

X HOUSING ELEMENT





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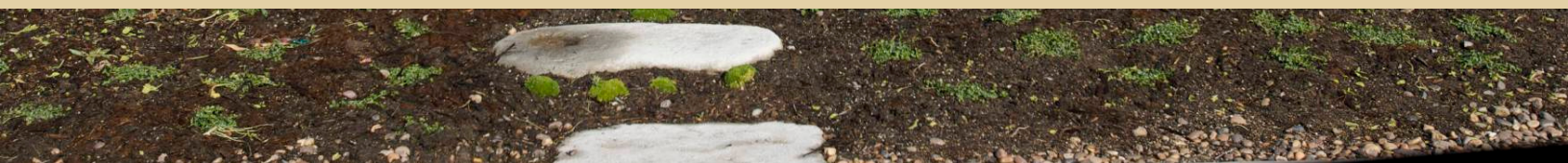
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HOUSING



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 2013–2021–2029. This document is the 2013–2021–2029 Housing Element. It updates the City's 2008 Housing Element, which covered the period from 2008–2013. This Element also documents development that occurred during this period.

The State of California has declared that the availability of housing is of vital statewide importance, and that decent housing and a suitable living environment is a priority of the state. State law requires that each city and county in California prepare a Housing Element, with certain mandatory information. 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, ~~and~~ [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

An introduction, reviewing the purpose and scope of the Housing Element;

- ~~An analysis of the City's demographic profile, housing characteristics, and existing and future housing needs;~~
- ~~An analysis of market, governmental, and non-governmental constraints affecting the production of housing;~~
- ~~An evaluation of the land, financial, and organizational resources available to address the City's identified housing needs and goals;~~
- ~~An evaluation of accomplishments under the 2008 adopted Housing Element; and~~
- ~~A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies, and programs.~~

Cities and counties within the Sacramento Area Council of Governments (SACOG) region are required to approve an updated Housing Element by October 2013.



Factors influencing the availability of housing 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 has led to a current excess of available properties, and a tightening of the credit market.

The City of Roseville along with the region, experienced a substantial slowdown in residential development in 2008. The median home price in Roseville dropped substantially during the last planning period. It is projected that new housing construction will remain very slow through the middle of this Housing Element cycle—until the market absorbs the remaining inventory of foreclosed homes available at attainable prices throughout the county. Another notable change in circumstances during the previous planning period is that the City approved two new Specific Plan Areas (SPA), that will provide additional opportunities for the city to meet its regional housing needs.

Lastly, the City suffered greatly from the loss of Redevelopment Agency funding, due to state legislation eliminating Redevelopment Agencies effective February 2012. The City's Redevelopment Agency was able to fund numerous affordable housing developments, both rental and purchase housing, within the City of Roseville. The City will be challenged in the upcoming planning period to assist financially in the development of future affordable housing.

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 updated technical data from the 2010¹ Census and 2014–2018 American Community Survey data (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.

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

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.

community, including the development, business, and manufacturing sectors, will work together to ensure the success of ~~an~~ 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 ~~230~~ years ago, the 10% Affordable Housing Goal has proven to be an effective tool in the production of affordable housing. ~~rental and purchase housing affordable to very low-, low-, and middle-income households.~~ 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 ~~utilized~~ used in the element include:

- Future housing needs were derived from projections provided by the Regional Housing Needs Allocation Plan (RHNA), which was adopted by the Sacramento Area Council of Governments (SACOG) in ~~2012~~ March 2020. The California Government Code requires cities to use the growth rate projections contained in the RHNA.
- The City has established a 10% Affordable Housing Goal, which is ~~less than the Regional Housing Needs Allocation (RHNA), based on existing and projected~~ financial feasibility for housing projects ~~fiscal realities, rather than a need which cannot be achieved.~~
- 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-, middle-, 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.

A brief description of each component found within the Housing Element is included in the “Organization” subsection. In addition, a summary of Roseville’s population and housing characteristics is located on pages 4 and 5.

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.

ORGANIZATION

Roseville’s Housing Element is organized into seven main sections:

- **Introduction:** This section analyzes the purpose, organization, 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.
- **Review of the Previous Housing Element:** This component of the Housing Element examines goals, policies, implementation measures, and specific programs included in the 2008 Housing Element to determine their effectiveness.
- **Housing Plan:** This section identifies housing goals, policies, and objectives. 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), 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, and availability of financing.

Summary of Population and Housing Characteristics

- **Population** – According to the California Department of Finance, the population total for the City of Roseville was ~~122,062~~ 145,163 people in ~~2012~~ 2020.
- **Persons per Household** – According to the ~~2010~~ 2014–2018 American Community Survey (ACS) Census, as of ~~2012~~ the citywide person-per-household average was ~~2.62~~ 2.68.
- **Number of Households** – According to ~~the 2010~~ the 2014–2018 ACS ~~2010~~ Census data, the number of households in the city was ~~45,049~~ 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 ~~2012~~ 2020 was ~~\$76~~ \$80,100.
- **Employment** – According to the ~~2005–2009 CHAS~~ 2014–2018 ACS data, ~~there were approximately 41,889 jobs~~ 63,060 Roseville residents 16 years and over are employed available in the City of Roseville.
- **Regional Fair Share Allocation** – Roseville’s fair share of the region’s housing needs is ~~8,478~~ 12,066 units, broken down into four income groups as follows:

Very Low income:	2,268 <u>3,854</u> (26.8 <u>32</u> %)	Low Income:	1,590 <u>2,323</u> (18.8 <u>19</u> %)
Moderate Income:	1,577 <u>1,746</u> (18.6 <u>15</u> %)	Above Moderate Income:	3,043 <u>4,142</u> (35.9 <u>34</u> %)
- **Residential Units** – According to the ~~2008–2010 American Community Survey~~ 2014–2018 ACS, there were ~~47,288~~ 54,621 housing units in Roseville.
- **Owner-Occupied Units** ~~Households~~ – According to ~~2010~~ 2014–2018 ACS Census data, ~~45,059~~ 32,080 (~~65.2~~ 74.3%) of the ~~housing units~~ households were owner-occupied.
- **Renter-Occupied Units** ~~Households~~ – According to ~~2010~~ 2014–2018 ACS Census data, ~~45,546~~ 17,124 (~~34.8~~ 25.7%) of the ~~housing units~~ households were renter-occupied.
- **Housing Vacancy Rates** – According to the ~~2010~~ 2014–2018 ACS Census, Roseville had a rental vacancy rate of ~~6.6~~ 8% and an ownership vacancy rate of ~~2.3~~ 0.9%. ~~Both of these rates fall slightly above the “optimum” rate.~~
- **Housing Stock by Unit Type** – ~~According to the 2008–2010 American Community Survey, 75.7% of the city’s housing stock was made up of single-family homes, 23.2% was multi-family units, and the remaining 1.0% was mobile homes.~~ 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 ~~Trulia~~ realtor.com, the median sales price for homes in Roseville for the period from July 20~~12~~ 2012 to September 20~~12~~ 2012 was ~~\$299,500~~ \$507,000. This figure represents an increase of ~~4.2~~ 21.2%, or ~~\$20,500~~ \$32,000, compared to the prior quarter and an increase of ~~22.2~~ 28.2% compared to the prior year. ~~Sales prices have depreciated 25.5% over the last five years in Roseville.~~
- **Rental Prices** – According to Forrent.com, in ~~October 2012~~ March 2021, one-bedroom apartments were renting for ~~\$659~~ \$744 to ~~\$1,540~~ \$2,790, two-bedroom apartments were renting for ~~\$768~~ \$888 to ~~\$2,600~~ \$4,840, and three-bedroom apartments were renting for ~~\$884~~ \$1,975 to ~~\$2,515~~ \$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 2013–2021 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 2000 and 2010 US Census, the 2014–2018 2008–2010 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 2035²⁵ 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.](#)

~~In addition, per Assembly Bill (AB) 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Safety and Conservation elements of the General Plan to include analysis and policies regarding flood hazard and management information.~~

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, and 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 public meetings on a virtual workshop on ~~October 16, 2012~~ 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. Outreach was targeted to lower-income residents, special needs groups, and service providers. 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.

E-mail notification of the meetings was sent to members of the Housing Authority, Roseville Coalition of Neighborhood Associations, Placer Collaborative Network (PCN), and Placer Consortium on Homelessness (PCOH); there are approximately 350 persons, representing over 60 agencies, on the e-mail distribution lists. Appendix A includes a listing of PCN and PCOH members. The PCN and PCOH have broad, regional representation by nonprofit organizations, government agencies, faith-based organizations, health delivery organizations, and the educational sector. The recipients of the e-mails were requested to post the notice of the meetings, as well as to invite clients and other interested parties to the meetings. Written comments were encouraged from those that could not attend a meeting, and attendees at the meetings were also told they could submit written comments to supplement verbal comments.

City staff also included an invitation on the City's website and the City's social media, and an invitation was posted in the local paper on October 12, 2012.

The daytime meeting was attended by Roseville Housing Division staff, Roseville Housing Authority staff and the Sacramento Housing Alliance. City staff and Pacific Municipal Consultants (PMC) gave a brief presentation on the Housing Element requirements, provided some demographic information for the City, and discussed the current Housing Element goals. This presentation was followed by a round-table discussion about housing needs and the overall struggle with obtaining affordable housing.

The evening workshop was attended by eight individuals, including City staff who administers the Community Development Block Grant Program, Roseville Planning Department staff, three Roseville residents, and the coordinator for the Placer/Nevada & Yolo Continuum of Care (Homeless). This workshop also began with a brief presentation by City staff and PMC, followed by a round-table discussion. Attendees were very engaged and discussed the purpose of the Housing Element as well as discussed the special housing needs of large families, the disabled, the developmentally disabled, female-headed households, the homeless, and seniors. One Roseville resident stated she was interested in learning more about the development of the Housing Element and the City's housing programs.

Copies of the Draft Housing Element were available for public review during normal business hours at the City or Roseville Permit Center, as well as online on the City's webpage at www.roseville.ca.us. The City held a public hearing before the Planning Commission on May 23, 2013 to review and receive public comment on the draft Housing Element. No public comments were received.

The City held a public hearing before the City Council on June 19, 2013 to review, receive public comment and adopt the 2013–2021 Housing Elements. No public comments were received.



PUBLIC NOTICES

The City continued to encourage public input throughout the update process. In March 2013 the draft Housing Element was complete; a public notice was placed in the *Press Tribune* to inform the public that the draft 2013–2021 Housing Element was available for public review and comment. The City also posted the notice of availability of the draft Housing Element on the City's website, notified the Placer Collaborative Network, the Placer Consortium on Homelessness, stakeholders, and other interested parties.

PUBLIC COMMENT

No public comments were received.

Reviewer Note: The evaluation of the prior Housing Element section occurred in this location in the 2013 Housing Element. This section has been moved to Appendix A because reviewers found it confusing for the prior (superseded) Housing Element programs to occur before the current programs.

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.

City-wide Housing Goals

The City of Roseville has the following citywide goals.

CITY-WIDE HOUSING

- Goal H1.1** Provide decent, safe, **inclusive**adequate, 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 ~~split up~~ divided into five sections:

- Affordable Housing
- Residential Land Inventory
- Equitable and Inclusive Housing Choice
- ~~Special Housing Needs~~
- 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 ~~pocket areas~~ 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 ~~to all new residential properties planned for 4+ units.~~ 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, to minimize low-income pocket areas.
- Policy H2.10** Encourage developers to incorporate ~~manufactured and second units~~ 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, ~~and 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 ~~maintain~~ 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:

Section 8 Housing Choice Vouchers (Federal)

The ~~Section 8 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, and 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 households, offers grants to elderly and disabled households homeowners and deferred loans to all low-income households for health and safety repairs and home improvements energy efficient upgrades. Deferred loans become due and payable upon sale, change of title, or 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.

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 and disabled homeowners 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 and disabled 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 in the 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 and renters 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.~~

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, 20213–20294

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 3550% 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 ~~35~~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 ~~30~~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 Department~~ Planning Division

Funding Source: General Fund

3. **SECOND UNIT ACCESSORY DWELLING UNITS ORDINANCE**

An ~~accessory-second~~ dwelling unit (ADU) shall be as defined by Government Code Section 65852.2 as it now exists or may hereafter be amended, and shall mean 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 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~~ ADUs and JADUs units 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 Department~~ 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 Department~~ Planning Division and Housing Division

Funding Source: General Fund

5. STREAMLINE PROJECT PROCESSING

To provide certainty and facilitate project approval and provide internal support to project applicants 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. ~~established the Development Services Director position within the Development Services Department. That position acts as a liaison between project applicants, the development community, the Chamber of Commerce, and City staff to continually assess the City's existing project processing system and identify short- and long-term areas for improvement of the plan check process.~~

(Policies H2.1 and H2.2)

Time Frame: Ongoing, as applications s are processed.

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

Implementing Agency: Development Services Department

Funding Source: General Fund

6. REVIEW OF SUBDIVISION IMPROVEMENT STANDARDS AND ZONING ORDINANCES

~~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 departments, shall continue to review and modify Subdivision Improvement Standards on an annual basis.~~

~~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)

Time Frame: Evaluate of the Zoning Ordinance every 2–5 years.

Implementing Agency: Planning 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, office-employment uses, and an affordable housing component. The Specific Plan Areas are the first step in implementing programs such as the 10% Affordable Housing Goal 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 income². 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.

