in Roseville.

Suggested Solutions

1. Pause approval of all private commercial development that does not pay most employees a salary to afford housing in Roseville.

2. Make approval of building market rate housing contingent upon first meeting and building an allocation of low-income and very low-income affordable housing units.

3. Require all commercial developments to pay fees toward the impact they will have on traffic congestion and housing disparity.

4. Require equity earning housing options be included in low-income and very low-income housing plans.

5. Mandate all districts in Roseville occupy some portion of low-income and very low-income affordable housing.

6. Seek affordable housing plans to be between major transit locations along the routes to large areas of entry level jobs, major retail outlets, access to healthcare, and roads leading to justice and law enforcement locations.

7. Seek the funds necessary and register historical buildings, to preserve what remains of the historic Roseville district in Downtown Roseville.

Again, I support the above ideas as presented.

Thank you,

Lisa Larkin
Roseville, CA

Housing Element Review January 2021

X-1 INTRO

…Housing Element, a component of the General Plan that includes analyses of barriers to housing production and strategies for producing the needed housing. *This might be a good place to briefly describe the affordable housing issue.*

x-2 PURPOSE

Is a revision planned based on the 2020 census?

Glossary idea: include RHNA definition

x-3

What's the basis for the need to maintain a 5% or less vacancy rate?

GREAT! Transportation … proximity of housing to jobs ..

Glossary idea: define and show examples of median income (and average or mean income)

GREAT! But how will the city take actions to overcome patterns of segregation! *Might definitions of segregation and inclusion be included in the glossary along with some examples of how that has happened. Might be a good place to show how Roseville has* NOT *had policies creating segregation.*

x-4

Housing Stock by Unit Type. *Might this be a place to include terms (and thus put in the glossary) like Condo and Four-Plex.*

Rental Prices: *Do you have data on the single family rental price?*

DATA SOURCES

The acronyms are defined here, but they could also be included in the Glossary

x-6

It was great to see what key discussion topics were included.

x-8 … A table as part of the EVALUATION OF 2013-2021 HOUSING ELEMENT

Glossary comment: Please be sure all the Acronyms are also in the Glossary. (After reading The COLOR OF LAW, one could wonder how the Section 8 process is monitored. The percentages are informative and it's good that HUD recognizes the Roseville is a high performing housing authority.

x-11 First Time Home Buyer

What are the City's criteria with regard to home selection? Good: Home Buyer's Seminar. *How often are these held and how promoted?*

x-12 Great! Density Bonus Program

What the change needed to be consistent with current state law?

x-13 Second Unit

I assume this means Accessory Dwelling Unit (ADU) – needs to be in the glossary. My planning experience with this was the potential problem of sufficient parking area. So, if the street is wide enough, on-street parking would work.

Condo Conversion

Interesting, I once lived in a multi-unit rental which had originally been built to condo standards: wall insulation between units which could minimize noise and provide some more fire safety. Also saw this when I inspected (filled in for the building inspector) on condo units.

x-15 GREAT! Affordable Housing Development Agreement.

Accomplishment: are the Spec;ific Plans on a Map? Make reference to the location of such.

x-16 *Accomplishment: are the listed multi-family complexes on a map? (I hope that such maps wouldn't create lack of diversity.)*

11. In-lieu fees. *I found it difficult to read the accomplishments. Perhaps this should be written in more than one sentence.*

x-17 Non-residential Construction Fee

Good points: new employment is a factor in the need for additional housing.

It's a good idea to establish a non-residential construction fee, but it might be difficult to make fair. How about the mixed uses that could have commercial first floor (parking under structure under and behind) with housing above. Employee, customer, and resident parking needs might create an interesting design challenge, but I've seen it. (Everett, WA)

x-18 Manufactured units.

I've seen them built (New York State) as multi-level. I've also vacationed in units that could be moved by tractor or similar. They had a deck – which could be shared with a neighbor, 1 or 2 access doors, bathroom, bedroom and great room which included the kitchen area. They were located in Napa. They were moved because they were located in a flood plain. The flood plain move wasn't good for all year housing, but if another paved area was available might be OK. The flood plain area had green space and trees, as well as a community building.

x-19 Units at Risk

How would the projects at affordable risk be made attractive to retain that way? What would be the owner's benefit? A TAX benefit?

Again, be sure one can find the accomplishments on a map.

x-20 Special Housing Needs

HOME Investment Partnership Program (State)

Displaced homemakers. How do these people learn of this opportunity. Does the City inform attorneys who may be providing divorce help? How about those who need to move because of domestic violence?

x-20 – 21 Public Services funded since 2013.

Many of these items seem to have some sort of housing connection. I wasn't sure about the Youth Swim Passport/Sparks. (Include in Glossary?)

x-22 Local Programs

I suggest this be entitled: Local Financing Programs.

With Roseville General Funds and Salvation Army money, how far will $3,000 go to help with past due rent, security deposits, first month's rent, past due utility bills and emergency motel vouchers? With these burdens, will those that need money get help on how to choose what to pay?

x-23

Citizens Benefit Fund. *Suggested clarification:*

"… serving citizens of Roseville who *are eligible …"*

Auto Mall Fund

Is there any way to have this again? Has another retail organization considered taking up this service for housing? How about the Chamber of Commerce?

McKinney-Vento Funds

HEARTH (add to Glossary) amended the McKinney-Vento Funds. Where is HEARTH described? I may have seen it, but reference to that discussion would be helpful.

X-24 (part of x-23 Redevelopment w/Mod Income Housing Set Aside Funds)

…HOME… such as Home Start (insert a colon?) : a transitional ;housing program for families with children.

Governmental and Non-Governmental Constraints to Housing Program

This whole section is terrific! … including the modification of the Public Education Program to "reflect an emphasis on equity"

x-25

Again, it's good to know that the "City will continue to monitor community opposition to affordable housing projects in an effort to remove negative perceptions."

General question on my part: Is it possible that those who have negative perceptions are those who feel that to feel good about themselves they have to try to prove that someone else isn't as good as they are? Maybe psychologists/psychiatrists … teachers … who understand bullying can help with this. Like, asking -- how do you know if a neighbor that looks different, or came from a distant place isn't as good as you are? If one is alive, respectful, curious, one can care about others.

x-26 Program: Public Participation

accomplishments section: tried to see the interactive maps and ended up in Missouri

Another Glossary term: RCONA (given here, but would be good in Glossary also. Perhaps a list of RCONA could be included in the document/glossary.

GREAT! Housing Choice

x-28

Solar requirement: State building code? *Has the impact on affordable housing been considered? I support this environmentally, but it would be great if some outside funds became available for those building affordable housing.*

x-29 HOUSING PLAN, Citywide Housing Goals. These are terrific!

x-30 Goal H-4 looks like planning a mix of housing*. Although I'm in a single family home in an RCONA, our home is less than 1,000 square feet, the place across the street is 1100 square feet and the largest may be over 1500 square feet. So, perhaps our 1995 complex is somewhat mixed. However, all of our RCONA is single family. It looks to me like there may be some land along Sun City Boulevard and the 17th golf fairway which could support 4-plexes. Not far from school house park there may be some land for similar. The reason I mention a fourplex is that I lived in one and from the street, it looked single family. Some units on a portion of Harding may be 4-plexes or 3-plexes. The design: one unit in front (may be the manager's unit, but we weren't managers), one behind and two above. The above units had parking below accessed by an alley.*

Goal H5

Policy H1.8 *How or who would encourage intermix of affordable housing with market-rate units? Back to the 4-plex idea. One of the units behind or up could be maintained (agreed upon) as affordable.*

Policy H1.4 *Why so exact: 5$ vacancy rate for both owner and rental units.*

Policy H1.8 *Encourage constructionof affordable housing units to be intermixed with market-rate. How? I commented on integrating 3 and 4-plex.*

Policy H1.10. *Again, 3 and 4 plex might fit here. Include in glossary.*

Implementation Measures/Programs

FEDERAL AND STATE PROGRAMS

Note: all the acronyms in this section need to be in a glossary.

Section 8

After reading The Color of Law by Rothstein, this hasn't always worked. Apparently "communities can veto developers' proposals" (p. 190 in the book …) Does Roseville have any limits on this?

HOME , ***a state program***

The criteria for qualifying looks good, but what are the criteria with regard to home selection?

x-32

ACCESSORY DWELLING UNITS ORDINANCE

Suggested edit. … It also **can include** ***efficiency unit. Again: put efficiency unit in the glossary***

CONDOMINIUM CONVERSION UNIT

I once had the benefit of a rental unit originally built as a condo with insulated separation between units: fire safety and noise limitation. So… if a rental complex could be sold at some time… affordable, the addition of insulation between units might be good. For all I know, all multi units condo or otherwise currently require insulation. (I'm more familiar with New York State building code of the 1980's.)

STREAMLINE PROJECT PROCESSING

I suggest reference to Table(s) x-32 … by page number.

SPECIFIC PLAN AREAS (SPA)

I suggest including in the mix: access to employment, education and that there be no limits re: race or ethnicity.

…specific parcels… subject to affordable housing … How selected? Who selects?

x-34

Objective. ***Give page number(s) for Land Use Element Policy LU5.5x.***

x-35 ***…in default of the agreement. What are the penalties?***

x-36 UNITS AT RISK

Please show Colonial Village and Preserve at Creekside on a map.

This looks like quite a challenge! Important to include in the Housing Element!

x-38 "approved entitlements" ***This should be included in the glossary.***

x-39 ***GREAT!*** **AFFORDABLE HOUSING STREAMLINING.** ***If developers can save time, they save money and thus, makes it easier to develop affordable housing.***

x-40

HOUSING CHOICE GOALS AND POLICIES

Some of these headings might need to be re-arranged.

Glossary: FAIR HOUSING as described within the Sacramento Valley Fair Housing Collaborative Analysis of Impediments.

GREAT! Along with access to employment, public transportation pick-up points, it's good to see Child Care facilities. (I enjoyed using a child care facility in a school yard (San Jose).

Policy H7.7 ***What does justice-involved mean? Another glossary item?***

x-41

Implementation Measures/Programs

FEDERAL AND STATE PROGRAMS

Section 8 … ***Appears earlier. I found some of this on an earlier page.***

x-42

HOMELESS PREVENTION AND RAPID REHOUSING PROGRAM

(Policy h7.5) Time Frame: Ongoing, as funding is available. ***What sources could become available?***

HOUSING DISCRIMINATION LEGAL SERVICES ***Terrific! But how might this be accessed. How would it be done? Once a new Utilities customer makes themselves become known, might they get some information regarding rights and responsibilities? This could include the right to get garbage picked***

up along with the responsibility of putting out the garbage in the right place. AND … what to do if discrimination may have occurred.

x-43

HOMELESS OUTREACH

It's good to see that we have a Social Services Unit. With police "funding" issues getting into the news, does Roseville need another alternative uniformed service unit?

FAMILY REUNIFICATION PROGRAM

Objective … reunification of 20 individuals experiencing homeless. ***Is this per year?***

x-44

FAIR HOUSING

Reference is made to a web-site. Perhaps people needing this info lack a computer. Is there a way to remind people of our library which has computers? (During our Corvid challenge, is a library person required to use computers?)

x-45

GREAT! H8.3

REVIEW OF SUBDIVISION IMPROVEMENT STANDARDS AND ZONING ORDINANCE

Along with the review of Subdivision … and Zoning … will there be conformity with the General Plan? Or will the General Plan serve as the control?

PUBLIC EDUCATION PROGRAM. ***Terrific! I don't see the Roseville newspaper, but I do read the Sacramento Bee on line. At one time newspapers included "regional" news, but I'm not sure if the Bee does that. Since Placer County and Roseville are significant with the region, might our city work on getting more news into the Bee? (The LA Times had regional sections. Perhaps social media and non-paper news sources have changed some of this.) Maybe the SACOG could be sure these things are in the Bee. I recently saw a NIMBY article re: east Sacramento. Quite specific. I didn't see any reference to the COG requirements of cities in the region to find a way to have 10% affordable new housing.***

x-48

Community Solar Program. ***Somewhere I learned that one could participate in an off-site solar program. Was that a special sale? Our home of less than 1,000 sq. ft. living space might not have enough roof area to make a difference. The cost could overwhelm a couple of 80 year olds. BUT! If we could participate in an off-site solar program with some energy savings and personal savings, it could be tempting. For a solar farm, how close would we have to be?***

x-49

These tables are informative. ACS needs to be in the glossary.

x-50

As part of an SRI study re: earthquake prediction, I learned that parents of kids in elementary school were more interested and aware of the need to know about earthquakes and their impact. I think this parental age group might be 30 – 34 +/- and might be a useful way to reach a portion of the public.

HOUSEHOLD CHARACTERISTICS

Households Type and Size. ***This seems to miss an age-restricted HOA like we live in. No children. Few swimming pools, but the Lodge (HOA) facility has a pool as well as rooms for activities that might attract more than would fit in a home.***

x-51 and 52

Household Income

For the over 65 retired, the income doesn't come from active work. Equity comes from previously owned homes. Social security isn't enough to meet needs, pensions help. Could this group have a separate table?

x-54

HOUSING STOCK CHARACTERISTICS

Housing Type

What are single-family attached?

Is there a place to include Reverse Mortgages? I'm 80 and if I lose my live-in partner, it's one way I'll be able to afford the utilities, property taxes, homeowners insurance and HOA expense. If I could decide to acquire another home outside an HOA, I don't think I could afford it. Another expense: information and communication.

x-56

Condition of Housing Stock

Paragraph 2: ***Reference is made to Figure x-1, so when this is no longer a draft, could a page number be used as well?***

x-57

Housing Rehabilitation

Disabled owner-occupied grants for the elderly: ***to include ramps? Shower holds? Door removal for closets? Lit-up light switches?***

Will this be included in low income housing support?

x-58 2020 Housing Condition Survey Results

Perhaps it was my printer, but the map was hard to read: couldn't see the lines for the streets. If this could be a 2-page fold-out, it might be more useful.

x-60 Housing Cost and Affordability

The 30% gross income is been the measure I've used throughout my life. It was a good figure for getting a mortgage. Life expenses are more than housing cost, but seem to be key to life in a home: these include homeowners insurance, property taxes, and utilities. If separate, what percent might these typically be? It's good to see that Seniors are included In SPECIAL NEEDS GROUPS: here and on x-63 and x-64.

x-65

Table x-17 Sheltered and Unsheltered Homeless Persons in Placer County, 2012

Do we have more current data? In my trips to appointments, e-cart, drive through food, and one grocery store, I haven't seen the homeless. On TV, the situation is shown in several major cities in the country. I believe it's a real problem.

x-66 and x-67 ***Could we have a map showing these locations?***

x-69

AVAILABILITY OF LAND

Key issue, well described through the Benefits of the Specific Plan Process.

x-71

TABLE x-20

Do the percents of very low income and low income mean % of median income? I'm guessing that Campus Oaks has 42 units at 50% median income. So, the low income 42 are 22.6% of the complex? Or … roughly one fifth. Do those 42 units have the same access to washer and dryer?

Is there a map showing these Apartment Complexes? Will Roseville be getting data by Census Tract once the 2020 Census is complete? Overlaying census tracts over the map that shows affordable apartments made provide interesting info.

x-72 ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Good 1st introductory paragraph.

Infrastructure. ***The point that it costs money to provide all that Roseville provides is good.***

I'd also like to see public transportation pull-outs convenient to multi-family and within an easy walking distance. That could mean more pull outs for busses. With our increasing traffic, some might prefer more public transportation. As a traveler and as a former Seattle resident, I've found busses terrific. However, during COVID, it's hard to recommend right now.

x-73 FINANCIAL RESOURCES

It's interesting to see how many kinds of resources are available.

x-74 ***under*** **State Programs,** ***the first Time Home Buyers Down Payment Assistance Program looks good, but only 20 over 8 years? How do people learn about this? Would builders, or banks share this information? How would racial equity be established?***

x-75 - 76 HOUSING CONSTRAINTS

Historic and Current Barriers to Housing Access

These paragraphs are sadly important and true.

x-77 ***Last paragraph. It looks like Roseville is doing OK. Opportunities for developing equity are essential for more equal access to home ownership.***

x-78 map: Demographics 2013.

Please describe the boundary. If this could be a fold out map 4 x this size, it would be easier to read. Or… include Roseville with a little bit of the area around Roseville. It would be great to have 2020 Census data on a map like this. Even though it's important to meet the deadline, an update when 2020 Census data can be incorporated would be terrific!

x-79,80,81

These pages are very enlightening.

On p. 82, second point, I wasn't sure what "tenant criminal rental" meant. Policy H7.7 helped me understand. It would be useful to know percentages of this category and how those needs are met.

x-82

First line: … the City has focused heavily … *Space needed and past tense.*

Land Use Controls for Residential and Commercial Mixed Use

The commercial mixed use makes sense to me, but near the downtown area, we have a railroad running through. Is noise a consideration? Or … are there building code standards that help? That's an idea, but when the weather is good, open windows can allow noise. If frequent, that's not good.

x-83

Zoning Districts

What page is x-28. In the final version, that reference would be useful.

Table x-28

Residential Districts

What zone would include 3- or 4-plex units? (one or two ground floor, one or two second floor)

Commercial Districts

Central Business District and Old Town Historic District. Is the Historic District in the area of Church and Washington? Is the Central Business District near the City Hall and the historic building that was once an Arts Center? I think both areas have history, but so is the historic railroad complex.

x-84

Overlay and Special Purpose Zones

I suggest including an example overlay zone.

Residential Development Standards

Does "the character and integrity of neighborhoods" suggest that the neighborhood is defined by race? If so, not good. Development standards as described are fine.

x-85

Table x-29 Residential Development Standards

Shall there be a lot depth? Or is that determined by setback from rear lot line?

R3 *Might this zone include 3 and/or 4 units a lot? Max number of units could be explaining this, but it looks like more than 3 dwellings would be permitted. I'd like the idea of a separate Zoning District for 3 and/or 4 units a lot…. Alley access for parking would also be good. Question: would the alley be the location for garbage pick up? If so, that might affect width of alley.*

Front Setback *For R1, would 20 or 15 feet limit truck parking or RV parking. If the garage door isn't high enough, this could affect the ability to park certain vehicles. (I see this problem in Roseville Sun City.)*

x-87

Provisions for a Variety of Housing

Good! By the way, any time a table or map reference is made, I suggest noting the page number. This time, the Table is on the next page.

x-89

Table x-31 Inventory of MP Zoning Sites AND? *Retail – bigger box*

Perhaps unused retail stores could be used. Plumbing is already available for toilet use. Showers would be needed. I've seen several stores standing empty for some time. For example: Toys R Us near Sprouts, Costco and another shopping complex on the other side. If this were made available for housing, it would also provide access to employment. It would be large enough to establish a social services office as well.

x-90

The map includes space along Church Street. Might the Railroad create too much noise?

x-92

Table x-32

Flood Encroachment Permit *Are flood zones an issue in Roseville? I doubt that with our current altitude, having the seas rise might not affect our area? What staff oversees Flood Zones?*

x-93 ENTITLEMENT APPROVAL PROCESS FOR SINGLE-FAMILY AND MULTI-FAMILY PROJECTS

This page might need to be on a four-sheet fold-out. Difficult to read.

x-93 LARGE COMMUNITY CARE FACILITIES

The part about community input for the approval of group housing… was difficult to understand. In that same paragraph, CC&R's are mentioned. Can CC&R's limit use by race?

x-97 Table x-33 Residential Fee Comparison.

*Interesting that Roseville has some lower fees. Question, for MF is the Total per unit or for the project?*x-x-98

Land Costs <u>Lot size Listing Price</u>

The list looks like it goes from smaller lot sizes to larger ones, but 3.5 acres comes between .22 and .065. Typo?

x-100

Last paragraph – thanks for including. In my experience, I felt the down payment basis was 30%. With the price of housing these days, that would be difficult.

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January 26, 2021

Trisha Isom
Housing Manager
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RE: Public Comments regarding the City of Roseville's Partial Draft Housing Element

Dear Ms. Isom:

The Sacramento Housing Alliance submits the following comments regarding the City's draft 2021 Housing Element (DHE). We appreciate Roseville's efforts to address its affordable housing needs and its success in developing sustainable affordable rental homes including the Frederic Lohse Apartments (which received an SHA Excellence award in 2019). Our comments are designed to support and encourage the City's ability to continue and strengthen its successes in addressing the continuing affordable housing crisis. While we appreciate the City released a partial draft housing element to the community, without a land inventory it is not possible to do a complete analysis or review of the element. A comprehensive review of programs and constraints is dependent on a complete land inventory and analysis. As a result, our comments and analyses will likely change (and expand) as more information becomes available. The following represents our comments about the current incomplete draft element.

1. Public Participation (Government Code Section 65583(c)(8):

The draft element acknowledges that efforts to engage the public are ongoing, so the description is incomplete. We appreciate the efforts the City has made thus far to engage the public and its use of survey's and social media. The element should ultimately describe how the City made a diligent effort to encourage the participation of low and moderate income households and should ensure the

element describes if and how it has been revised to reflect the comments of the public.

2. Review and Revision of the Element (Government Code Section 65588(a) and (b):

While the element lists all of the existing programs and in many cases describes the results of the programs (the number of units rehabilitated, for example), a number of the programs should be revised to describe that actual outcomes or the income level of those assisted. This information is critical to effectively evaluate programs and where needed, revising them to be more effective in the coming planning period. Examples of revisions needed include, but are not limited to:

* Program 3 Density Bonus indicates that the program/ordinance must be updated to comply with current law, yet the Program in the updated element does not include a revision and indicates the element complies with current state requirements.

* Program 8/9/10 Specific Plan Areas: should describe the affordability levels of the affordable units required and the terms of affordability in all referenced developments/plans. This information is important to evaluate the effectiveness of the Affordable Housing Agreements strategy, especially given the growing affordability gap.

* Program 11 In Lieu Fees: describe the totals of fees collected and how they were used.