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



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 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 and targeted income categories, and parcel-by-parcel obligations 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. 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. Development Agreements are utilized to secure implementation of the Affordable Housing Program. 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 Department Planning Division

Funding Source: General Fund

7. PUBLIC/PRIVATE PARTNERSHIPS

The provision of affordable housing is a societal goal, one that should be achieved through the efforts of the entire community. 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 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, 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 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 price 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

~~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 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 ~~utilize~~ 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 ~~utilized~~ 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 ~~expects~~ will to review the establishment of a non-residential construction fee by 202114-2015, 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: 202114–2015

Objectives: Provide additional funding sources for affordable housing.

Implementing Agency: ~~Housing Division~~ Development Services Department

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

12. UNITS AT RISK

~~Both Colonial Village and Preserve at Creekside have units at risk of converting to market rate during this Housing Element cycle. As noted, the City does not have any projects at risk of conversion to market rate during the eight-year planning period of the Housing Element and subsequent eight-year planning period. However, tThe 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.~~

~~(Policy H1.6, H1.11)~~

11. PRESERVATION OF AFFORDABLE 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: ~~Annually monitor.~~ Ongoing, and at least annually

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

Implementing Agency: Housing Division

Funding Source: General Fund

12. 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.~~

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: 20213–20249, or until the \$5.5 million is expended.

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

Implementing Agency: Housing Division

Funding Source: City loan payoffs Housing Bonds

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 ~~manufactured units~~ 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** ~~Continue to support the use of second units as part of the City strategy for maximizing affordability of land development.~~ 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~~ current residential zoning or rezoning non-residential parcels to mixed use or high density residential use which will encourage and facilitate higher densities thereby maximizing affordability of land development.
- Policy H3.5** Encourage development of higher density residential units by use of mixed use ~~housing overlay zoning~~ within three key commercial corridors with on currently underutilized infill parcels: the Douglas Boulevard/Harding Boulevard corridor, Douglas Boulevard/Sunrise Avenue corridor, and the Atlantic Street corridor. ~~within the Downtown Specific Plan.~~

Implementation Measures/Programs

13. RESIDENTIAL CAPACITY MONITORING (NO NET LOSS) MONITOR THE CITY'S LAND INVENTORY

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. ~~The City will annually review its land inventory to ensure there is enough vacant residential land in the city to meet its RHNA allocation.~~

(Goal H3)

Time Frame: ~~Annually~~ 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

Downtown Specific Plan

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.

Time Frame: Ongoing

Implementing Agency: 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 1,718 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 through 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

~~SPECIAL HOUSING NEEDS GOALS AND POLICIES~~ EQUITABLE AND INCLUSIVE HOUSING CHOICE

~~SPECIAL HOUSING NEEDS~~ HOUSING CHOICE

- Goal H4.1** **Ensure the availability of adequate 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
~~**Take affirmative actions to further fair housing choice in the City and mitigate or remove the barriers 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 child day-care facilities which are 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 following 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.

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 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

20. LOCAL PROGRAMS

~~The City shall continue to utilize and encourage service providers who assist special needs populations to use the following local financing programs to address the needs of special needs populations:~~

~~Homeless Voucher 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. The City Council has approved Roseville General Funds to assist homeless persons in Roseville 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 nonprofit organizations and/or advocates for the homeless.~~

~~(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, City Manager, City Council~~

~~**Funding Source:** General Fund, Citizens' Benefit Fund, and REACH Fund Permanent Local Housing Allocation and Low and Moderate Income Fund~~

21. ROSEVILLE COMMUNITY GRANT FUNDS

~~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 for the following community grants:-~~

~~Citizens' Benefit Fund~~

~~The Citizens' Benefit Trust Fund was established in 1993 following the sale of the City-owned Roseville Hospital. The proceeds were placed in a trust 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.~~

~~The Citizens' Benefit Fund utilizes uses interest payments on funds received from the sale of the City-owned Roseville Community Hospital to provide grants of up to \$30,000 to public agencies, schools, and nonprofit organizations serving citizens of communities within Roseville. are eligible to apply "to improve the quality of life for the citizens of Roseville."~~



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.

The REACH Fund utilizes uses contributions by Roseville City employees, retirees, and businesses to provide grants up to \$7,500 to public agencies, schools, and nonprofit organizations that assist youth, families, or seniors in Placer County.

(Policy H4.5)

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

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

Implementing Agency: Housing Division, City Manager, City Council

Funding Source: ~~General Fund~~, Citizens' Benefit Trust Fund, 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)

26. FAIR HOUSING

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, 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.

(Policies H7.6, H7.7, H7.8)

Time Frame: Ongoing

Objectives: To ensure residents are informed of their housing rights and are provided with support on fair housing issues.

Implementing Agency: Housing Division and Roseville Housing Authority

Funding Source: General Fund

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 policies 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 ~~shall assign priority to educating the citizens of Roseville regarding~~ 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.*

Policy H5.4 *~~The City shall attempt to implement a Mortgage Revenue Bond Program for both owner-occupied and rental properties.~~*

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 ~~Development Advisory Committee~~ 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. ~~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.

The Development Services Department will work with the ~~Development advisory~~ 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 ~~continue regularly~~ to review ~~of the~~ Subdivision Improvement Standards and Zoning Ordinances 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 Ordinance 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: ~~Annually review Subdivision Improvement Standards~~ Ongoing, and at least annually

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

Implementing Agency: ~~Planning Department~~ Planning Division

Funding Source: General Fund

32. PUBLIC EDUCATION PROGRAM

The City will continue to educate ~~its citizens~~ the greater Roseville community about regarding 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 in an effort 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 Department~~ 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. 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 H5.3)

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

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

Implementing Agency: ~~Planning Department~~ 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 ~~commit to offering Energy Efficiency and Renewable Energy programs~~ 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 ~~cyt~~ 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.

~~Roseville Electric will continue to implement the peak load management program. This program cycles customer equipment off and on when City load approaches its resource limits.~~

~~Energy Audits Roseville Electric will continue to offer online energy audits to aid customers in reducing home energy costs. The audit includes a utility bill analysis to show the customer where energy is being used. Also included are suggested 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. Roseville Electric will continue to offer rebates to electric customers who install or upgrade their homes with qualified energy efficiency measures and/or renewable energy systems. Renewable energy rebates will continue to gradually decline through 2016, in compliance with state law.~~

- 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 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.~~

Roseville Electric may also offers 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 the site 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.

Green Roseville

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.

- ~~BEST Homes Project~~

~~The BEST Homes Project incorporates rooftop solar generation, as well as other energy efficiency features, in up to 20% of new homes built in Roseville. This program ends in 2016.~~

(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

Government Code Section 66583 requires all cities to provide a quantified objective which sets a maximum number of housing units which can be constructed, rehabilitated, and/or conserved over an eight-year period. The quantified objective for the Roseville Housing Element by income category and type is provided in goals and objectives in this section of the Housing Element. 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

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.

COMMUNITY PROFILE

Population Characteristics

POPULATION GROWTH

According to the California Department of Finance, the population total for the City of Roseville is ~~122,062~~ **145,163**. When looking at the US Census, the City's population has risen steadily over the last ten years, increasing ~~32.1%~~ **18.2%** from ~~118,788~~ **118,788** in ~~2000~~ **2010** to ~~148,223~~ **145,163** 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.

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time homeownership opportunities. Middle-aged residents (34–64) may already be homeowners, are usually in the prime earning portion of their careers, and thus tend to seek larger homes. Seniors (65+) often own a home but, due to limited income or disabilities, may need assistance to remain in their homes.

According to the ~~2010 Census~~ [2014–2018 ACS](#), a little more than half (51.78%) of the population is working age, between 20 and 59 years of age, and a little more than one-quarter (26.92%) 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 21.52%. 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 in 2010 ~~in 2010~~ [according to 2014–2018 ACS](#) identified themselves as white (83.568.5%), followed by Asian (8.910%). Hispanics represented 15.24% 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, 0.79% of Roseville’s owner-occupied households (approximately 270 units) and 3.3.0% 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 \$80,766,100.

- Extremely Low Income Up to 30% of AMI (\$0–\$22,850)
- Very Low Income 30–50% of AMI (\$22,851–\$38,400)
- Low Income 50–80% of AMI (\$38,401–\$64,100)
- Moderate Income 80–120% of AMI (\$64,101–\$96,130)
- Above Moderate Income Above 120% of AMI (more than \$96,130)

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 \$80,766,100. 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. To estimate the number of households in this income category, the City looked at the total number of households that fell into the extremely low income range, which was \$0–\$22,850 (based on a household of four in 2012). Because the income ranges in the 2010 Census do not correspond identically with the extremely low income range, the City looked at the number of households earning less than \$24,999. Based on this, it was determined that there are approximately 5,973 (13.3% of all households) existing extremely low income households in Roseville. Of those, 2,325 (38.9%) are owner-occupied households and 3,648 (61.1%) are renter-occupied households.

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.

OverpaymentCost Burden

State and federal housing law defines overpayment-cost-burdened households as a household those paying more than 30% of gross income for housing expenses. Housing overpayment-cost burdens are is 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 overpaying-cost burdened for housing cost by their income category in the City of Roseville. Of the lower-income households in the city, 9,65411,505 (23.424.0%) were overpaying for housing 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 ~~2008–2010~~ 2014–2018 American Community Survey, ~~76.45~~ 76.45% of the city's housing stock was made up of single-family homes, ~~23.22~~ 22.9% was multi-family units, and the remaining ~~1.00~~ 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 the ~~2010 Census~~, 2014–2018 American Community Survey. Almost ~~three quarters~~ two thirds of Roseville households were owner-occupied (~~74.3~~ 65.2%), leaving a little more than ~~one quarter~~ one third renter-occupied (~~25.7~~ 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 ~~2010 Census~~, 2014–2018 ACS. The City of Roseville had a rental vacancy rate of ~~6.8~~ 6.6% and an ownership vacancy rate of ~~2.3~~ 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. ~~Both of these rates fall slightly above the “optimum” rate as discussed previously.~~

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.



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 September 2012, 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 on the next page).

The majority of units, 337 units (73.26%), were found to be in sound condition, with 119 units (25.87%) in need of minor and moderate repair. Only 4 units (0.87%) were in need of substantial rehabilitation or dilapidated condition (see Figure X-1).

According to the 2008–2010 American Community Survey (ACS), approximately 20.8% of the city's housing stock was built prior to 1980 and 8.3% prior to 1960.

Looking at the ACS and the 2012 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.

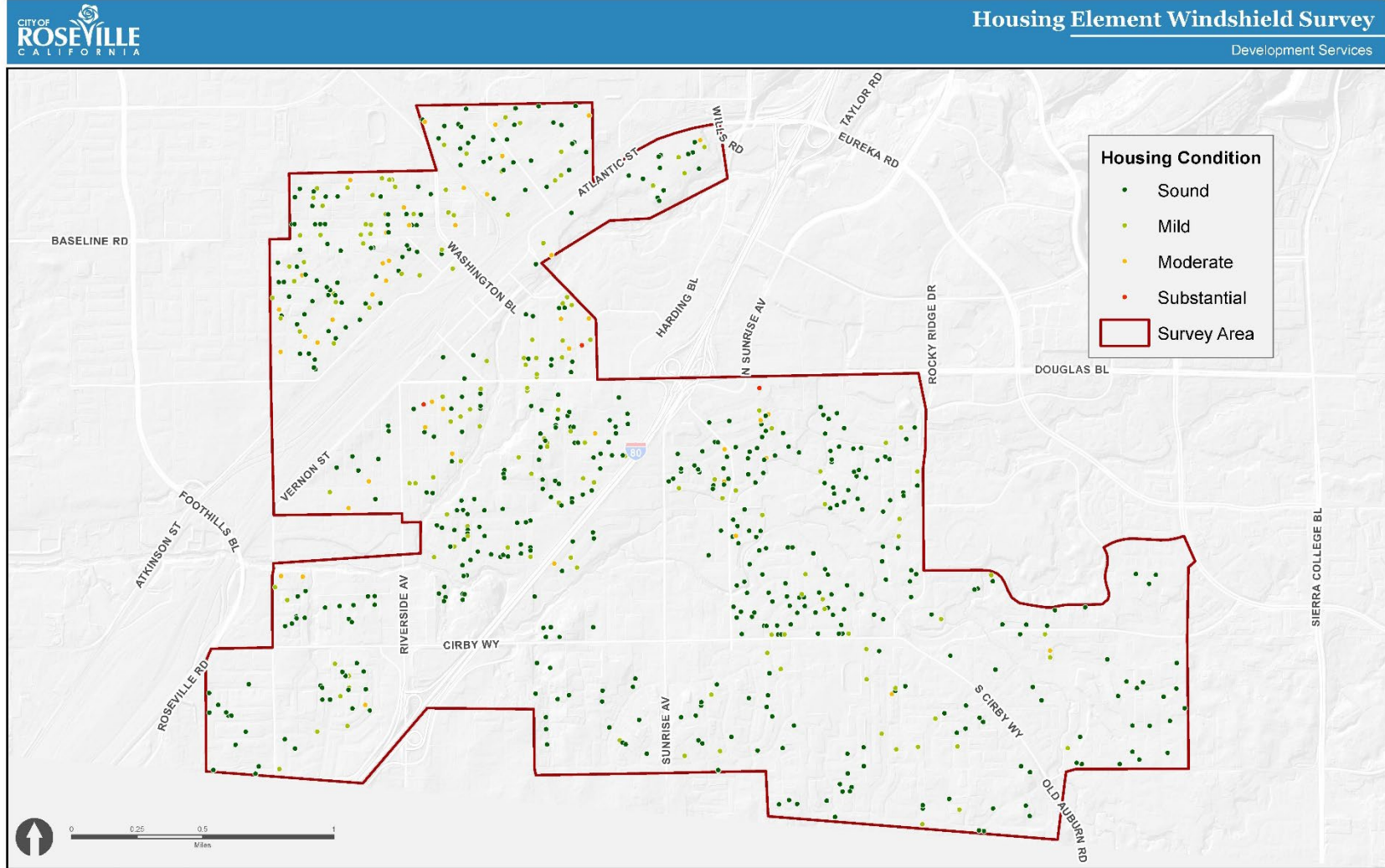
Moderate—A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

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, approximately 119 units (25.9%) of those surveyed (460 units) were in need of 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 420-50 households (456 per year) will be assisted with the Housing Rehabilitation Program during 20213-20249.