* Page X-18: the element indicates the City adopted a reasonable accommodation Ordinance in 2007 and that no reasonable accommodation requests have been processed and the zoning ordinance was amended in 2010 to comply with the requirements to allow emergency shelters by right and that no shelters have been approved. Both programs are critically important to address the needs of vulnerable populations and given that neither has resulted in supports or shelter development, the City should evaluate the ordinances and their implementation to determine whether revisions are needed.

* Program 2 Local Programs: the element describes Roseville Community Grant Funds but does not describe how any of the funding provided affordable housing assistance.

* Program 1. Process and Fee Structure Review: the element describes the creation and purpose of a new Economic Development Advisory Committee to provide a forum for the public and staff to introduce and discuss suggestions, comments and concerns regarding the development services

function. The use of committees like this can be helpful in providing information, certainty and transparency. It would be helpful to describe any recommendations coming out of the committee and the outcome.

* Program 3 Public Education Program: the element should describe the outcomes of any education events. How does the City evaluate the effectiveness of this effort—for example, before and after surveys could be taken. This is an important program and the City is commended for prioritizing public education, but given its importance, an effective measure of success is needed.

* Program 5 Fair Housing: no information is provided to evaluate the success of the City's efforts. Given the new Affirmatively Furthering Fair Housing requirements, it is important the City effectively evaluate its current efforts.

3. Housing Plan (Government Code Section 65583(c):

The element includes a number of policies and programs, many of which have been successfully implemented over the years. However, many of the programs do not include specific objectives to measure their success and should be modified to demonstrate clear objectives and timing "such as there will be beneficial impacts" within the planning period.

As noted earlier, it is not possible to fully evaluate the programs without a land inventory. As a result, our comments are preliminary and will be revised after the opportunity to review the City's land inventory and program of adequate sites. In addition, the statutory requirements for adequate sites and the site inventory have been significantly revised since the element was last updated. We encourage you to utilize HCD's memorandums of April 23, 2020 AB 686 Summary of Requirements in Housing Element Law and June 10, 2020 Housing Element Site Inventory Guidebook to ensure compliance with the new requirements and for suggestions about how to address them.

Given the continuing impacts of the pandemic and the disproportionate impact on communities of color, the element should describe how it will address or support low and moderate income households and communities of color suffering from the housing impacts of the pandemic (risks of eviction and foreclosure for example).

The following describe questions and recommendations regarding current programs:

* Policy H1.3: Has been revised to Indicate the 10% Affordable Housing Goal shall apply "consistent with General Plan Land Use Element Policy LU5.5". The element should describe Policy LU5.5 and should include a more thorough description of the 10% Goal including tenure, affordability levels and terms and how the negation process ensures achievement of the goal.

* Program 2 Density Bonus Program: See comment above to clarify whether revision is needed to comply with state law.

* Program 3/17 Accessory Dwelling Units: It appears that only 46 ADUs have been approved since 2013, Program 17 should more specifically describe how will the City promote and incentivize additional development of ADUs. The element did not describe the affordability of ADUs, as a result the City should consider strategies to support the development of ADUs by low or moderate income homeowners and to support ADU development affordable to lower income individuals.

* Program 4 Condominium Conversion Ordinance: the goal of the program appears to be to support the conversion of rental units to condominiums and describes that the ordinance establishes certain criteria which must be met to convert. However, without a more thorough evaluation of this program and how it has worked in the past, it is not possible to ensure the tenant protections are sufficient.

* Programs 7,8,9: these appear to be basically the same program and strategy. The element should clarify and as noted above, it is important to describe the actual affordability goals and terms.

* Program 12 Units at Risk: The program identifies Colonial Village and Preserve at Creekside as at risk during the planning period but does not describe specific actions it will take to protect and preserve those units. It describes general actions to monitor and work with nonprofit agencies to dignity funding, but given the City has identified specific units at risk, the element should describe actions specific to those properties.

* Program 14 No Net Loss: it is great the City commits to develop and implement an evaluation and tracking procedure to comply with Government Code Section 65863, however the program does not include a specific schedule for when this important action will be completed.

* Program 15 Adequate Sites: As noted in the element, it is not possible to evaluate the program and strategies until a compliant land inventory is completed.

* Program 19 Homeless Prevention and Rapid Rehousing: How many households does the City plan to assist?

* Programs 21/26 Fair Housing: The element includes a number of laudable goals and policies to promote fair housing but does not appear to include any new actions (beyond the existing programs to fund a fair housing education campaign and funding for legal services assistance). The City should use the HCD guidance on AB 686 to assist in establishing appropriate responses. In addition, SHA would be happy to work with you on strategies.

* Program 30 Public Participation: the program should also describe how it will ensure the public participation process is not used in a manner to make the development of affordable housing more uncertain or costly.

4. Housing Needs Assessment (Government Code Section 65583(a);

Overpayment: The element should more clearly describe and evaluate overpayment, particularly for renters (including those with severe cost burden (paying over 50% of their income for housing). For example, according to the California Housing Partnership Housing Need Dashboard, 79% of ELI household in Placer County are paying more than half of their income on housing costs (compared to just 5% of moderate income households). The element should more clearly evaluate overpayment by income levels to identify the most vulnerable populations and ensure programs and policies can be targeted to those in greatest need. For example, the element should describe the percentage of total extremely low income renter households, to present a clearer and more accurate perspective of need.

Special Housing Needs:

The element should include an estimate of the number of persons with development disabilities in the City to evaluate the adequacy of existing services and programs. The element should also describe the tenure of large family households as program strategies will vary for renters versus homeowners. Income levels of such households will also help in identifying priority needs.

The element should also provide a more recent assessment of the number and need of persons and families experiencing homelessness in the City.

Units at Risk of Conversion to non-low income units

The element identifies the Colonia Village Apartments and Preserve at Creekside as at risk during the planning period but does not include the necessary assessment pursuant to Government Code Section 65583(a)(9).

5. Affirmatively Furthering Fair Housing:

The element includes a summary of historic patterns of segregation, impact of discriminatory lending patterns and references several important studies of the region, including Roseville. However, the element does not include programs with "meaningful actions" that, when taken together, address significant disparities in housing needs and in access to opportunity for all groups protected by state and federal law. There are other specific requirements related to the City's land inventory, which should be addressed.

As noted previously, HCD's April 23, 2020 memorandum on AB 686 includes significant information and resources to comply with the new requirements.

6. Governmental Constraints (Government Code Section 65583(a)(5):

* The element should include a description and analysis of parking standards for each zone or planning area.

* The element describes land use densities, but should more clearly describe densities for each zone and specific plan area. In addition, the element should provide more information on the impact of the precise density/unit allocation (not a range of densities).

* Table X-29 should also describe and analyze the standards and approval process for the CMU zone/District.

* The element should describe the impact of only allowing SROs in non-residential zones and the CUP requirement on the feasibility of developing this important housing options (especially important housing option for extremely low-income individuals).

* The element should describe High Efficiency Residential Units listed in Table X-30.

* Supportive Housing: The element should describe policies or procedures to accommodate AB 2162.

* Emergency Shelters: the element should provide more of a description and analysis of parcels identified to accommodate the development of emergency shelters by right, the availability or access to transportation and services, and general City standards for operation of shelters. In addition, the element should describe whether City standards comply with new parking requirements for shelters (pursuant to AB 139, Government Code Section 65583(a)(4)(A)) and compliance with procedures to accommodate Low Barrier Navigation Centers pursuant to AB 101.

* Page 99 talks about adding revisions to the zoning ordinance to assist with reasonable accommodations but does not describe the changes. This is particularly important because as noted above, no reasonable accommodate requests have been processed by the City and page X-80 of the element discusses serious housing burdens for people with disabilities.

* The element should provide more information about the 10% Affordability Goal, how it has worked, affordability levels achieved, etc.

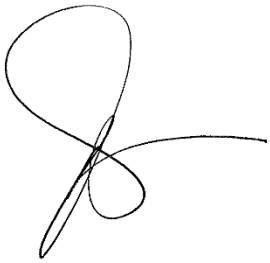
* While the element indicates the Design Standards are clear and objective, it should also generally describe requirements including the checklist referenced.

* The element should describe impact of fees on the cost and availably of multifamily development. The City is to be commended for allowing fee deferrals. However, the element notes it does not allow fee waivers for affordable housing, but does reference the City can assist with fee financing. The element should describe how that process encourages and facilitates the feasibility of developments affordable to lower income households.

* The element should describe how the City has or will comply with new transparency laws regarding all zoning and development standards for each parcel to be provided on the City's webs (Government Code Section 65940.1(a)(1)(B)) and Roseville's process for complying with SB 35.

Thank you very much for your consideration of our comments. We would welcome the opportunity to discuss these with you at your convenience. Please feel free to contact Kendra Lewis at kendra@sachousingalliance.org.

Sincerely,



Kendra Lewis, Executive Director
Sacramento Housing Alliance

Cathy Creswell, Board President
Sacramento Housing Alliance

Trisha,

I've been able to read/review through page x-118, plus the Riverside plan, and a couple of appendices.

I looked through my comments and have highlighted quite a bit with red ink.

Basically, I am really impressed with the care and detail as the Housing Element Update has been revised.

Two major concerns: I hope those who need the information will read ALL they need to. The other is the suggestion of a Summary Appendix that includes significant changes found in the 2020 Census. I recognize that the timing of this work must be approved before all the 2020 Census is available. However, due to the Covid experience, that additional data could be of great value. I think that the next update should be a period that includes the 2030 census.

I'd be happy to speak at the Planning Commission. Perhaps a printed background showing my source of knowledge (Municipal Planning in California (San Jose), New York (2 towns), and the Seattle Area (King County, and 4 Cities where I also served as a planner on the Puget Sound COG) as well as passing the AICP exam might be useful. I also have quite an interest in child care as I needed it at one time and served on a Community Coordinated Child Care Committee (San Jose). I have also lived in many housing types as an owner and a renter: Single Family, Condo, Apartments (including a 3-story built in the 1930's), and a four-plex.

Thank you for the opportunity to see what City Planning can do!!

Pam Wilkinson
ps: My updated computer made it difficult to "attach" my comments, so I pasted them here.

Comments on the Revised Second Draft Housing Element (June 2021)

Example of a potential problem: Will developers have workshops to help them understand changes? As a planner in one community, I ran into two developer issues. In one, the radius of the cul-de-sac was an issue and even though the Public Works Director was at the table, the developer or his representative said: I'll have to ask the engineer. In another case, a subdivision had been approved. In comes another developer who must have bought the site and asks for an entirely different subdivision in terms of street design, number of lots, and their sizes and thinks we'll just give him building permits.)

HOUSING PLAN: CityWide Housing

The 5 goals make sense to me.

Note: **Although it doesn't appear as a housing goal, opportunities for employment are important in order to afford housing. This could include child care. I feel child care can be done in residential neighborhoods, included in major business sites, and in larger retail complexes.**

AFFORDABLE HOUSING

These goals could consider the above note.

Goal H.4 Integrate the community in terms of income levels is good. This, I hope, will help with fair and good education opportunities for families with children.