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 45-6 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 dependent on income and housing costs.

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).

The median sales price for homes in Roseville for the period from July 2012 to September 2012 was \$299,500. This figure represents an increase of 12%, or \$32,000, compared to the prior quarter and an increase of 22.2% compared to the prior year. Sales prices have depreciated 25.5% over the last five years in Roseville. The average listing price for Roseville homes for sale on Trulia.com was \$331,833 for the week ending October 3, 2012, which represents an increase of 0.4%, or \$1,357, compared to the prior week and a decline of 1%, or \$3,391, compared to the week ending September 12. Average price per square foot for Roseville was \$145 in 2012, an increase of 7.4% compared to the same period in the previous year (see Table X-15).

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). In October 2012, a rental survey was conducted to determine rent rates for housing units in Roseville (see Table X-16).

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-17 provides the affordable rents and maximum purchase price, based on the HCD income limits for Placer County. As shown in Table X-17, the maximum affordable rent for a very low income four person household is \$950 monthly. As shown in Table X-16, two bedroom apartments were renting for \$768 to \$2,600 and three bedroom apartments were renting for \$884 to \$2,515, meaning that very low income households would be able to afford some two- and three bedroom apartments.



The median sales price for single family homes in Roseville is slowly increasing. From July 2012 to September 2012, the median sales prices in the city were \$315,000 for a four bedroom home, \$246,000 for a three bedroom home, and approximately \$170,500 for a two bedroom home (Table X-15). The maximum affordable sales price for a four person household is \$133,926 for a very low income household, \$213,149 for a low income household, and \$319,165 for a moderate income household. This indicates that all income categories would be able to afford two-, three-, and four-bedroom homes 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 2008–2010 ~~2014–2018~~ ACS identified ~~9.59.8%~~ (41,064 ~~13,164~~ persons) of Roseville's population 5 years and older as having one or more disabilities. ~~Approximately 31.8% of the disabled population is seniors age 65 and older, who may have developed disabilities due to aging.~~ 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) Housing Choice Vouchers, - which used to provide rental assistance to households with a member who is under the age of 62 and disabled households
- 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.

~~The City has adopted a Reasonable Accommodation Ordinance for disabled persons with respect to zoning, permit processing, and building codes. Additional discussion regarding reasonable accommodation is provided in the Constraints to Housing Production section of the Housing Element.~~

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

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 California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Placer County Regional Center provides 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 following information from the Placer County Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, 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.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Placer County Regional Center, 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’s Reasonable Accommodation Ordinance also applies to development disabilities.

Over 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. The Roseville Housing Authority (RHA) has had a number of developmentally disabled individuals make use of this option of Shared Housing. The RHA and has received positive feedback from the participants and their families regarding the benefit of this provision.

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 43,988 ~~33,872~~ households ~~families~~ in the City, according to the 2008 ~~2014~~–2010 ~~2018~~ ACS, 4,373 ~~4,893~~ were female-headed households ~~families~~, or 14.4%. Stated another way, approximately 9.9% of the total households in the City of Roseville have a female head of household. Approximately 63.3% ~~(53.2,768% (2,768,2,604))~~ of female-headed households ~~families~~ have minor children. Approximately 47.3 ~~19.3%~~ of female-headed households ~~families~~ are classified as living below the poverty level, and of those households, ~~72.2~~ ~~23.5%~~ have children under the age of 18. Comparatively, only 5.2 ~~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 ~~overpaying~~ 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 households ~~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 households ~~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 2008–2010 ~~2014–2018~~ ACS, there are 45,867 ~~22,162~~ seniors (persons age 65 or older) residing in Roseville. Seniors age 65 and older account for 24.7 ~~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. Approximately 25.7% of homeowners seniors are and 13.9% are renters are seniors. Seniors in general are more likely to have lower incomes than the general population, and according to the 2008–2010 ~~2014–2018~~ ACS, 8.7 ~~9.0%~~ of the senior population is at or below the poverty level.

Many seniors, ~~even homeowners,~~ face financial challenges due to limited incomes ~~and need affordable housing~~. Senior households, especially those on limited incomes, need affordable housing. Table X-19 shows the number of seniors ~~overpaying by income level and tenure.~~ Seniors also face housing challenges related to physical disabilities. The 2008–2010 ACS reports that approximately 31.8% of the senior population in the City of Roseville have a disability. 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 2008–2010 ACS reports that 13.6% of the total households (4,085 households) in Roseville are large families.

There are approximately 31,403 units (66%) in the city with three or more bedrooms, indicating that the City of Roseville has a sufficient supply of large housing units for the number of large households residing in the city.

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 ~~2008–2010~~ 2013–2017 ACS indicates that 0.42% of the working population (persons 16 years and older) are employed in the ~~farming, fishing, or forestry industry~~ 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. The City does not have plans for providing farmworker housing; since there is no demand for migrant housing within the city, it is anticipated that any farmworkers who are permanent residents will obtain housing through affordable housing programs targeted to all lower income families.

Homelessness

There are a number of factors that have increased the homeless population during the last decade. Factors include mental illness, domestic violence, substance use, and foster children aging out of the system. The 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 paying 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 align³.

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

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.



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.

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 disproportionately 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.

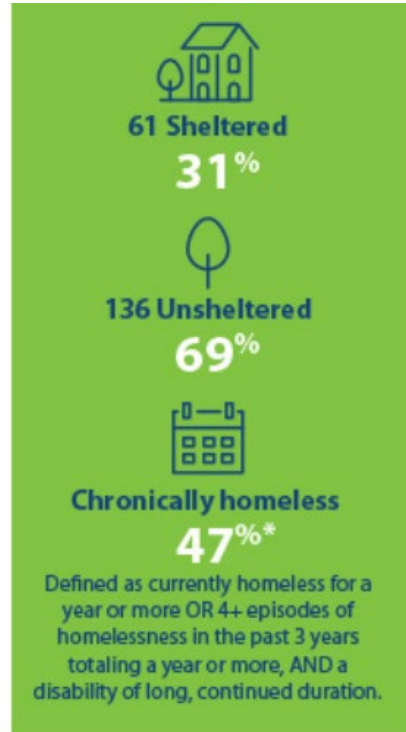
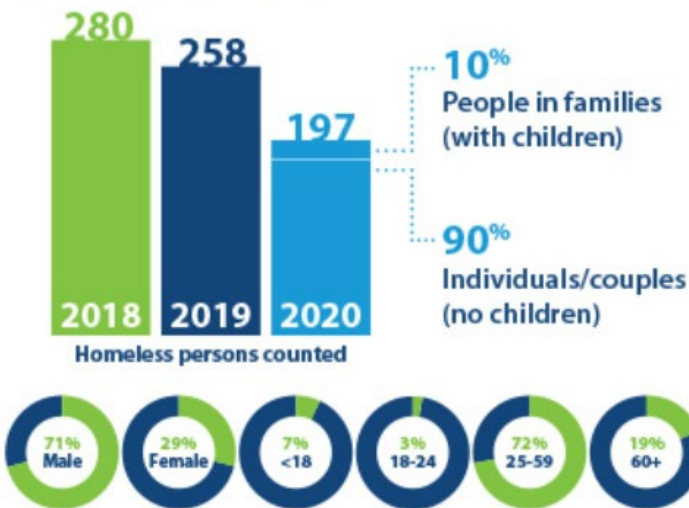
Through the support of Kaiser Permanente, the City is a member of the Built for Zero team along with Placer County's Adult System of Care and The Gathering Inn. Built for Zero is a data driven and system wide approach to encourage a place where homelessness is rare overall and brief when it occurs. As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

2020 Point-in-time count results

City of Roseville homeless count continues to drop. Each January, Placer County and its partners survey homeless individuals. A point-in-time count is only 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.



Most said they lived in Placer County at least 1 year before becoming homeless:



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 provided 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.

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.

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 III. 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 Fiddymont 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
<i>Subtotal of Units per Income Limit</i>			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
Somerset 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
<i>Subtotal of Multi-Family Units per Income Limit</i>						
Total Number of Units per Income Limit			449	794		
			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

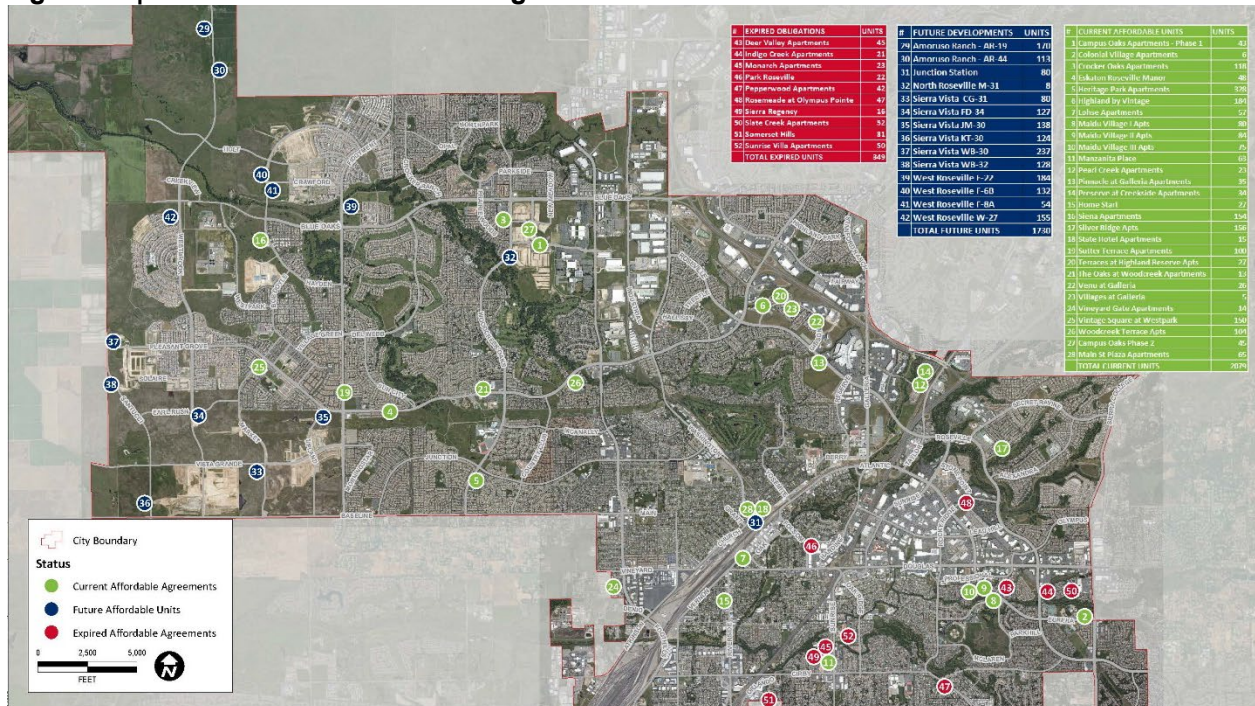




Table X-22| Inventory of At-Risk Units in the Ten-Year Period

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 Purchase/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 expect to assist up to 120 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.
- ~~The Roseville Handyperson Program assists low income seniors in need of minor home repairs. The program expects to assist approximately 880 households during the eight-year planning period.~~
- ~~The Roseville Paint Program provides vouchers for exterior paint and supplies to assist low income homeowners with property maintenance and improve and maintain neighborhoods. The program expects to assist an estimated 40 households during the eight-year planning period.~~

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

HOUSING OPPORTUNITIES AND RESOURCES 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~~ Regional Housing Needs Allocation, 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 ~~2013–2021–2029~~ Regional Housing Needs Allocation Plan, adopted in ~~September 2012~~ March 2020 by SACOG, mandates Roseville's share of the region's housing needs for all income categories as ~~12,066~~ 8,478 additional units. Table X-25 shows the Regional Housing Needs Allocation for the planning period from ~~2013 to 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 ~~potentially~~ meet its Regional Housing Needs Allocation (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. As required by the Roseville General Plan, the City of Roseville plans for development in new growth areas through the specific plan process. In addition to the Specific Plan process, the City's infill areas also offer opportunities to develop a diverse mix of housing.

Reviewer Note: The three sections Benefits of the Specific Plan Process, Infill Development, and Realistic Capacity occur here in the 2013 Housing Element, but have been moved to follow the inventory.

Benefits of the Specific Plan Process

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. This approach greatly 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 utilize 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 and affordable housing goals, and identify necessary traffic 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. This ensures that the projects not only are implemented but are able to build out in a timely manner. 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, as well as project water supply demands and sewer capacity. 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.

Infill Development

In addition to the opportunities to develop housing within the specific plan areas, infill areas, as well as planning areas which contemplated only nonresidential 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 that the community has been recommending through the public process of developing plans for the Downtown and Historic districts. In addition, developers are also approaching the City to rezone nonresidential land uses in strategic locations within the North Industrial Plan area in order to develop residential units, which then also trigger the 10% affordable housing requirement.

Realistic Capacity

The City is relying on sites within specific plans to meet its RHNA. Because of this, the exact capacity/allowable density has already been determined through the specific plan process, although affordability has not yet been determined.

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 showing demonstrating that zones 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 the 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.

The City currently has capacity for 1,292 units at 30 dwelling units per acre or more, meeting 37% of the lower-income RHNA on these sites. The remaining allocation will be met on 12 sites zoned to allow 25 to 29 dwelling units per acre and three sites zoned to allow 21–24 units per acre. The City is also relying on underutilized sites within the Riverside Gateway Specific Plan and Downtown Specific Plan to meet a small portion of its RHNA.

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 utilized used for on 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 demonstrates the capacity for some of the lists the multi-family affordable housing developments in the City at less than 22–25 units per acre. The full list can be found in Table X-22.

In addition, the City contacted two 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; St. Anton Partners and Pacific Housing (their nonprofit side). Based on those conversations, it was determined that densities as low as 22 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. St. Anton Partners and Pacific Housing also expressed that the configuration of parcels is an important consideration: the more square or rectangular the parcel, the easier it is to develop multi-family sites considering maximizing parking and being able to use similar plans project to project in different locations.

The City also attended a meeting at which Mercy Housing and Mutual Housing discussed received feedback on what is needed from a jurisdiction in order to make an affordable project work. Both Mercy Housing and 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, their main concern as being that their product would fit within what was currently occurring in the community. It is not their approach to come in with a project of 30 units per acre if the City is more interested in 20–25 units per acre. It was also discussed that if there is an available parcel zoned for high density (30 du/acre for Roseville) and that particular density does not currently fit in the particular area, the parcel is not something an affordable developer would pursue.

The cost of different construction types was talked about briefly, with the possibility that housing cost can increase when the density increases because of the required materials, e.g., steel frame versus stick frame. However, both Mercy Housing and Mutual Housing were more concerned with the parcel sizes available and the incentives the City would offer. Reduced parking is a primary incentive sought by both affordable developers. While the City does not specifically call out parking reductions as an incentive for affordable housing, should this be a necessary component for the project, the City will work with the developer to ensure the project meets the needs of the community and residents, as well as to make the project viable for the developer.

In addition, a recent survey completed by SACOG shows that the densities necessary to develop affordable housing range from 6 units per acre to 43 units per acre. Out of approximately 130 projects, 12 were developed between 22 and 25 units per acre, and 10 were developed at 30 units per acre or more. The majority of projects were built at densities between 17 and 24 units per acre. 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 ten years, the City of Roseville strongly believes it is appropriate to rely on parcels that allow for less than 30 units per acre to meet a portion of the City’s RHNA. In examining current market conditions, the City has seen the completion of multiple apartment developments within the past several years, including Harvest at Fiddymont 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.

When looking at current market conditions, the City of Roseville has only a few examples of new multi-family development since 2009. In 2009, there were two tax credit developments (Siena Apartments and Vintage Square @ Westpark) which offered affordable rents to 50 percent and 60 percent of median income. These developments are located in the West Roseville Specific Plan and have 154 non-age-restricted and 150 senior apartment units.



The only recent market rate apartment community is on the other end of the spectrum. The Adora Apartments have 103 units, which are marketed as “luxury townhomes.” The one bedroom units start at \$1,200 per month and two bedrooms start at \$1,600 per month. The development has extensive amenities, with interiors featuring granite countertops, upgraded cabinetry, and stainless steel appliances, and common area amenities such as a saltwater swimming pool, outdoor gym, and garages for the tenants. There have been no other new apartment communities in the city since the Adora Apartments opened in 2012. Please see page 63 for the results of the October 2012 rental housing survey for rents by bedroom size.

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. Undeveloped specific plan parcels, including those with affordable housing obligations, are listed by parcel number in Table X-28 (A through I). In addition to specific plan parcels, within the infill area of the city, there are approximately 21 acres of undeveloped land with sites available for residential and/or mixed use. See Appendix C for maps of all available sites.

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
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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.

Benefits of the Specific Plan Areas Realistic Capacity Process

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 greatly 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 ~~utilize~~ 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.

~~and affordable housing goals.~~ As a result of the detailed land use planning of the Specific Plan, the planning for and identify necessary traffic 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, ~~as well as project water supply demands and sewer capacity.~~ 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. In addition to the opportunities to develop housing within the specific plan areas, 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 that the community has been recommending through the public process of developing plans for the Downtown and Historic districts in centralized locations. In addition, developers are also approaching the City to rezone non-residential land uses in strategic locations within the North Industrial Plan area in order to develop residential units, which then also trigger the 10% affordable housing requirement.

Realistic Capacity

The City is relying on sites within specific plans to meet its RHNA. Because of this, the exact capacity/allowable density has already been determined through the specific plan process, although affordability has not yet been determined.

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 has been focusing for the past several years on~~ renewed its focus on infill development, 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.

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
<p>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.</p>									
6	201–227 Riverside	12	18.3	1	0.7	CMU/SA	Auto/Retail/Residential	Commercial/Residential	Y
<p>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.</p>									
7	401–415 Riverside, 110 Cherry	20	19.4	0.9	0.8	CMU/SA	Used Auto Sales	Commercial/Residential	Y
<p>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.</p>									
8	440 Riverside	10	14.5	0.8	1.0	CMU/SA	Used Auto Sales	Commercial/Residential	Y
<p>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.</p>									

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
<p>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.</p>									
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



Underutilized Land Realistic Capacity

Each of these ~~The~~ two plan areas have unique characteristics which offer more housing opportunities ~~than are currently being utilized~~, especially with the opportunity to consolidate small lots into larger development opportunities. Each specific plan land use map can be viewed on-line:

<https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774576>

http://www.roseville.ca.us/planning/planning_document_library/specific_plans/default.asp

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 Project

~~The Riverside Gateway Specific Plan was adopted by City Council on March 15, 2006. A copy of the Specific Plan document, which includes maps of the area that encompasses this plan, can be located on the internet:~~

~~<http://www.roseville.ca.us/civica/filebank/blobdload.aspx?BlobID=8455>~~

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.

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. ~~This effort was solidified with the approval of the “Blueprint” principles. These principles promote higher intensity housing in the infill area and have been adopted by the six counties that form the Sacramento Area Council of Governments (SACOG). In recognition of the importance of these principles, the City of Roseville adopted its own Blueprint Implementation Strategies. These strategies can be viewed on the City’s website at <http://www.roseville.ca.us/civicax/filebank/blobload.aspx?BlobID=10673>.~~ The Downtown Specific Plan provides new high density residential development within an urbanized area, consistent with the “Blueprint” principles. 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.

SUMMARY OF UNDERUTILIZED LAND

Currently, the Riverside Avenue corridor has very low intensity development, with mostly one-story buildings and very few two-story structures. The area is currently occupied by auto service buildings and used car dealerships. The existing floor area ratios (FARs) on this corridor are also very low for an urban environment, ranging from .10-.60 for one-story buildings. Many parcels have low FARs since they primarily house cars for sale, with a small office or modular unit placed on the property. These auto dealerships have been on this corridor for generations.

The Riverside Gateway and Downtown Specific Plans do offer opportunity sites and prototype analysis for mixed-use development. These opportunity sites are those that are either vacant or partially vacant, parcels under common ownership, or sites with existing buildings and uses that are expected to be developed in the future with higher, more intense uses. During the height of the housing market (2004–2005), the City had been approached by developers looking for opportunities to develop mixed-use in these infill areas. Unfortunately, during the last planning period (2006–2012), with the housing market crash, the banking and development communities withdrew plans to acquire these properties. However, when the housing market begins to regain a healthy zeal for growth, these underutilized parcels will be prime for redevelopment/revitalization.

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 [LU8.3-4](#), 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 that the public health, safety and welfare are 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 ~~Regional Housing Needs Allocation~~ [RHNA](#) during the 2013–2021–~~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.](#)

~~To comply with Senate Bill 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower income households.~~


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 solar energy and 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 optimistic 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 -General Fund* provides financial assistance to the Roseville Homeless Voucher Program to provide assistance 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. The Salvation Army matches these program funds dollar for dollar. Non-profits apply for funding on an annual basis.

Private Programs

Citizen's' Benefit Trust Fund. The Roseville City Council established the Citizens' Benefit Fund in 1994 with the funds received from the sale of the City-owned Roseville Community Hospital. The proceeds were placed in an interest-bearing account administered by the Finance Director with 90% of the interest available annually for distribution to applicants "improving the quality of life for the citizens of the City of Roseville." The remaining 10% is deposited back into the Citizens' Benefit Fund to augment the principal.

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 Fund 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.

Roseville Employees Annual Charitable Hearts (REACH) is a part of the REACH campaign that began issuing grant proceeds in FY 2006/2007. City employees and community members donate funds to benefit youth, families, or seniors in Placer County. Funds are distributed by the Roseville Grants Advisory Commission.

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 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 track⁴, 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.

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



"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.

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.

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.

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

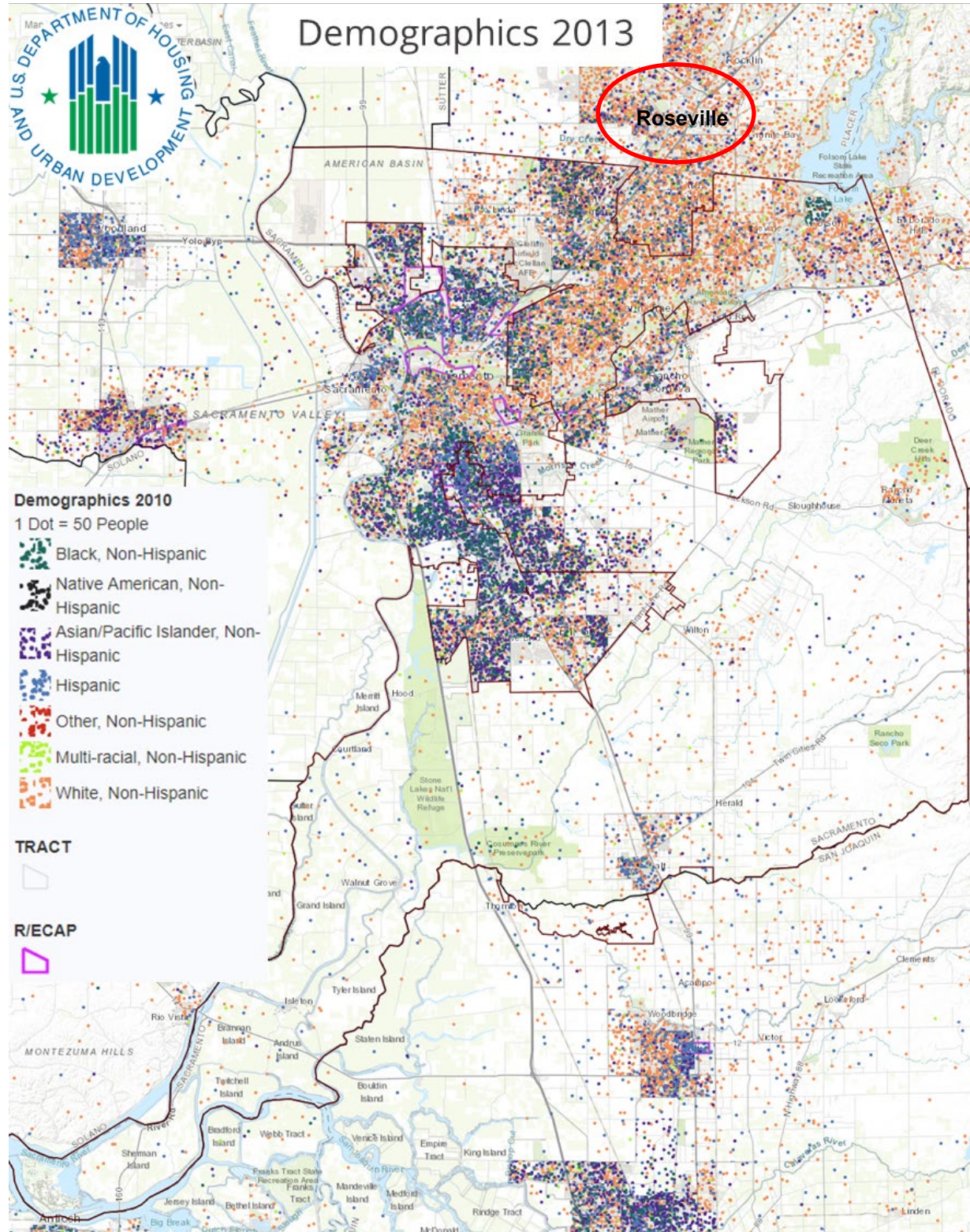
The Sacramento Valley region is home to more racial, ethnic, and cultural diversity than the national average, and has been growing more diverse. In 2017, non-Hispanic White residents made up 55.7 percent of the population within the region, compared to 73 percent in 1990. However, as described previously, 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).