Policy H1.2. can be an efficient way to provide affordable housing. However, 4-plexes could include units of a good size for all, or very-low income households.

Policy H1.5. I hope that federal, state, and local subsidies will help with these subsidies. If there's a problem, please be sure it's in the news: press and safe social media.

Policy H1.7 Here's a place where business communities can participate in the affordable housing goal – including space and support for child care for employees or nearby residents.

Implementation Measures/Programs

Housing Choice Vouchers (Federal) and Community Development Block Grant (Federal)

Question: How will those who need and can use these vouchers and grants learn about them?

Same question for Owner Occupied Housing Rehabilitation Program and the Home Investment Partnership Program (HOME) (State)

In later sections, these questions may be answered.

DENSITY BONUS PROGRAM

Looks good. Might there be a problem with traffic congestion and water supply?

ACCESSORTY DWELLING UNITS ORDINANCE

In some municipalities, sometimes parking can be an issue. Will on-site parking be needed or will street design handle it?

Pages x-16 – x-20 Looks OK

RESIDENTIAL LAND INVENTORY GOALS AND POLICIES

Policy H6.4 Voluntary Rezones looks interesting. If you have a list of developers who could handle this well, make sure to let them know.

15. AFFORDABLE HOUSING STREAMLINING

I hope the developer will EASILY agree to enter into an affordable housing agreement ensuring a minimum of 20% of the unites to low, very low, or extremely low income households. The saving for some of the fees should help.

GREAT! Prioritize Affordable Housing

EQUITABLE AND INCLUSIVE HOUSING CHOICE

The Goals and Policies here make a lot of sense.

How will Policy H7.8 re: housing discrimination protection work? I assume if Roseville ever had red-lining, the red-line areas have been erased. I have no idea how that might be done, but I hear it's still a problem in Palo Alto where a very successful multi-millionaire who owned a substantial business couldn't buy a home because of his color and that was fairly recently.

20. HOMELESS PREVENTION AND RAPID REHOUSING PROGRAM

Time Frame: So, how will anyone know funding is available?

22.ADDRESS SIGNIFICANT DISPARITIES AND INCREASE OPPORTUNITIES

"off the street" Who or what agency or organization finds people in this situation? I can see homelessness when I head to Sutter Health Field when go through Sacramento County and City, but haven't seen it in Roseville. JUST FOUND THE ANSWER: #23 HOMELESS OUTREACH. I'm glad our Roseville Police Department has a Social Services Unit.

26. REGIONAL HOUSING PROGRAMS

I hope the other agencies will be responsive and helpful.

27. FAIR HOUSING AND HOUSING DISCRIMINATION LEGAL SERVICES

This whole section makes sense. Perhaps more often than annually makes sense. Re: Fair Housing Workshop. There may be 'seasons' for relocating housing. For example, Spring may be a time when people look for another place to live, or in August as the school year approaches.

SECTIONS 28 AND 29 MAKE SENSE. If a problem arises, provide news.

GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION

Policy H8.3. Yes, support job growth. This may also mean improve access to child care so a parent may work. Child care can be on a residential site with appropriate design, on elementary school grounds, and as part of a major company or a significant retail site. (Note: I was on the Community Coordinated Child development Council (aka 4 C's) in San Jose/Santa Clara County when I was an officer of AAUW, divorced with a 4 year old child, and I had child care in a building located on an elementary school site. The SJSU had established these facilities during WWII so women could work. I used it in ~1970-71.)

Implementation Measures/Programs

Terrific! The Economic Development Advisory Committee can do a lot. Could this committee be part of workshops to help implement the new Housing Element?

32. PUBLIC EDUCATION PROGRAM

SUPER! Please include the Sacramento Bee in addition to the local newspaper and the City's newsletter. I know the "press" is having financial issues, but when I worked at the LA Times, there were Regional Issues once a week. Might Roseville or Roseville/Rocklin/Lincoln be such a Region – especially for land development and perhaps highschool sports?

33. PUBLIC PARTICIPATION

Yes, with the cost of mailing, it may be costly to mail hearing notices and notices of intent to approve a project to properties within 300 feet of the project. However, I think hearing notices should reach a larger area. (As a planner, I remember needing to meet newspaper deadlines for published hearing dates which included some information about the project. Signs posted on the site for development proposals (not just General Plan amendments) is another way to reach the public. True, another cost. However, public comment can help avoid difficult design issues. And, yes, there can be negative behavior.

RESIDENTIAL ENERGY EFFICIENCY AND CONSERVATION

Looks good. The Community Solar Program looks reasonable. For some reason, I had thought that every new house had to have solar. (Our home is small, but if we could participate with a field of solar and save money, that might be great.)

QUANTIFIED OBJECTIVES, COMMUNITY PROFILE, Age Characteristics, Race and Ethnicity.

These tables are useful. Once the 2020 Census date is available, it would be good to provide a 2020 Census Appendix with this information. Perhaps a Summary document could be part of this.

HOUSEHOLD CHARACTERISTICS.

Another feature for the 2020 Census Appendix.

When it comes to income, retired people may have a moderate to low income, but they may have had equity in their housing, so don't have to pay a lot for owned housing. If they owned a home with substantial equity, the purchase in Roseville may have used a lot of this equity, so the mortgage may be modest. This can be true for those with reverse mortgages as well. Is there a way to gather this information? (I live in a 55 and over community and my equity from a previous home helped a lot!)

EMPLOYMENT CHARACTERISTICS

Useful tables.

HOUSING STOCK CHARACTERISTICS

It's good to know so few units needed substantial rehabilitation or were dilapidated. The cost of moderate improvements could be quite expensive: roof and window repairs. Painting costs can vary.

HOUSING REHABILITATION

It's good to know that Roseville has such a program. As time goes on, will the ages of homes play a role in deciding how many units will be helped? Sun City Roseville just turned 25 years old. With the exception of some roofing problems, I believe many homes are OK. Our Foundation Volunteers who help with replacing light bulbs too high to reach, and smoke and fire alarms, safety in our HOA is helped. However, during the pandemic, that volunteer program didn't take place. Our other problem is with fencing during windstorms. Neighbors are supposed to work together to pay for replacing fences (share the cost). Are fences one of the issues considered Housing Rehabilitation?

HOUSING COST AND AFFORDABILITY

Yes, sales prices in this neighborhood are really high and in many cases, the homes are sold the first weekend they are on the market – with several offers OVER the asking price.

The RENTAL PRICES have a huge range?

The Housing Affordability Table really emphasizes the difficulty for lower income households.

SPECIAL NEEDS GROUPS

It's good to see that Roseville has an Annual Action Plan to help these people.

AND… Placer County's program has a lot for Persons with Disabilities. It's good to read that some of these people are employed: 40%!

AND … the Reasonable Accommodation Ordinance helps a lot!

It's interesting to see that Roseville has included details for those with developmental disabilities and what they need. The Alta California Regional Center has provided good information. Based on some of my many experiences, autism has a huge range from the constantly angry and frightening behavior to

the inability to pay attention to being somewhat social and very, very intelligent. Parents and helpers for these people have a huge challenge.

Female Heads of Household

I've been in this category. Child care while working was quite a challenge – especially when the governor (Reagan) said that there should be no sliding scale relative to income for public child care. I was within $4 of deciding to go on AFDC. (1970-72… San Jose) Actually, I can't remember whether I made the more expensive choice, but the care my son was getting and the benefits of my being employed helped me make the decision. I had to drive him to child care (on an elementary school ground) and then turn around and go past our rental to go to work. Also, I had to pick him up by or before 6 PM and there were times when my work demands could cause me to be late. If I was late too often, I would lose the child care.

Seniors

I'm a Senior. I live with another Senior. We're "independent". Our home is all at one level. Our "assistance" is monthly cleaning, and mailed medication. We pay for these. We also pay for Genworth insurance: Long Term Care. We independently save for and pay annually. My last payment was about $2,300. So, when we see that full time care can currently cost more than $8,000 a month, the insurance cost makes sense. Besides homeowners and car insurance, that's the only insurance we buy. So, considering the cost per month, the insurance makes sense. Our policy cost goes on hold if we need LTC up to 4 years.

It's good to see that there's Electric Rate Assistance and Medical Support Rate Reduction. Surely, our use of a CPAP might fall into this category. Our combined income level may be too much to seek this help.

Large Families

It's good to see we have enough units for this category. I hope the programs to help will be sufficient along with the 10% affordable housing goal.

Farmworkers

Doesn't Roseville have some open space used for herds of cows?

Homelessness

It's good to see that there is a lot of coordination between agencies, medical services, and non-profits.

I've seen one interesting idea on the news (I don't think it was Roseville) where parking areas were provided for the homeless staying in their cars. The parking areas were supplied with porta-potties and, I believe, a hand-washing facility. I've seen highway rest-stops where the restrooms were being renovated. Those seemed to have more facilities – perhaps a way to do more personal bathing.

See the issues listed in the Bob Erlenbusch Special to the Sacramento Bee in the June 16, 2021 edition.

Based on what I've read in the Roseville Second Draft Housing Element, a lot of these items have been addressed. The articles re: homeless in this edition of the Bee have included the need for Sacramento County to work with the City of Sacramento. In the Roseville Element, that is included. Use of Covid funds is also mentioned. However, the commitment to use the funds for housing needs seems sparse at this point.

ANALYSIS OF AT-RISK HOUSING

Good details. At-risk housing – expirations of affordable units may become an issue. It's good to know these will be monitored and that tenants will be notified.

The approaches described: Transfer of Ownership, Purchase of Affordability Covenants and Rent Subsidy are reasonable, but will they be feasible when needed? In the 10-year period, the difficult years will be 2024 & 2025 and then 2029 & 2030. 2024 is three years away. It's possible that the tools will be available then. Eight years from now, a lot of policy and our financial lives can change.

Construction of Replacement Units

As described, it's clear that this could be challenging to achieve. Current costs of construction have changed substantially. Will it level off? Can new, different methods and materials be developed to make replacement units suitable at a lesser cost?

PUBLIC AND PRIVATE NONPROFIT ENTITIES

It's good to see that there are quite a few. I hope they will be able to continue helping this problem.

RESOURCES FOR PRESERVATION

Hopefully, the Federal programs can continue, if not be increased to meet increased needs. Will the annual revenues to the Building Homes and Jobs Trust Fund continue to provide a permanent and adequate source of funds for affordable housing? What assures the City that the Housing Choice Voucher program will have the funds needed?

It appears that the funds for the affordable units at Junction Crossing will be sufficient.

I didn't see Junction Crossing in Table X-20 Affordable Housing Developments.

Unit Conservation

The point of giving First Time Homebuyer Down Payment Assistance seems to depend on the cost of homes in Roseville decreasing and the program receives future funding. With the cost of building materials increasing, this may be difficult. However, perhaps it will work with older homes.

The HCV handled by the RHA helps the property owner which may conserve the availability of affordable housing.

I've wondered whether the Federal Reserve could step in and help Lenders holding Mortgages avoid the need of collecting interest and money due. After all, if a bank has lent money for building, the plan is to be paid back. In challenging times, perhaps this can wait so the renter or buyer currently stressed financially can improve their situation. (*Am I a dreamer, or what?)_*

Energy conservation can help individual homeowners and renters.