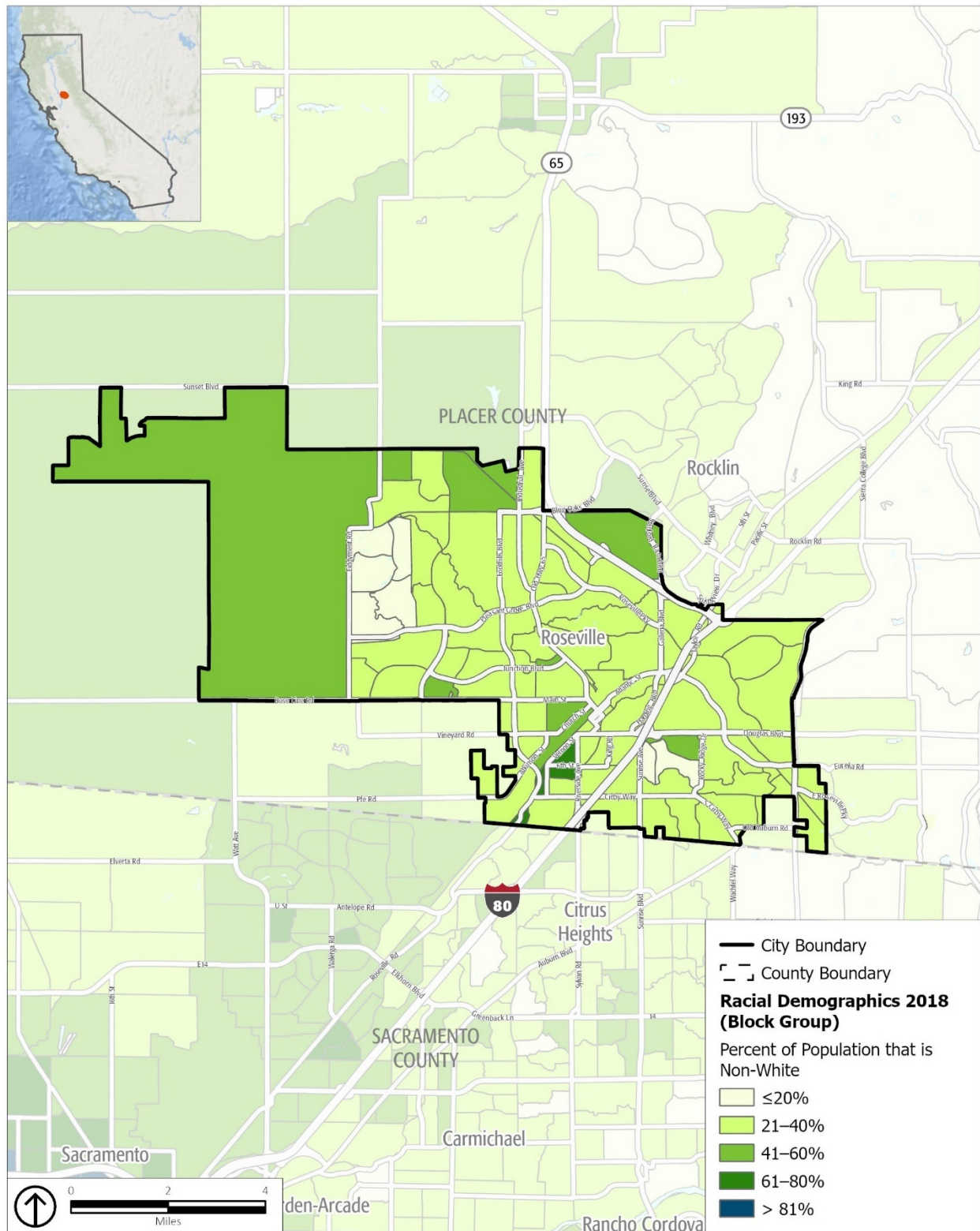


Figure X-3 | Racial and Ethnic Segregation Patterns



Source: HUD AFFH Mapping Tool; Root Policy Research

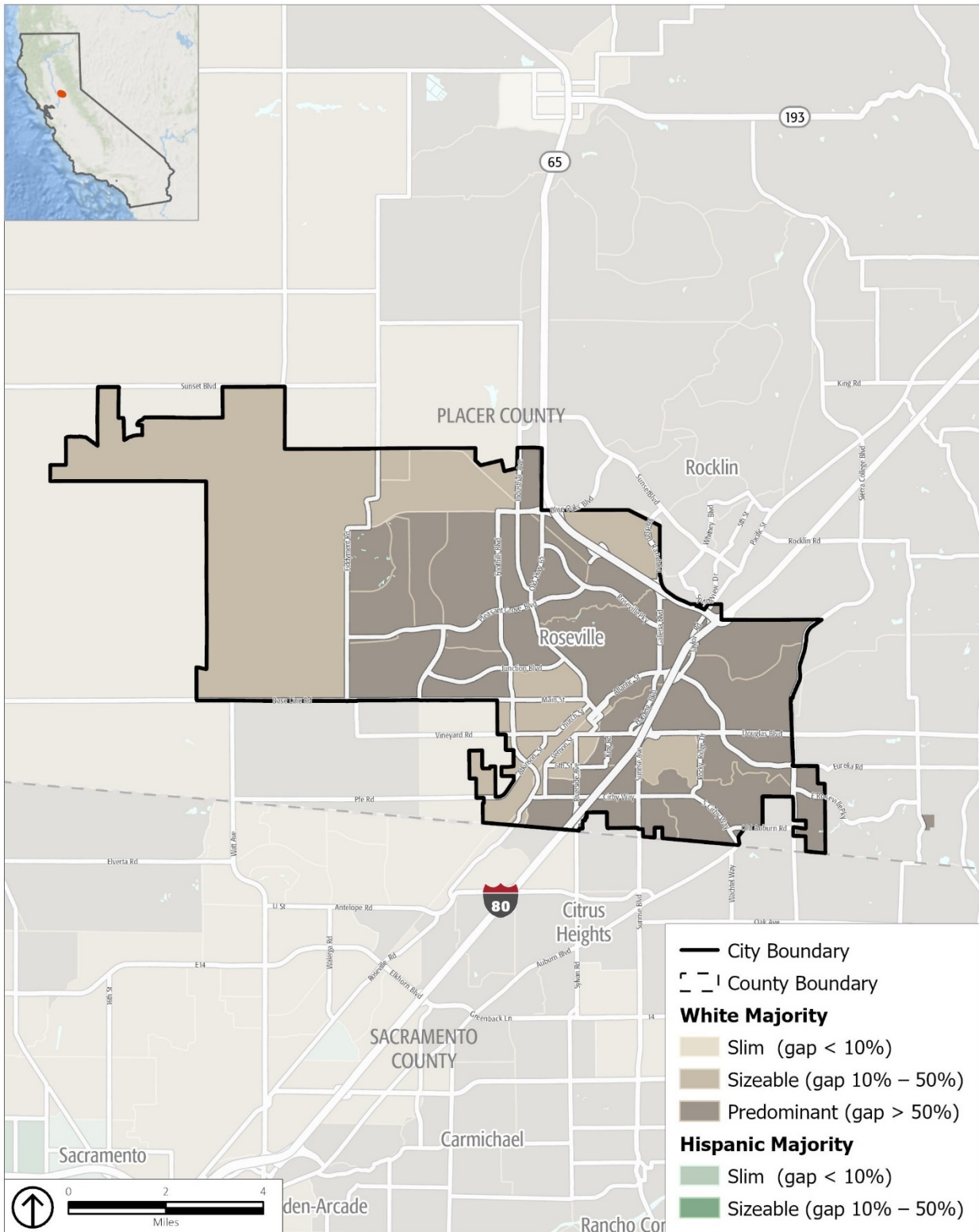
Figure X-4 | Racial Demographics, City of Roseville, 2018



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

Jurisdiction	Minority/NHW		Hispanic/NHW		Black/NHW		Asian/NHW	
	Dissimilarity Index	Rating	Dissimilarity Index	Rating	Dissimilarity Index	Rating	Dissimilarity 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.

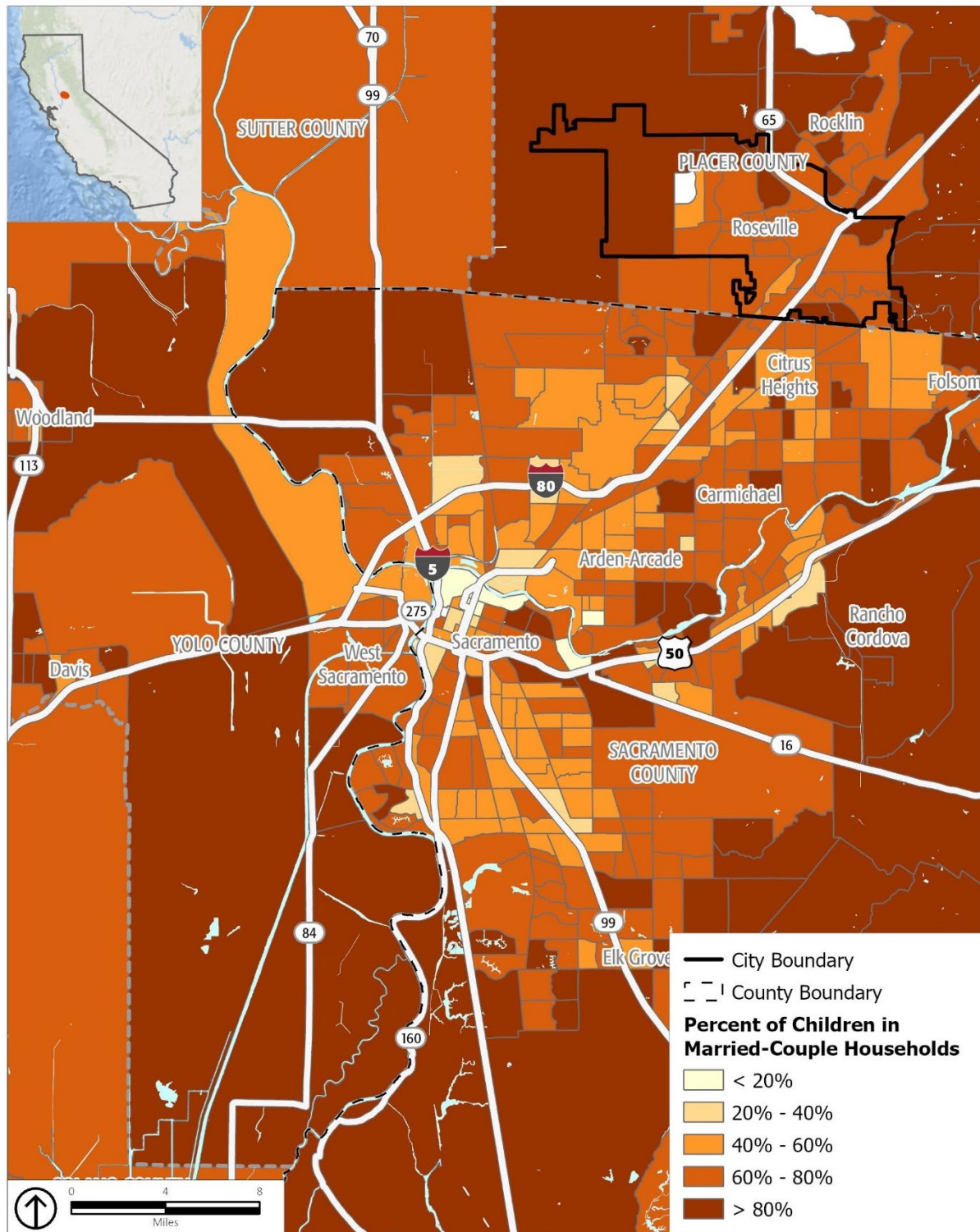
Disability

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.

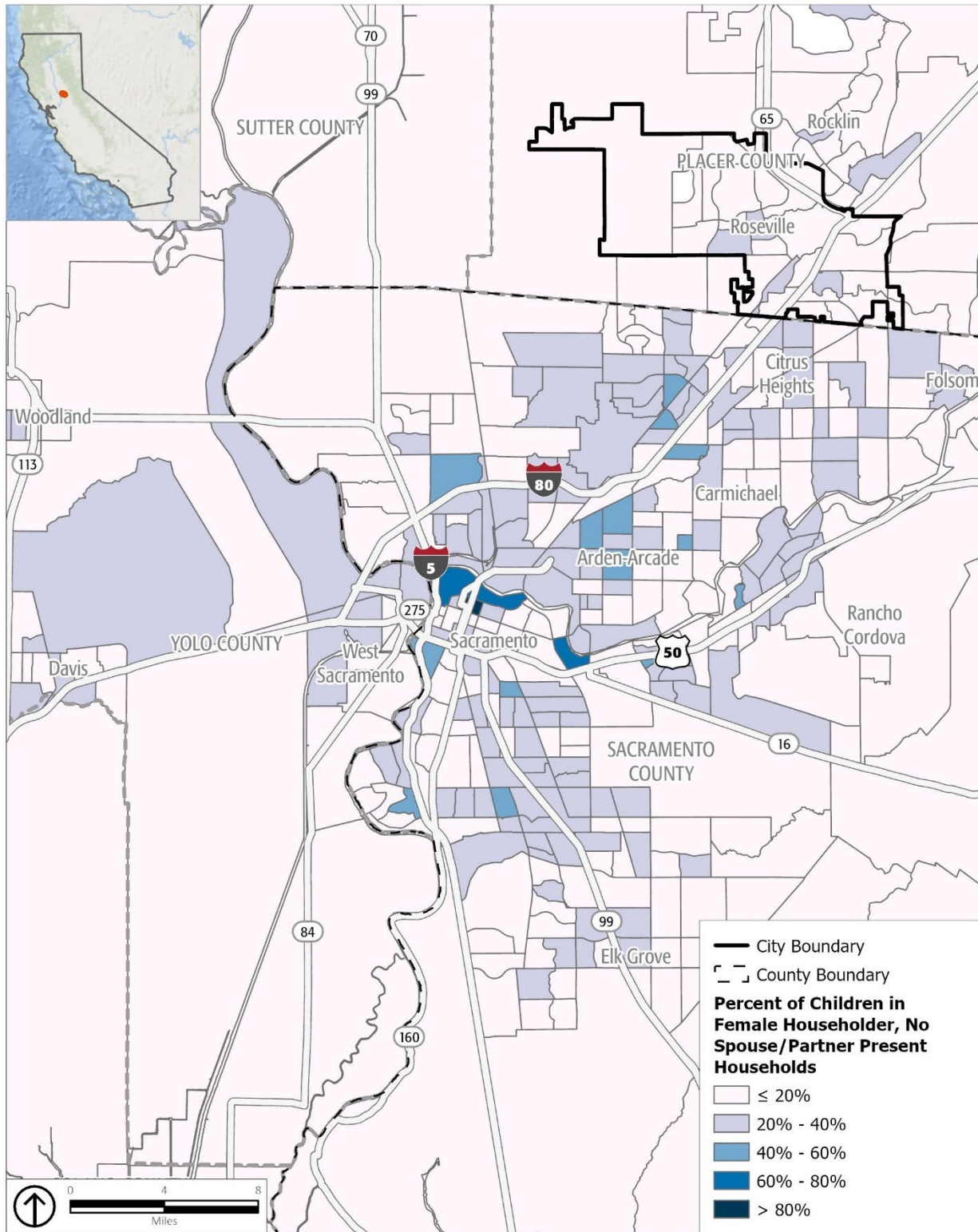
Figure X-7 | Percent of Children in Married Couple Households, 2015–2019