When, who and how will the non-profits be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion? Have the groups listed been asked to focus on this section of the Housing Element to get their interest and commitment? I think the answer to this question shows up later in this document.

RESIDENTIAL LAND INVENTORY

REGIONAL HOUSING NEEDS ALLOCATION

The SACOG table (X-24) shows that the percentage of total regional units needed just exceeds 50% for the extremely, very, and low income levels. Is the total number of units needed: 12,066 a high enough estimate?

AVAILABILITY OF LAND AND SITES INVENTORY

This looks like a challenge: realistic capacity. The housing element has chosen an analysis for determining units and affordability by providing an analysis. It's good to show the units per acre for above moderate income housing and moderate income housing needs. In my past experience, typical suburban area with water and sewer systems were at about 7 units per acre for single family homes. Densities of 13 units per acre or more tended to be used for condos or apartments.

It's good to see that mixed use developments will open up a supply of higher density, lower cost housing. It's good to see that halfplexes can be used and that the more dense housing units can be mixed with larger units so that there is a mix for size of household.

It's good to see that Roseville contacts local affordable housing developers to learn what they felt feasible. The minimum number of units (100) made it more feasible for these developers.

Table x-25 Affordable Housing Developments explains what has been done. Affordability expires as early as February 2025 – that's about 3 ½ years from now.

Sites Inventory

Based on this table, the discussion indicates there will be a shortfall which can be addressed in Housing Element Program 14 (Rezone Program) and within Appendix E. I wish that these sections had included page numbers.

---------- (*will return to ~x -67 after I review Appendix E)*

Appendix E: The Development Standards and Regulatory Incentives for Commercial Corridors provide developer incentives for affordable housing. Cutting out park land dedication fees can save money, but will park areas be accessible?

Public transit could help this and the Atlantic Street Corridor would be a good place to improve public transit.

A Corridor Plan is needed for the Douglas-Harding Corridor which could save developer money and make affordable housing more feasible. Again, will the Specific Plan allow mixed use zoning. Specific Plan to include rezoning most of the area to Commercial Mixed Use which could include residential uses with a Minor Design Review Permit. Remove development barriers (and expense). Good opportunity here for 100 lower income units.

Summary Evaluation

It's good to know that the Downtown Specific Plan has been successful in developing lower income units. Will Appendix C where sites in the Rezone Program are described be sent to potential developers to help promote the change?

INFILL INTENSIFICATION

An Infill Intensification strategy could remove barriers but would be a lot of work. And … might the existing homeowners and renters resist such changes? What would encourage these people to want change? I think zoning changes might not worry people, but once a developer proposes change or starts to build, could the current residents fear "lower income" people? It's important to emphasize that the costs of housing for teachers and firemen make it difficult for them to live here in Roseville.

OPPORTUNITY SITES

1. City Property at Blue Oaks and Westbrook Boulevard. Yes, this could be a demonstration site, but would giving up Commercial Zoning throw even more traffic onto Blue Oaks and Fiddyment? How about a mix where first floor used on Blue Oaks provides retail and upper floors residential uses. Another challenge: the road noise.
2. Harris Property. It's good that the EIR recognized that this Urban Reserve parcel would be developed with a land uses similar to that in the balance of the Plan Area.
3. Shea Property. Because of the proximity to Highway 65, etc. a rezone here could be productive, but could be a challenge in terms of space for livable (not-to-noisy) housing.
4. Conference Center Drive Property. Again BP provides a buffer between HWY 65 and residential uses.

Comment: It's good and will help Roseville meet the requirements of finding ways to provide more housing, including affordable housing with these opportunity sites.

VACANT SITES – RESIDENTIAL INTENSIFICATION

This applies to the western areas of the City. The process to improve density here makes sense – unless the single family homeowners worry about higher densities and lower income residents.

It's vital that current residents understand the region's need for housing and that all CITIES have to figure out a way to provide the housing.

How to address the shortfall is in the Rezone Program and within Appendix E.

End of my comments on Appendix E

Back to x-67 / x-68 of the Housing Element

UNDEVELOPED RESIDENTIAL LAND INVENTORY

Table x-29 shows several Specific Plans with Parcel Number, Land Use, Zoning, Acres, Allocated Units, Density, Undeveloped Units, and whether included in previous inventories for housing elements.

The Amoruso Ranch Specific Plan has 3 parcels of approximately 25 units per acre: suitable for lower income (919 units).

The Creekview Specific Plan has densities of 29 to 32 units per acre providing 420 Lower Income units.

North Central Roseville Specific Plan has one parcel number with HDR (2 sets of acres) with 19 units per acre. This area was in a previous inventory. (322 units)

North Industrial Planning Area has only low and moderate densities. This wasn't in a previous inventory as is true for all but the North Central Roseville Specific Plan.

North Roseville Specific Plan has one parcel with high density for moderate income units. There are 98 undeveloped units which were in a previous inventory.

Sierra Vista Specific Plan has 20 low density parcels for the above moderate income. The greatest density here is 6.6 units per acre. There are 18 moderate income parcels which could produce 1827 units. There are 9 parcels for lower income (HDR and one MDR). Here the densities range from 7.9 to 30 dwelling units per acre. This area has 40 du in mixed use zoning. The notes for this table show the affordable housing obligations for selected parcels.

West Roseville Specific Plan. The West Roseville Specific Plan was included in a previous inventory. Five parcels are for above moderate income but includes one parcel with a density of 23.7 du/acre. According to the note, there's an application in progress for high-end apartments with rents to exceed $2,500. The parcels for moderate and lower income have somewhat similar densities with the

exception of parcel number F-6C which has 307 units with a density slightly less than 12. Again, the notes are helpful.

Infill Plan Area. There are a lot of parcels with densities less than 7 units per acre. For above moderate income, the units per acre are minimal: 1 to 3 units with the exception of one parcel with 12 units. Some of these parcels were included in a previous inventory. Many moderate income parcels here would be able to have 1 unit. Many of these are part of PD66. Two parcels with larger acreage would support more units per acre (22.4 and 24.4). Only 7 units would serve the lower income. These 7 units are part of two parcels also serving moderate income. A senior apartment complex is in the notes.

Specific Plan Areas Realistic Capacity.

The language in this section explains a lot.

Infill Development Realistic Capacity

Again, the language here explains why the area is at what it is. Since it's an area established before the 1980s the area has no Specific Plan. It was included as part of the City's 2035 General Plan and accompanying EIR, approved in 2020. *Did I read it correctly: it's part of the City's 2035 plan?*

UNDERUTILIZED LAND INVENTORY

This description shows how well the City has worked on opportunities for affordable housing. Table x-30 on page x-81 describes the Downtown & Riverside Gateway Specific Plan High Density Residential Opportunity Sites. These were included in a previous inventory. The residential densities range from 14.5 to 58.1 units per acre.

Underutilized Land <u>Realistic</u> Capacity

In this section, I was able to look at the Specific Plan for the Riverside Gateway. It was adopted in 2005, so I felt I might see some changes. The streetscape on Riverside looked like most, if not all done. Perhaps one automotive use wasn't as complete as the others. I drove a lot of it, to see if anything had changed in the neighborhoods. I'm not sure if I saw a change, but I did see two or three compatible two-story apartment complexes. The alley one-way system had not been set up as I saw speed limits facing both ways. The drainage was in place for the alley. Was that done after 2005?

So, with my limited time, I've had a chance to review one of these plans and see that they are very carefully crafted and have used a very good combination of participants. I also realize that since 2005, we've had a recession which has probably affected some efforts at change.

Now that the cost of building materials has increased a lot, it's difficult to think that the changes will take place during the plan's time. Has there been any discussion about alternative structural materials? We noted that some of the interior construction in one of the buildings at the new Nugget complex on Blue Oaks have used steel. In the past, I've seen 2x4 wood studs used for interior walls.

It looks like parking will continue to be a challenge. Rliverside sidewalks look pedestrian friendly and that there are metal "fences" marking frontages of automotive uses somewhat more attractive. The plantings help too.

Three and four story uses will need elevators. Is that a difficult expense for developers and future users?

Zoning: the CMU/SA-RG zone will help development and it's flexibility will help the process.

Then one yukky thing that I saw as I drove the Riverside area: apparent re-sales of old stuff.

Downtown Specific Plan

I wish I had more time to spend on this plan. Based on reading X-84 to … I find it interesting to continue use of single room occupancy residential units and high efficiency ones. Parking requirements appear to have been eased – but will that work?

The Fees and Process changes should help.

The information re: application of standards looks like it will work. Hopefully, allowing the market to "dictate" won't cause distrust by surrounding property owners.

ACCESSORY DWELLING UNIT INVENTORY AND REALISTIC CAPACITY

Again, the term "realistic" makes sense. I'm aware of one family where the senior family members joined a household of children and their child. The room arrangement – all on one floor made sense. The bathroom distribution, rooms for rest AND independence also made sense. A kitchen was shared. So, I don't think this household fits the ADU definition. I doubt if any generation at this place needs "affordable" housing. However, the youngest person may come of age and need housing as they enter the adult world. Perhaps this person will need "affordable". So, how can Roseville "count" this as meeting the affordable goal?

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Mention is made here re: encroachment into agricultural land. As I recall, an earlier section stated that Roseville had little agricultural land. But I see cows in fields which I believe are within the boundaries of the City. Perhaps it's true that we have very few agricultural workers who need housing. Near Lincoln, I believe there are agricultural workers who live on-site. How would that situation be counted? And, would it be considered affordable housing?

Environmental I'm glad the City protects flood plains.

Infrastructure The Public Facilities Element includes contributing to water, wastewater, electric parks and recreation, police and fire services, as well as school funding. Certainly, this will affect the cost of housing but it will also make for a reasonable source of housing and opportunities through education services. Might the school funding include school ground facilities for child care? Pre-K may be an

educational feature, but full day care is needed for the working parent. What agency would be responsible for this use? Departments of Education? School Districts?

It's good to know that Roseville's Specific Plan process ensures there is sufficient water, sewer, electrical, and other service supplies to support full buildout.

Concerns: WATER. Is ground water part of this resource? Will there be enough?

OPPORTUNITIES FOR ENERGY EFFICIENCY AND CONSERVATION

It's good to know that Roseville's efforts consider climate change. The heat of recent years becoming earlier in the year makes it all too clear that the world has a problem. I value living in a City that cares and is doing it's best. (I once worked on a Technology Assessment of Winter Orographic Augmentation of the Colorado Basin. Congress had looked at 12 years of weather and water before distributing water supply to the states of California, Arizona and perhaps two other states. The allocation made sense because over those 12 years the supply was similar. BUT! The weather changed. The study I was part of at SRI may have been funded by RANN (research applied to national needs). It was done in the early 1970's. A lot has changed: including the congressional choice to not continue funding the Office of Technological Assessment.)

FINANCIAL RESOURCES

Federal Programs

It's good to know that Roseville is aware of and can assist in these programs. The information about HEARTH and the Rapid Transition to Housing – one of 1987 and the other in 2009 was confusing. It's good that Roseville will continue to participate, and will do so with Placer County over the 8-year period of the Housing Element.