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

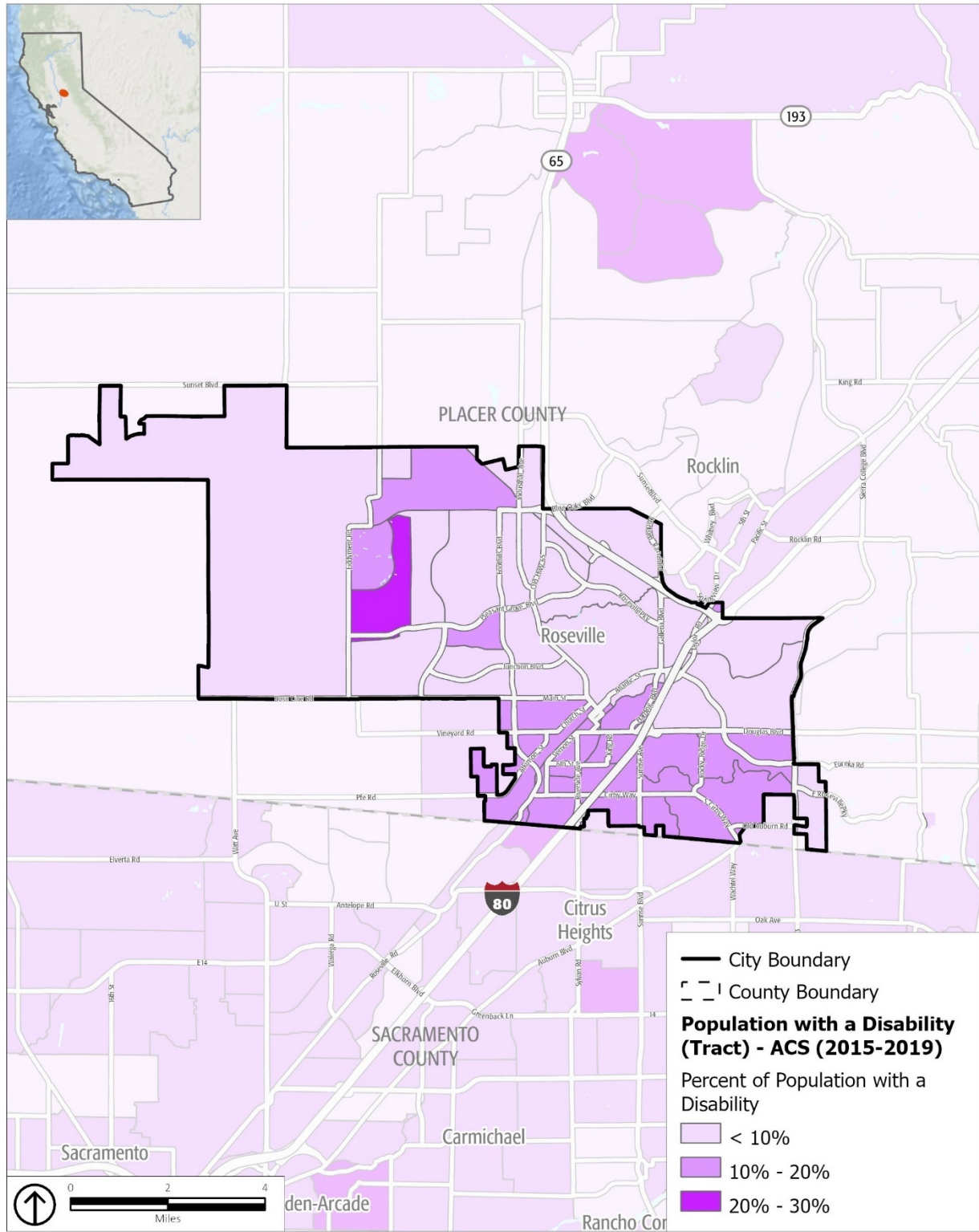


Figure X-8 | Percent of Children in Female-Headed Households, No Spouse Present, 2015–2019



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.



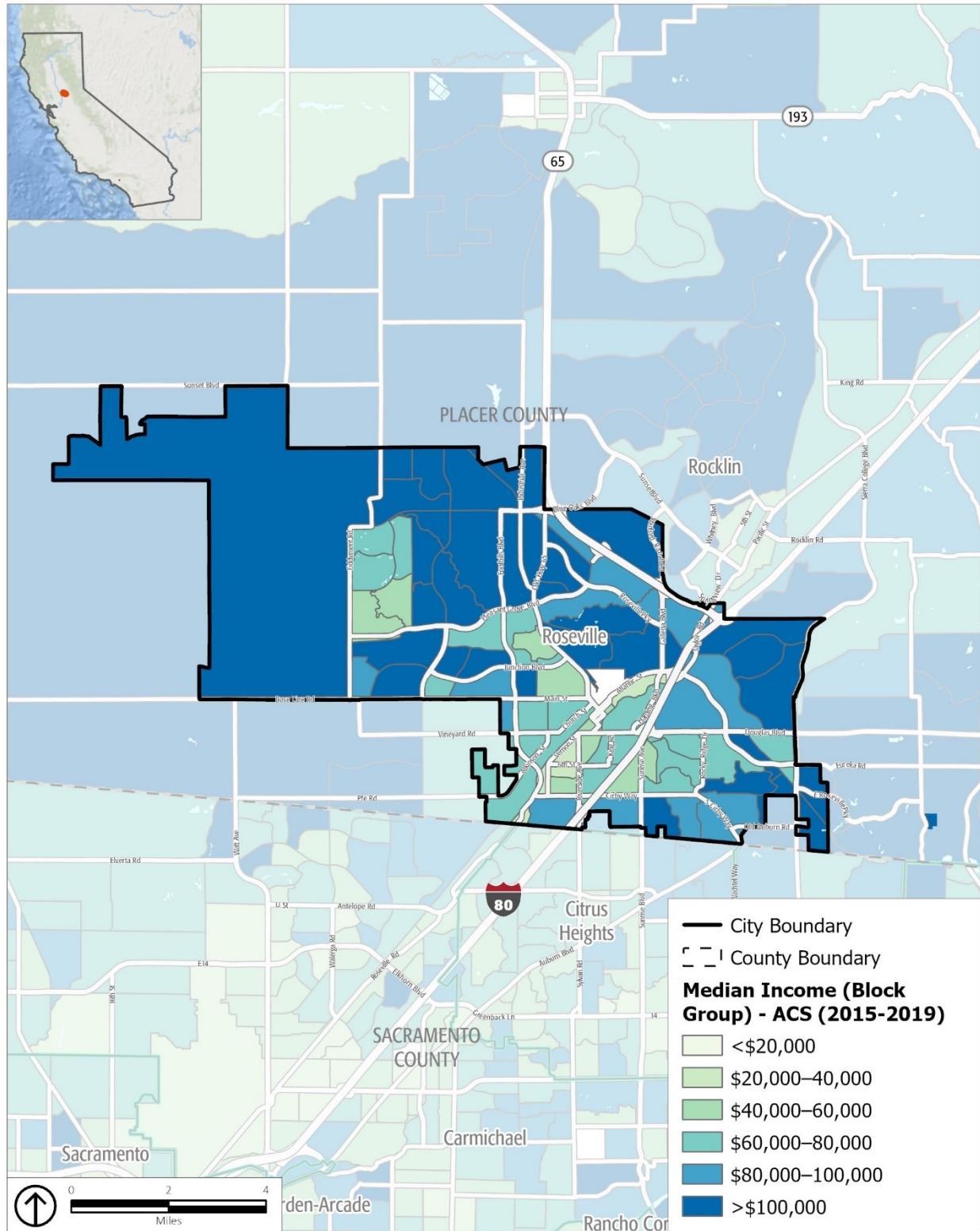
Income

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.

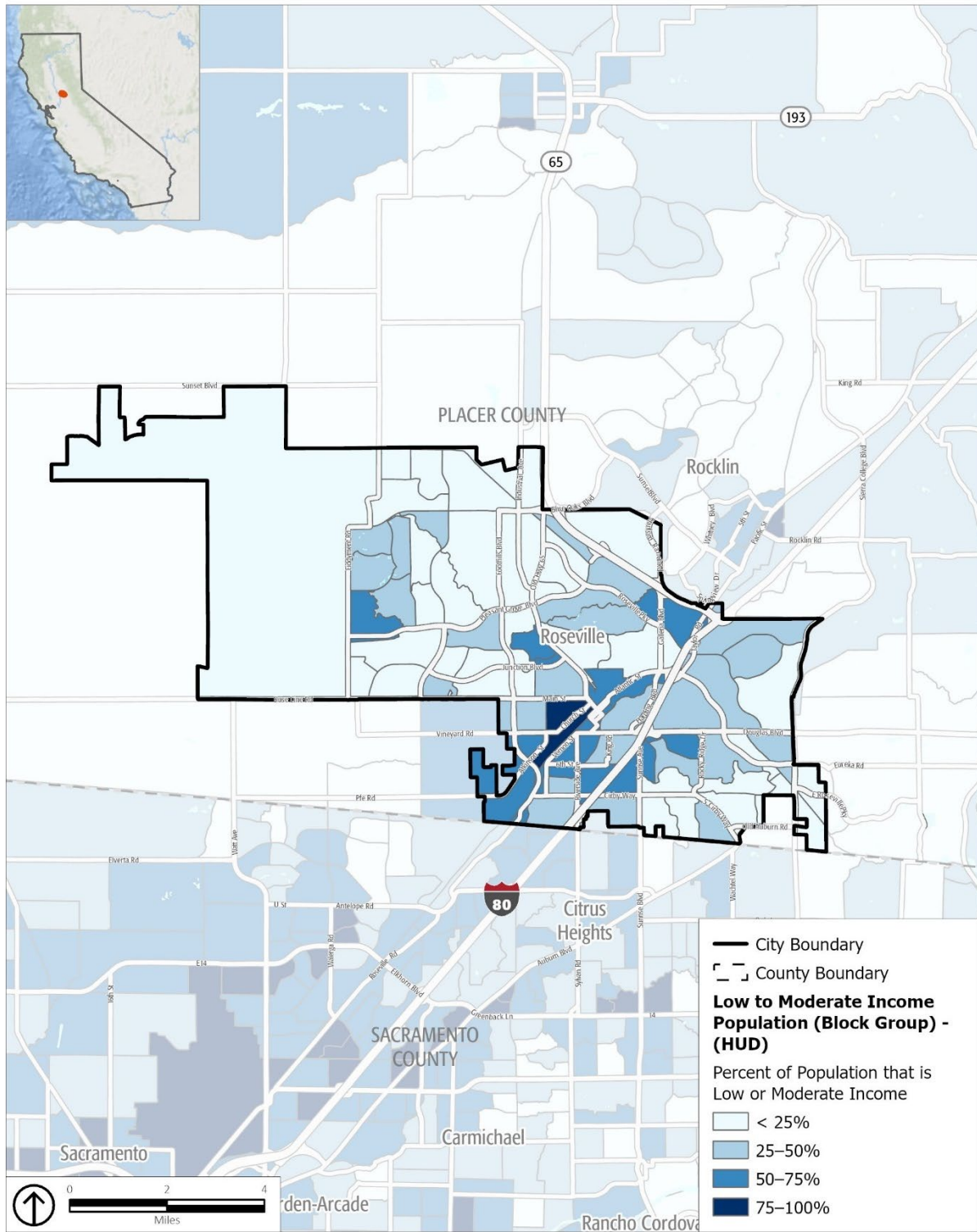
Figure X-10 | Distribution of Median Income by Block Group, City of Roseville, 2015–2019