State Programs

There are quite a few programs. Two look "iffy" re: future funding: BEGIN and Federal Emergency Shelter Grants.

First Time Home Buyers Down Payment Assistance Program looks great, but only assisting about 20 households in the eight year period doesn't look like much.

The City, however, is optimistic re: Cal Home, administered by HCD since Roseville has submitted success applications for eligible activities.

The other programs look like they are active.

Local Government Programs.

I hope the $250,000 can help more than a few homeless persons. It looks like non-profits help this process. I doubt that the homeless have easy access to electronic communication. Are City Library computer systems made available to them?

Private Programs

Citizens' Benefit Trust

It's interesting to see how the sale of our hospital has been able to generate interest with a PORTION to improve quality of life for Roseville citizens. The Grants Advisory Commission reviews grant applications and makes recommendations to City Council. QUESTION: What recommendations have been made? What benefits re: housing – affordable and otherwise.

REACH FUND It's great to see that Roseville empolyees give. Here, we see how the funds are dispersed.

Developer Contributions These funds help with mortgages, and otherwise help with making housing affordable for those purchasing and renting.

Non-profit corporations advocate and educate. It's interesting to see that our charter allows the City to sell surplus property to non-profit firms without a competitive bid.

Project Go helps implement development of affordable housing (MF). This outfit also helps with energy expense.

Five non-profit corporations work with the City to build affordable housing utilizing the Low Income Tax Credits Program.

QUESTION: Are all these agencies, programs, and non-profits listed in an appendix with a brief mention of focus and contact information?

Reverse Annuity Mortgage can help elderly homeowners. The City refers residents to the Community Services Department's: Housing Division's Residential Rehabilitation Program.

Private funding might help. The City doesn't control this. Who knows what will happen over the 8-year program.

FAIR HOUSING ASSESSMENT

Introduction and Overview of AB 686

This bill was signed in 2018 and requires each city or county to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. AFFH

QUESTION: City or County. Could this mean City AND County? If a County does, does the City need to also? This question may pertain to other areas of the state. I have a feeling that City of Roseville staff are capable of trying to tackle these issues. Keeping the public informed may be essential.

Assessment of Fair Housing Issues

Much of this info (AI) was done in 2020 by the Sacramento Valley Fair Housing Collaborative.

HISTORIC AND CURRENT BARRIERS TO HOUSING ACCESS

Good to know: barriers to access is known as fair housing. Is this concept in the GLOSSARY to describe fair housing? Both terms: barriers to access AND fair housing could each be defined – even it one defines the other.

1870's Chinese disenfranchised

Redlining 1930-2004. (Is redlining in the GLOSSARY?) The paragraph for this clearly identifies what happened, but not WHERE. What about Roseville?

FAIR HOUSING ENFORCEMENT AND OUTREACH

Based on my Google research, the California Fair Employment and Housing Act was adopted in 1959. So, does that mean that restrictive covenants which were on property within Roseville at that time continue?

It's great that the City provides fair housing outreach materials.

INTEGRATION AND SEGREGATIONN PATTERNS AND TRENDS

Roseville tends to be plain white (less diverse), but has become more diverse in recent years. It'll be interesting to see what's learned from the 2020 Census. I understand I may be living in the fastest growing Census Tract in the State: 95747.

Figure X-5 on P.x-94 shows "Racial Predominance by Census Tract". There was a green color code for Hispanic Majority, but no green showed on the map. As I interpret the map, Predominant gap "greater than 50%" explains a lot of Roseville. Sizable gap for white is in the lightest beige – that area doesn't seem very developed. A gap of 10% - 50% is a huge gap. This is one area of information that could be improved with the 2020 Census. Again, I recommend that a Summary with Census updates be made available in the next year of so. Perhaps, since this document must be adopted this year – before a lot of the most current census data is available, my proposed Summary may only give some focus to the efforts.

Dissimilarity Index

This is very complex. Roseville seems to lack dissimilarity when compared with other cities. I.E. :Roseville's dissimilarities are less in every category when compared with all the other jurisdictions.

Familial Status

Since the impacts of COVID, I wonder what data would show up now for Figure X-8. Again, the data from the 2020 Census might help. However, the data shown are from 2015-2019. In Roseville, it looks like there are 3 areas with as many as 20 – 40% of the households have a female householder, no spouse/partner present. These areas, and perhaps more if data suggests it, need full-day care for children. Does or do the schools in those areas have child care? Are homes/facilities approved for that care?

Disability

Yes, I live in the portion of Census Tract 95747 where 20 to 30% have a disability. However, Sun City Roseville is an active community. This Census Tract has significantly grown: perhaps more than most in the area, if not in the State.

Income

Roseville's poverty level is less than surrounding areas. The areas shown on Figure X-10 show that some of the older parts of Roseville have lower income ranges. This also appears true for Sun City Roseville where most live on savings, retirement programs, and were able to buy property because they had equity in previous homes.

RACIALLY AND ETHNICALLY CONCENTRATED AREAS BY INCOME

It's interesting to read that the poverty rate for Black families has dropped, but the poverty rate for Hispanic families has gotten worse. The poverty problem for Hispanic families almost doubled.

Racially or Ethnically Concentrated Areas of Poverty

I hope the new program in the Housing Element will help first-time home-buyers in the City. Apparently the area that has the greatest housing burden is impacting Hispanic households in one census tract. The new program targets that area.

Racially or Ethnically Concentrated Areas of Affluence

Apparently, Roseville is somewhat Affluent.

ACCESS TO OPPORTUNITY

Asian households have better access to proficient schools when compared with Hispanic and Native American residents. This ties in with poverty. Most, however, have good access. This is another opportunity to encourage good child care opportunities – tied in, perhaps, with school districts.

HCD/TCAC Opportunity Areas

The problem area is near Vernon – in the older part of town near the Railroad Tracks.

Educational Opportunity

The older, more eastern part of the City has lower education scores. How can the City of Roseville through the Housing Element help improve that situation?

Proximity to Jobs

It is recognized that the western part of the City: also the largest Census Tract require longer trips to work. Overall, Roseville has greater job opportunity index scores than the neighboring cities of Rocklin, Loomis, Lincoln, Granite Bay, and Citrus Heights. Improved Public Transportation would help. Some residents work in Sacramento – government employment.

DISPROPORTIONATE HOUSING NEEDS

Some may have a "housing problem" based on the effects of discriminatory actions.

Overpayment

Overpayment also means cost burden. Are these terms in the Glossary?

Since 2015 fewer homeownrs overpay for housing.

Renters are more likely to have a cost burden.

Figure x-16 shows, I believe, Census Tract 95747 as having a 60 – 80% overpayment by renters from2010 to 2014. I doubt that there are very many renters in that tract. In Figure x-17 Overpayment by renters looks like it has dropped substantially.

The overpayment by home owners, as shown in Figures x-17 and x-18 has decreased in many Census tracts. Perhaps the resales of homes in the northwest of Sun City Ropseville shows such an overpayment. Is that a very large number? If that is Sun City, those newcomers are Seniors, perhaps adjusting to HomeOwner fees as well as taxes.

Overcrowding

The area with the greatest overcrowding is near Interstate-80 and the railyards. This is an area that will need more attention.

Displacement Risk

Again, the census tracts that have this risk are defined as difficult areas in other parts of this section of the Housing Element. There are more Census Tracts with this risk than the Overcrowding Risk.

Rates of Homeownership

The honesty of the Housing Element re: disparities in homeownership is important to read. It is now illegal to redline, steer, blockbust, unfair lending, and discriminatory pricing.

Roseville does have disparate rates of homeownership, but the issue is less than half of studied jurisdictions!!. THE HOUSING ELEMENT INCLUDES A NEW PROGRAM TO TARGET OUTREACH FOR THE FIRST-TIME HOMEOWNER BUYER ASSISTANCE FOR NEIGHBORHOODS WITH A CONCENTRATION OF HISPANIC HOUSEHOLDS. Hispanic households make up the largest minority group in Roseville.

OTHER RELEVANT FACTORS

The denial rates for mortgages seem unfair, even though credit histories may not be as good as for others with lower denial rates. In some cases, it appears to be solely due to race. Lenders pay attention: "Lenders earn significantly more from loans made to Latinx and African American homebuyers." This certainly impacts the challenge of homeownership for everyone.

SACRAMENTO
Housing Alliance

909 12th street Suite 114| Sacramento CA 95814

P = 916 455.4900

SENT VIA EMAIL ONLY

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California Coalition for Rural Housing

Rachel Smith
Rural Community Assistance Corporation

Holly Wunder-Stiles
Mutual Housing California

July 20, 2021

Trisha Isom
Housing Manager
Housing Division, Roseville Housing Authority
City of Roseville
316 Vernon Street, Suite 150
Roseville, CA 95678
tisom@roseville.ca.us

RE: Public Comments regarding the City of Roseville's July 8 Adoption Draft Housing Element

Dear Ms. Isom:

The Sacramento Housing Alliance (SHA) submits the following comments regarding the City's draft 2021 Housing Element (DHE). We really appreciate Roseville's efforts to address its affordable housing needs. We also recognize and appreciate the significant efforts and commitment to engage with SHA by you and Lauren Hocker, Senior Planner. Our last meeting was particularly helpful in understanding a number of the City's current and proposed regulatory and program strategies. The current Adoption Draft element addresses many of our prior concerns. Our comments below represent the areas of the element that still require revision to ensure the City can continue and strengthen its successes in addressing the affordable housing crisis and fully comply with State housing element law.

1.Implementation Measures and Programs

The following describes changes still needed to comply with the law. In addition, we note that many of the programs are identified with a timeframe as ongoing and "at least annually," however it is not always clear what at least annually refers to (what program component) nor does it adequately respond to the statutory mandate to have concrete deadlines that demonstrate a beneficial impact within the planning period:

- Program 1/19 Federal and State Programs: While this program has been revised to note geographic targeting for the homeowner rehabilitation and first time homebuyer program, we recommend the rehabilitation program also target areas of identified segregation. Given the importance of these strategies to affirmatively furthering fair housing, the City should conduct

analysis on beneficiaries as discussed in Program 27, including review of the zip code, and other demographics including race, language, and disability and implement affirmative marketing to groups who have limited access to the program, as part of the housing element annual progress report.

- Program 10 Non-residential Construction Fee: The City is to be commended for conducting the necessary nexus study to adopt a non-residential construction fee to support the development and retention of affordable housing. However, we recommend the program also include a commitment to prioritize affordable housing in areas of high opportunity or in areas at risk of displacement (as committed to in Program 9 In-lieu fees). This is especially important since the City does not regularly collect in-lieu fees and the adoption of a nonresidential construction fee will likely generate resources that could and should be effectively targeted.

- Program 18 Accessory Dwelling Unit Outreach Program: We recommend the City outreach to owners of single family homes in addition to multi-family sites.