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

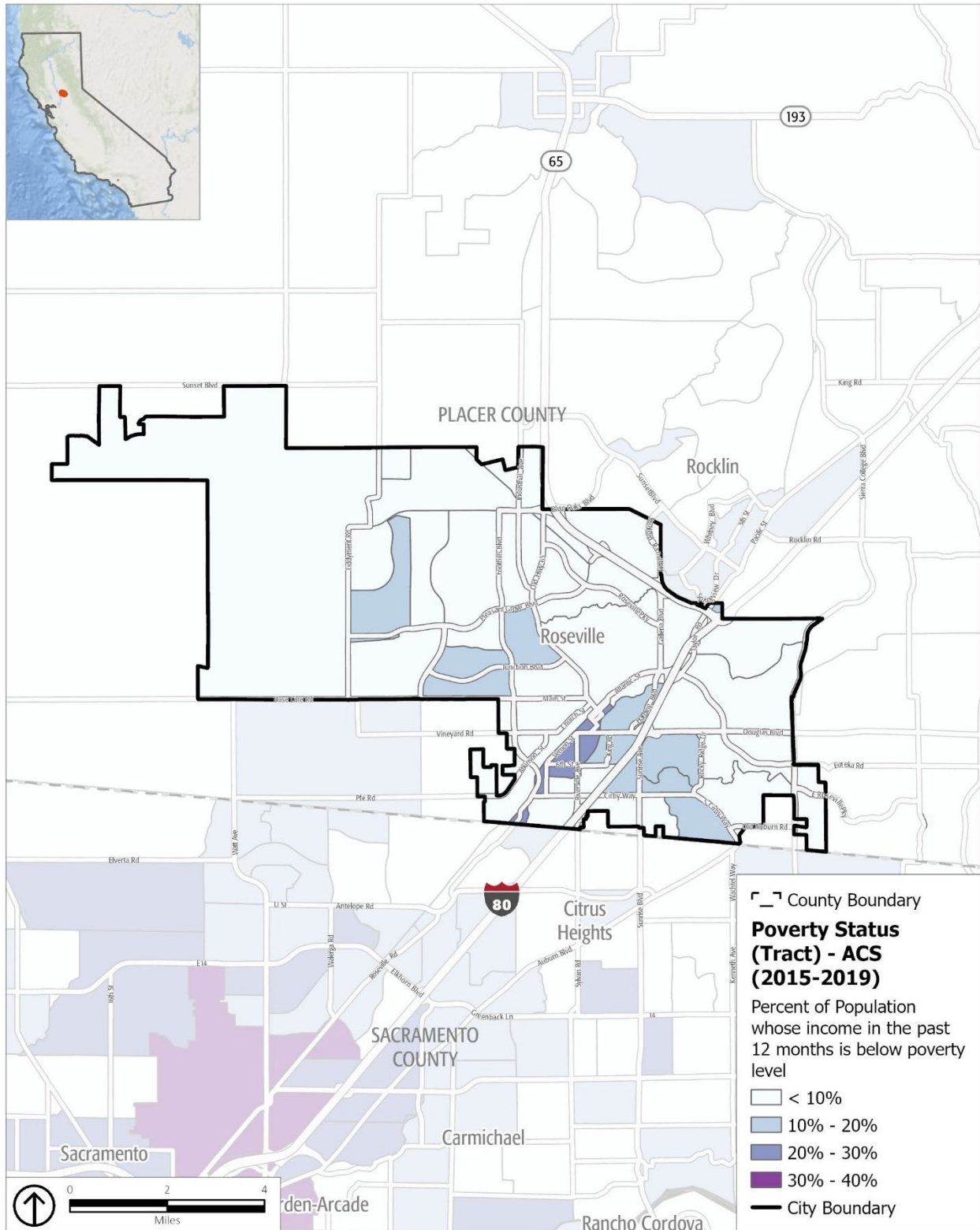


Figure X-11 | Percent of Low to Moderate Income Households by Block Group, City of Roseville, 2015–2019



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.

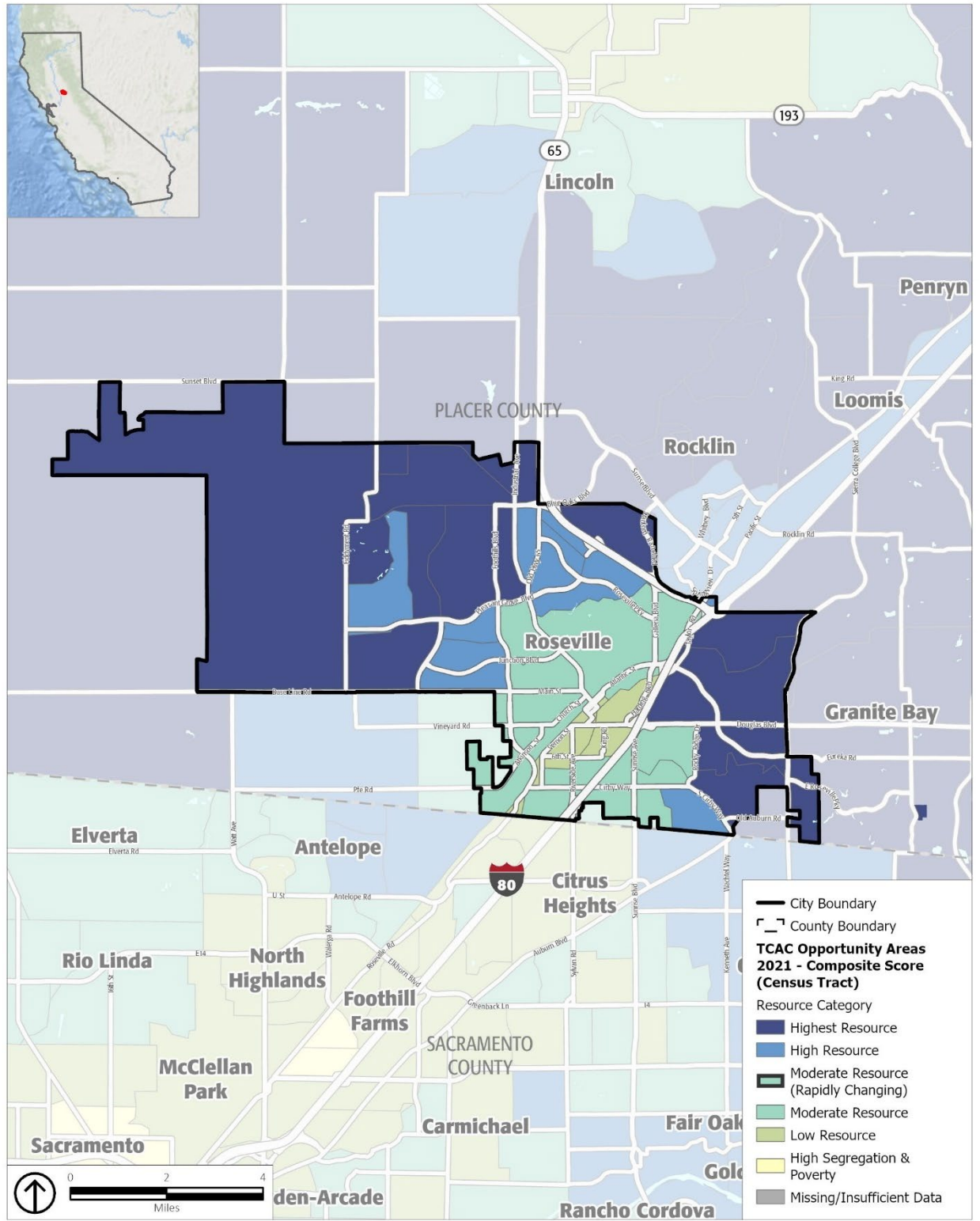
The City of Roseville’s overall high opportunity scores were a significant contributing factor to the City’s RHNA. The lower income housing allocation for each jurisdiction was adjusted based on methodologies addressing job-housing balance (the relationship between the number of low wage jobs and the 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 Fiddymont



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.

Overpayment

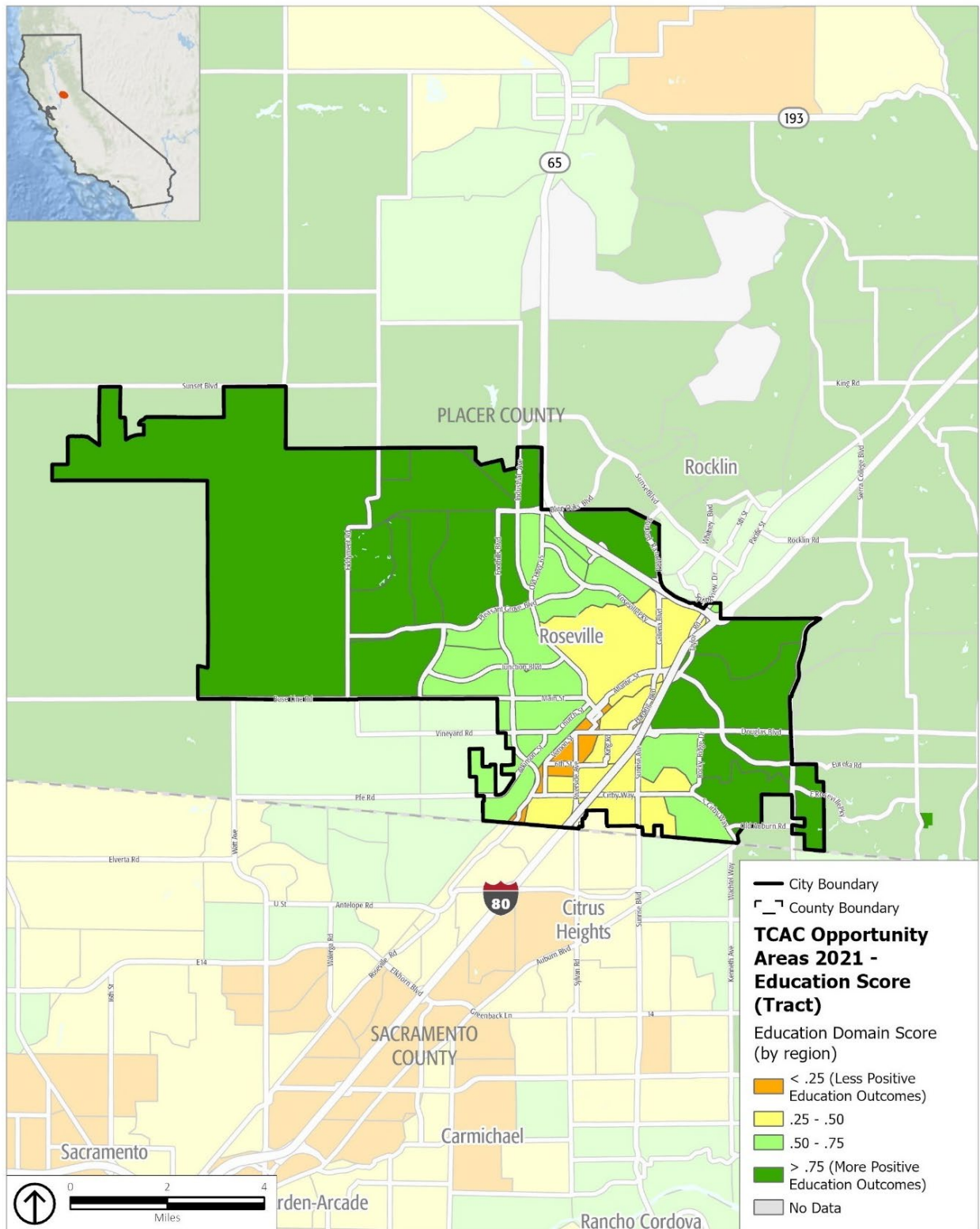
As previously described, overpayment or cost burden is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. As shown in Table X-7, 24 percent of all lower income households in Roseville were cost-burdened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