2. Fair Housing Assessment: Affirmatively Furthering Fair Housing:

The City's analysis identifies many areas of the City that have suffered from historic disinvestment and remain segregated. While the programs describe general and specific strategies to potentially address these issues, they do not include specific commitments to any particular strategy or definitive timeframes for implementation. As noted in HCD's June 15, 2021 review, goals and actions must specifically respond to the analysis and identified contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends, Actions *must (*emphasis added) have metrics and milestones as appropriate." For example, one of the strategies indicates the City will "Continue and ***adopt*** policies to prevent displacement, yet the program does not describe when these new policies will be adopted. Another policy commits to "Create and fund housing plans to move people from emergency COVID sheltering to permanent affordable housing,…, and again the program does not commit to when those funds and rehousing plans will be adopted.

Program 27 also commits to: (1) Monitor how public sector investments can contribute to economic changes in neighborhoods, possibly accelerating displacement of low-income residents. (2) In making planning decisions, be aware of how the built environment communicates inclusiveness or exclusiveness to different types of residents.However, there is no specific commitment to how those strategies will be implemented. Will the City adopt a specific monitoring program on the

impact of public investments? The element should specifically address how those measure will be implemented and tracked over time.

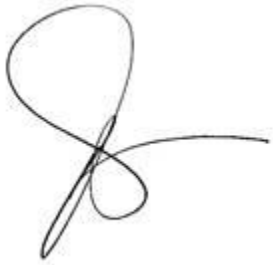
The programs should more directly commit to target resources and strategies to ensure investments are equitably going where needed most, and residents are not displaced as neighborhoods are revitalized.

3. Adequate Sites Program:

The element identifies a shortfall of sites and includes an adequate sites program (Program 14 Rezone Program for Adequate Sites). While the element identifies a number of potentially effective strategies because it does not commit to any specific actions to provide needed sites, the element does not demonstrate adequate sites will be available pursuant to the statutory deadline. The element should identify specific areas and strategies from the menu of options and commit to adopting enough of the strategies to demonstrate the City can meet its shortfall of adequate sites.

Thank you very much for your dedication to Roseville and your consideration of our comments. We have appreciated your willingness to meet with us several times and look forward to our continuing partnership.

Sincerely,



Kendra Lewis, Executive Director
Sacramento Housing Alliance

Cathy Creswell, Board President
Sacramento Housing Alliance

From: Derek Pell
To: Hocker, Lauren; Isom, Trisha
Subject: Housing Element Update - Questions
Date: Thursday, July 15, 2021 12:51:30 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good evening Ms. Hocker and Ms. Isom,

My name is Derek Pell, I'm a Roseville resident, fairly new to the city having moved here in late 2019. I have been looking into the Housing Element update and it is clear that city staff have put in a lot of work to navigate the complex land use of the city and attempt to meet the required housing needs of future Rosevillians! Thank you for your hard work on behalf of the community. I haven't particularly dug into civic issues such as land use, zoning, or affordable housing before, so please pardon any ignorance on my end (maybe some of this is unrelated to the Housing Element, I am not 100% sure on how all the different city plans and codes interact), however I feel that I should make my voice heard, nonetheless.

In general, I am concerned that the city appears to remain focused on low-density single-family housing through much of the city. This leads to un-sustainable sprawl, growing affordability issues, and economic and racial disparities. This seems to be an opportunity to propose a bold plan to address these issues, though it is my opinion that the current draft does not get to the root of the problem. I am particularly interested in the Infill Area of the city, partly because I live here, and also that urban infill is the most impactful local policy that can address greenhouse gas emissions. In short, Roseville can meaningfully address climate change if the city allows the production of more homes near job centers and transit.

On page 12 of the Adoption Draft, it is stated that early discussion with the community included "Prioritizing infill development, particularly in commercial corridors, paired with discussions on how to promote conditions that result in “naturally occurring affordable housing” as well as "Policies or programs which could result in more medium density housing, such as bungalows and duplexes" I have a couple questions related to these items:

- Was any consideration given to implementing specific plans over a larger area of the Infill Area? I have participated in the first community meeting about the Commercial Corridor plans, but these appear narrowly scoped to avoid altering the zoning or land use of surrounding neighborhoods.
- It appears that the Medium Density Residential land-use density of 7.0 - 12.9 du/acre is actually inconsistent with what is typically called "Missing Middle Housing", which likely exceeds this density with duplexes, four-plexes, bungalow courts, small apartments, etc. Has thought been given to a form-based zoning code for areas of the Infill Area? This has been shown to decrease the barrier to creating this missing housing while encouraging development that fits into the surrounding neighborhood. In my neighborhood - Folsom Road, there are a significant number of duplexes and multiple units per lot. This makes for a denser, more diverse and walkable neighborhood that I very much enjoy.
- I noticed that policy H2.11 (related to this "medium density" housing) is only addressed by two implementation measures - the Condo Conversion Ordinance and the Preservation of Affordable housing. Neither of these promote housing such as duplexes or bungalows. Are there other plans the city has to implement this policy? Such

as creating land-use categories that are specifically intended to deliver missing middle housing, that allow higher densities but require smaller buildings to achieve those densities, particularly within determined walkable contexts.

Thank you very much for your time and consideration.

Derek Pell
--
derek.j.pell@gmail.com
(530) 863-0662

From: Pam Wilkinson <pammwilkinson@gmail.com>
Sent: Thursday, July 22, 2021 4:29 PM
To: Isom, Trisha <tisom@roseville.ca.us>
Subject: The Redlined Housing Element

Thank you, thank you, thank you -- all of the planning department who worked on the updating of the Housing Element.

I've read most of the redlined version and continued to find that my input was included. Maybe I'm not alone re: child care, glossary, etc.

Pam Wilkinson
former city planner in local governments in California, New York and Washington state.

Hocker, Lauren

From: Abundant Minds Freelance Consulting <abundant.am@gmail.com>
Sent: Friday, July 16, 2021 1:49 PM
To: Housing Element
Subject: Millennials want to see more Revitalized History - next to New Modernity. Don't write over the past; hold space for what was within what will be.

Dear Roseville Planning Commission,

As a local millennial, I am personally invested in the changes planned for Roseville. I want to see my hometown's history preserved. As an informed citizen, I believe in it is prudent for Roseville to make active efforts to include preservation safeguards in all long-term city planning.

Therefore,
Please consider this formal request: the 2021 Housing Element should include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing.

Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

By adopting a historical preservation program, (which would include the creation of a Roseville register of historic properties and ordinances to go along with them), historic-era building owners who choose to register their buildings would have access to grants, historic tax credits and other financial incentives to rehabilitate their buildings for new residential/mixed uses. We have an ongoing petition for the adoption of a historical preservation program that has 605 signatures, 135 of which are historic-era building owners. This is something that locals are concerned about.

You can read that petition statement (which includes the preservation goals mentioned in the General Plan 2020)at:
https://savehistoricroseville.org/the-petition

The Petition | Belvedere Preservation Alliance
BELVEDERE PRESERVATION ALLIANCE . This petition calls for the City of Roseville to take the first step towards ensuring the preservation of Roseville's historical properties.
savehistoricroseville.org

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,

Alyssa June Maspero, M.A.
Executive Assistant to the Community Manager
Diamond K Estates
16 Richards Drive

Hocker, Lauren

From: Ed Beazley <edlikesgettingemail@gmail.com>
Sent: Monday, July 19, 2021 7:07 PM
To: Housing Element
Subject: Preserve Roseville

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

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The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,
Ed Beazley

Hocker, Lauren

From: Ashton Bohm <ashtondbohm@gmail.com>
Sent: Wednesday, July 21, 2021 1:04 PM
To: Housing Element
Subject: 2021 Housing Element

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

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The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,

Ashton D. Bohm
Program Instructor, Studio 700
Arc of Placer County

Hocker, Lauren

From: brittinghamgarrido <brittinghamgarrido@att.net>
Sent: Friday, July 16, 2021 12:51 AM
To: Housing Element
Subject: 2021 Housing Element

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

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https://savehistoricroseville.org/the-petition

The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,

Dana Brittingham

Sent via the Samsung Galaxy S10e, an AT&T 5G Evolution capable smartphone

Hocker, Lauren

From: Megan Constancio <megan@pac-cap.com>
Sent: Friday, July 16, 2021 5:01 PM
To: Housing Element
Subject: 2021 Housing Element

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

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The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,

Megan Constancio

Sent from my iPhone

Hocker, Lauren

From: Jennifer Esparza <jenesparza@surewest.net>
Sent: Thursday, July 15, 2021 10:06 AM
To: Housing Element
Subject: Historical Preservation Program

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

I am a third generation Roseville resident and take pride in the city I live in. I volunteer weekly as a docent at the Roseville Historical Society and visitors regularly express their feelings of the importance of preservation. This town has an incredible history and has become what it is today because of the 'pioneers' that worked tirelessly to build it. Not honoring that is careless and does everybody a disservice.

By adopting a historical preservation program, (which would include the creation of a Roseville register of historic properties and ordinances to go along with them), historic-era building owners who choose to register their buildings would have access to grants, historic tax credits and other financial incentives to rehabilitate their buildings for new residential/mixed uses. We have an ongoing petition for the adoption of a historical preservation program that has 605 signatures, 135 of which are historic-era building owners. This is something that locals are concerned about.

You can read that petition statement (which includes the preservation goals mentioned in the General Plan 2020)at:
https://savehistoricroseville.org/the-petition

The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,
Jennifer Esparza

Hocker, Lauren

From: Allison Foster <allisoncfoster@me.com>
Sent: Tuesday, July 20, 2021 3:54 PM
To: Housing Element
Subject: 2021 Housing Element

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

My name is Allison and I was born and raised in Roseville, I love this city! As a young adult (30), I am actively thinking about where I want to be when I start my family in the next 5 years and I would love to see Roseville keep it's charm while it is experiencing such huge growth. I think there is an inaccurate idea that the upcoming generations do not value historical aspects. This is wrong! We love to thrift, we love sustainably, and we love history! These all go hand in hand with preserving the historical architecture of our city. Cities with historical preservation show that the town cares about more than just money and expansion. That is a huge draw for me and many of my fellow millennials! I urge you to save Roseville's history!

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

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https://savehistoricroseville.org/the-petition

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

The Petition | Belvedere Preservation Alliance

Thank you for your time and consideration!

Sincerely,
Allison Foster

Hocker, Lauren

From: Travis <travis59@surewest.net>
Sent: Thursday, July 15, 2021 5:10 AM
To: Housing Element
Subject: Historical Preservation

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

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The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,

Travis Fowler
305 Sierra Blvd
Roseville Calif 95678

Hocker, Lauren

From: Christopher Guzman <chris@magmacreative.com>
Sent: Wednesday, July 14, 2021 8:26 PM
To: Housing Element
Subject: 2021 Housing Element

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

I'm Chris Guzman, owner of Magma Creative, Inc. in downtown Roseville. I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

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The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,

MAGMA
CREATIVE STUDIO

Chris Guzman
Creative Director

p. (916) 780-1181
m. (916) 300-7430
w. MagmaCreative.com
a. 530 Oak Street., Roseville, CA 95678

Hocker, Lauren

From: Brittany March <brittanymarchhomes@gmail.com>
Sent: Wednesday, July 14, 2021 12:34 PM
To: Housing Element
Subject: Historical Preservation Program

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

My name is Brittany March, I am a local real estate agent in the Roseville community. My husband and I own a 1905 home in Sierra Vista. We love the charm, the history, and the community that Roseville has to offer. I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

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The Petition | Belvedere Preservation Alliance

BELVEDERE PRESERVATION ALLIANCE . This petition calls for the City of Roseville to take the first step

towards ensuring the preservation of Roseville's historical properties.

savehistoricroseville.org

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,

Brittany March

--

BETTER HOMES AND GARDENS
DRE: 01972354
916-398-0121
BRITTANYMARCHHOMES@GMAIL.COM
925 HIGHLAND POINTE DR. STE 140
ROSEVILLE, CA 95678

brittany march
REAL ESTATE

Hocker, Lauren

From: Moriah Toledo <moe.grammer@gmail.com>
Sent: Friday, July 16, 2021 2:45 PM
To: Housing Element
Subject: 2021 Housing Element Input

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

By adopting a historical preservation program, (which would include the creation of a Roseville register of historic properties and ordinances to go along with them), historic-era building owners who choose to register their buildings would have access to grants, historic tax credits and other financial incentives to rehabilitate their buildings for new residential/mixed uses. We have an ongoing petition for the adoption of a historical preservation program that has 605 signatures, 135 of which are historic-era building owners. This is something that locals are concerned about.

You can read that petition statement (which includes the preservation goals mentioned in the General Plan 2020)at:
https://savehistoricroseville.org/the-petition

The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

We love this town, and our historic districts. It's of the utmost importance that we protect it for our future generations to come.

Sincerely,
Moriah Toledo

Hocker, Lauren

From: Jeremy Ocampo <ocampo.jeremy@gmail.com>
Sent: Thursday, July 15, 2021 5:41 PM
To: Housing Element

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

By adopting a historical preservation program, (which would include the creation of a Roseville register of historic properties and ordinances to go along with them), historic-era building owners who choose to register their buildings would have access to grants, historic tax credits and other financial incentives to rehabilitate their buildings for new residential/mixed uses. We have an ongoing petition for the adoption of a historical preservation program that has 605 signatures, 135 of which are historic-era building owners. This is something that locals are concerned about.

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The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,

Jeremy Ocampo

Hocker, Lauren

From: Lauren Paulson <laurenpaulson17@gmail.com>
Sent: Tuesday, July 20, 2021 4:08 PM
To: Housing Element
Subject: Historic Preservation Ordinances

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

Thank you for considering this, I feel very strongly that preservation of worthy historic buildings is an important issue for me as a Roseville resident.

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

By adopting a historical preservation program, (which would include the creation of a Roseville register of historic properties and ordinances to go along with them), historic-era building owners who choose to register their buildings would have access to grants, historic tax credits and other financial incentives to rehabilitate their buildings for new residential/mixed uses. We have an ongoing petition for the adoption of a historical preservation program that has 605 signatures, 135 of which are historic-era building owners. This is something that locals are concerned about.

You can read that petition statement (which includes the preservation goals mentioned in the General Plan 2020)at:
https://savehistoricroseville.org/the-petition

The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and I ask that they be recognized and preserved with the adoption of a historical preservation program.

Thank you again,

Lauren Paulson

Hocker, Lauren

From: Robert <rlplionel@yahoo.com>
Sent: Sunday, July 18, 2021 9:16 PM
To: Housing Element
Subject: 2021 Housing Element

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

As a resident living in an older Roseville neighborhood, I would like to see the 2021 Housing Element include adoption of ordinances that would facilitate the preservation and reuse of historical buildings when creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the draft plan. General Plan 2020 had preservation goals that weren't met and this would be an opportune time to meet them. I would like to see historical properties restored and creatively reused to meet housing needs, rather than unnecessarily demolished to make way for new buildings.

By adopting an historical preservation program, which would include the creation of a Roseville register of historic properties and ordinances to go along with them, historic building owners who choose to register their buildings would have access to grants, tax credits and other financial incentives to rehabilitate their buildings for new residential/mixed uses. There is a current petition for the adoption of a historical preservation program that has over 600 signatures, at least 135 of which are historic building owners. Preserving our history is something that local residents care about.

You can read the petition statement, which includes preservation goals mentioned in General Plan 2020 at: https://savehistoricroseville.org/the-petition

The 2021 Housing Element directly affects our historic areas and I ask that they be recognized and preserved with the adoption of a historical preservation program. Thanks for your consideration.

Robert Powell
153 Nevada Avenue

Hocker, Lauren

From: Alexa Roberts <alexaroberts@hotmail.com>
Sent: Wednesday, July 14, 2021 11:50 AM
To: Housing Element
Subject: 2021 Housing Element

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

We want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

By adopting a historical preservation program, (which would include the creation of a Roseville register of historic properties and ordinances to go along with them), historic-era building owners who choose to register their buildings would have access to grants, historic tax credits and other financial incentives to rehabilitate their buildings for new residential/mixed uses. We have an ongoing petition for the adoption of a historical preservation program that has 605 signatures, 135 of which are historic-era building owners. This is something that locals are concerned about.

You can read that petition statement (which includes the preservation goals mentioned in the General Plan 2020)at:
https://savehistoricroseville.org/the-petition

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,

Alexa Roberts
President & Founder
Belvedere Preservation Alliance
Instagram: @belvederepreservationalliance

Hocker, Lauren

From: Jan Roberts <jan.roberts@unishippers.com>
Sent: Wednesday, July 14, 2021 1:06 PM
To: Housing Element
Subject: 2021 Housing Element

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

By adopting a historical preservation program, (which would include the creation of a Roseville register of historic properties and ordinances to go along with them), historic-era building owners who choose to register their buildings would have access to grants, historic tax credits and other financial incentives to rehabilitate their buildings for new residential/mixed uses. We have an ongoing petition for the adoption of a historical preservation program that has 605 signatures, 135 of which are historic-era building owners. This is something that locals are concerned about.

You can read that petition statement (which includes the preservation goals mentioned in the General Plan 2020) at:

https://savehistoricroseville.org/the-petition

The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,

Jan G. Roberts, President
Roberts Freight Consultants, Inc., dba Unishippers

—

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Hocker, Lauren

From: Stacey Roberts <stacey.roberts@unishippers.com>
Sent: Wednesday, July 14, 2021 2:05 PM
To: Housing Element
Subject: 2021 Housing Element - Preserving Roseville's History

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

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You can read that petition statement (which includes the preservation goals mentioned in the General Plan 2020)at:

https://savehistoricroseville.org/the-petition

The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,

Stacey Roberts
Vice President
Roberts Freight Consultants, Inc.,
(916) 782-2872 ext. 101
(916) 300-2313 / Cell
(916) 782-1233 / Fax

Hocker, Lauren

From: Leslie Summerill <lcsummerill@gmail.com>
Sent: Tuesday, July 20, 2021 4:09 PM
To: Housing Element
Subject: 2021 Housing Element

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

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https://savehistoricroseville.org/the-petition

The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,

Leslie
--
Leslie C. Summerill
916-804-7481
700 Grove Street
Roseville,CA 95678

Hocker, Lauren

From: Shawn Foster <shawnxfoster@gmail.com>
Sent: Wednesday, July 21, 2021 4:05 PM
To: Housing Element
Subject: 2021 Housing Element

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

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The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,
Shawn Foster

Hocker, Lauren

From: Mike Hazen <MHazen@tiltonpacific.com>
Sent: Thursday, July 22, 2021 8:13 AM
To: Housing Element
Subject: Register of Historic Properties and Preservation Program

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

My wife Jamie and I have been Roseville residents all of our lives. We live in the Central part of Roseville in a home built in the 1950's and we believe a register of historic properties in Roseville is a good idea and encourage you to consider adopting a preservation program to protect the history of our City.

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

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The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,

Mike and Jamie Hazen
408 Dudley Drive
Roseville CA 95678
916-741-8785

Mike Hazen
Environmental, Health and Safety Director

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MHazen@tiltonpacific.com
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Hocker, Lauren

From: Evan Mackall <e.mackall1992@gmail.com>
Sent: Thursday, July 22, 2021 10:58 AM
To: Housing Element
Subject: 2021 Housing Element

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

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The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Best,
Evan Mackall

Hocker, Lauren

From: Sarah Martinelli <sarahmartinelli46@gmail.com>
Sent: Wednesday, July 21, 2021 3:39 PM
To: Housing Element
Subject: Please read

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

By adopting a historical preservation program, (which would include the creation of a Roseville register of historic properties and ordinances to go along with them), historic-era building owners who choose to register their buildings would have access to grants, historic tax credits and other financial incentives to rehabilitate their buildings for new residential/mixed uses. We have an ongoing petition for the adoption of a historical preservation program that has 622 signatures, 135 of which are historic-era building owners. This is something that locals are concerned about.

You can read that petition statement (which includes the preservation goals mentioned in the General Plan 2020)at:
https://savehistoricroseville.org/the-petition

The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,
Sarah Martinelli

SM

Hocker, Lauren

From: Lyndsey Reed <lyndsey.reed@gmail.com>
Sent: Thursday, July 22, 2021 3:23 PM
To: Housing Element
Subject: Roseville needs Historic Preservation

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

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https://savehistoricroseville.org/the-petition

The Petition | Belvedere Preservation Alliance

The 2021 Housing Element directly affects our historic areas and we ask that they be recognized and preserved with the adoption of a historical preservation program.

Sincerely,
Lyndsey Reed
Life-long Roseville Resident

Hocker, Lauren

From: Danny Silveira <danny.silveira1985@gmail.com>
Sent: Thursday, July 22, 2021 12:19 PM
To: Housing Element
Subject: Public comment: 2021 Housing Element

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission,

My name is Danielle Silveira and I am a descendant of William Sawtell (great-great grandfather) and Martin A. Schellhous (great-great-great-grandfather) who were both influential cultural figures in Roseville history. I am also a new resident of the community and proud to call Roseville my home.

I want to see the 2021 Housing Element include the adoption of ordinances that would facilitate the preservation and adaptive reuse of historical buildings when it comes to creating new/low income housing. Though much of the specific plan area includes historic properties, there's no mention of them in the plan draft at all. The General Plan 2020 had preservation goals that haven't been met and this is a perfect time to meet them. We would like to see historical properties restored and creatively reused to meet housing goals, rather than unnecessarily and wastefully demolished to make way for new buildings.

By adopting a historical preservation program, (which would include the creation of a Roseville register of historic properties and ordinances to go along with them), historic-era building owners who choose to register their buildings would have access to grants, historic tax credits and other financial incentives to rehabilitate their buildings for new residential/mixed uses. We have an ongoing petition for the adoption of a historical preservation program that has 605 signatures, 135 of which are historic-era building owners. This is something that locals are concerned about.

You can read that petition statement (which includes the preservation goals mentioned in the General Plan 2020) at:
https://savehistoricroseville.org/the-petition

Thank you very much for time ~

Sincerely,

Danielle Silveira

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