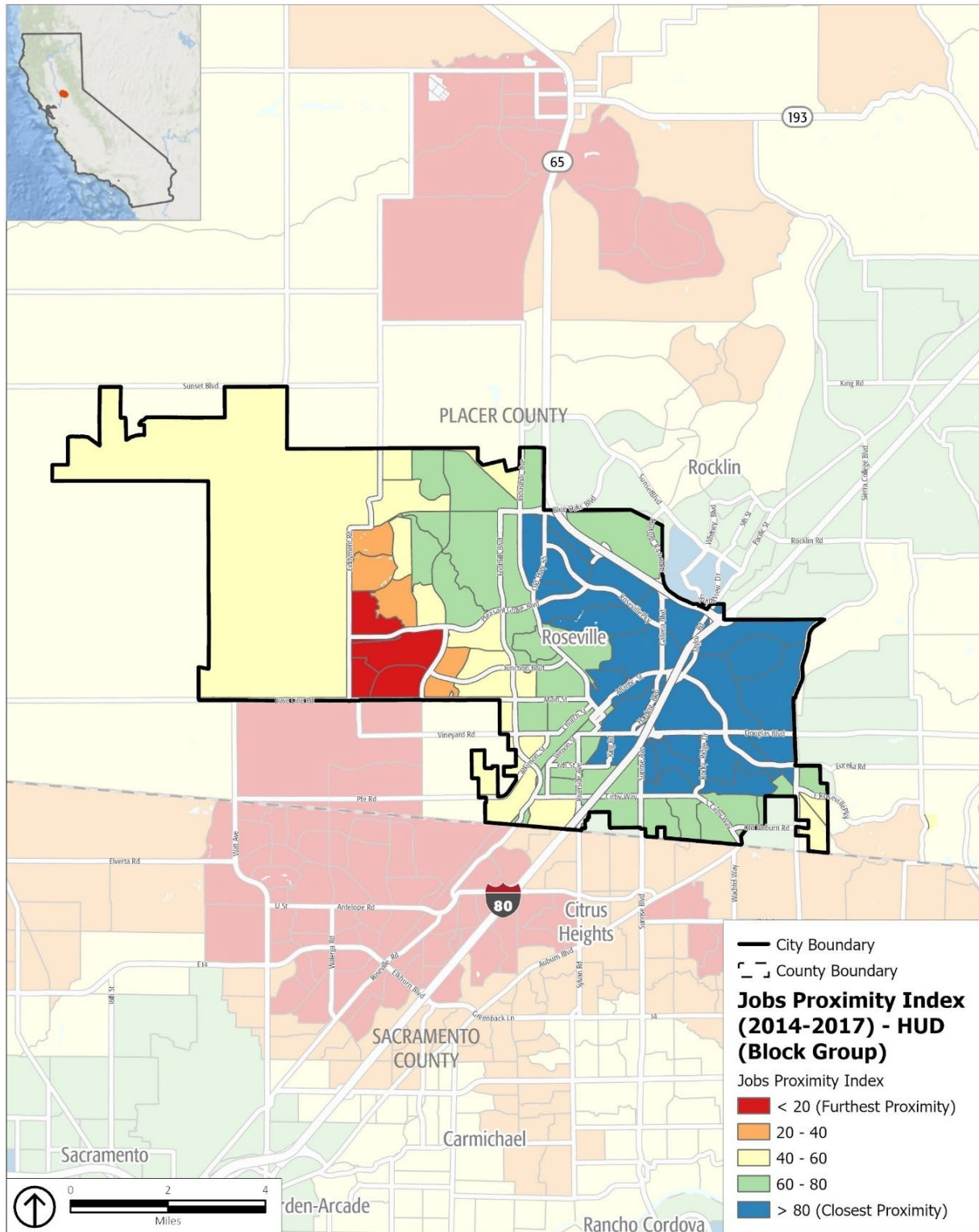


Figure X-14 | TCAC Opportunity Areas – Education Score, City of Roseville



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

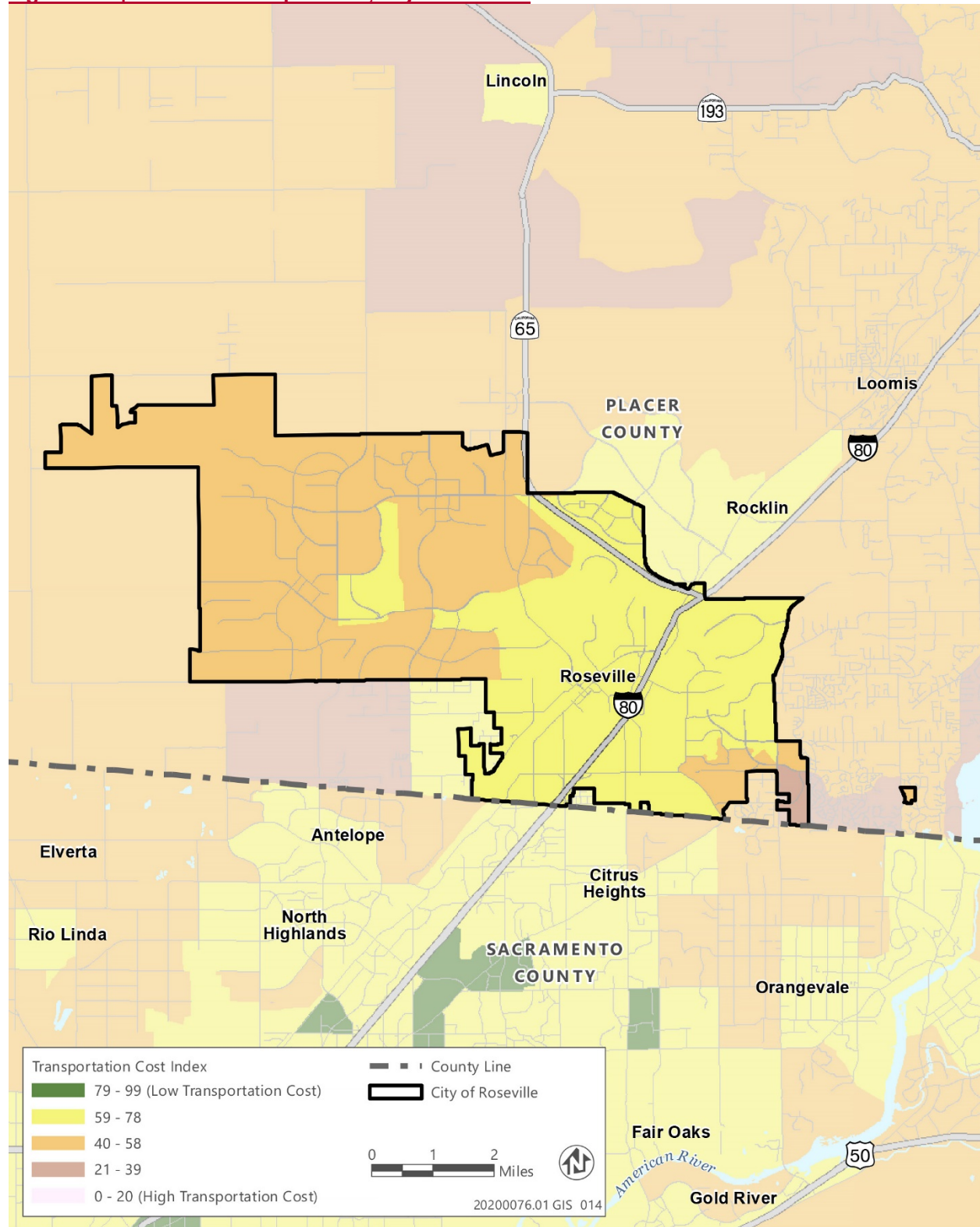
Figure X-15 | Jobs Proximity Index, City of Roseville



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

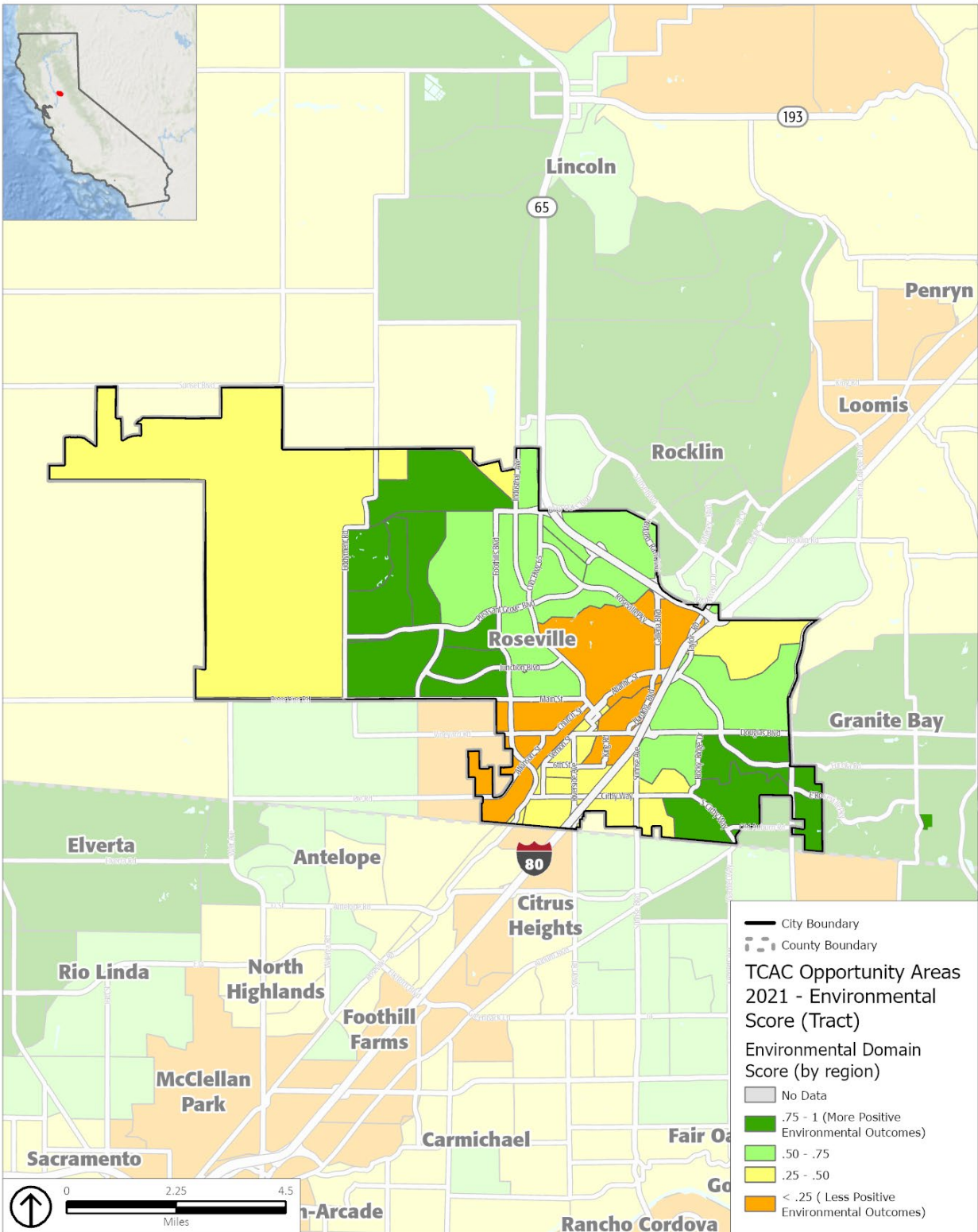


Figure X-16 | Access to Transportation, City of Roseville



Source: HUD Low Cost Transportation Index, 2020

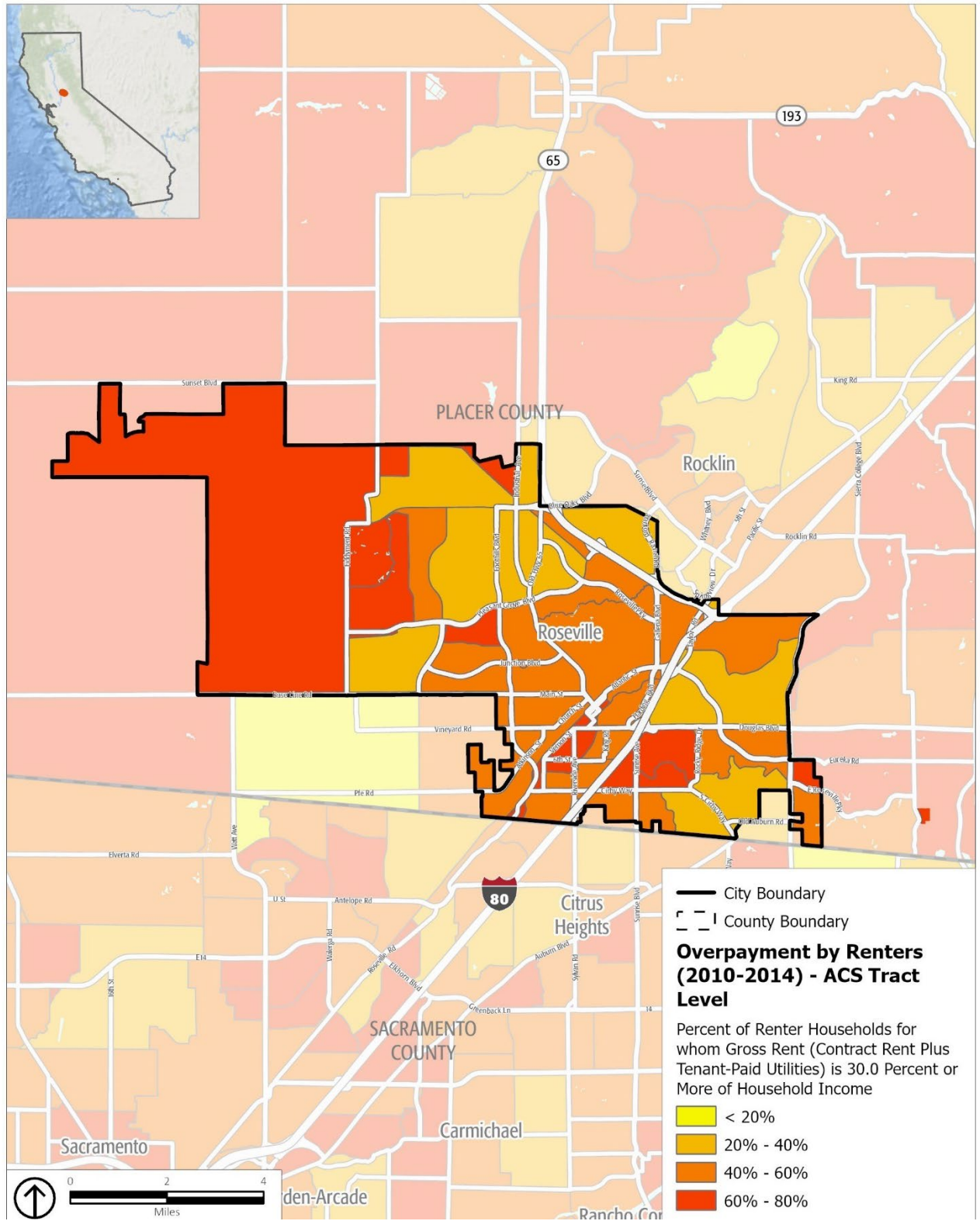
Figure X-17 | TCAC Opportunity Areas – Environmental Score, City of Roseville



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

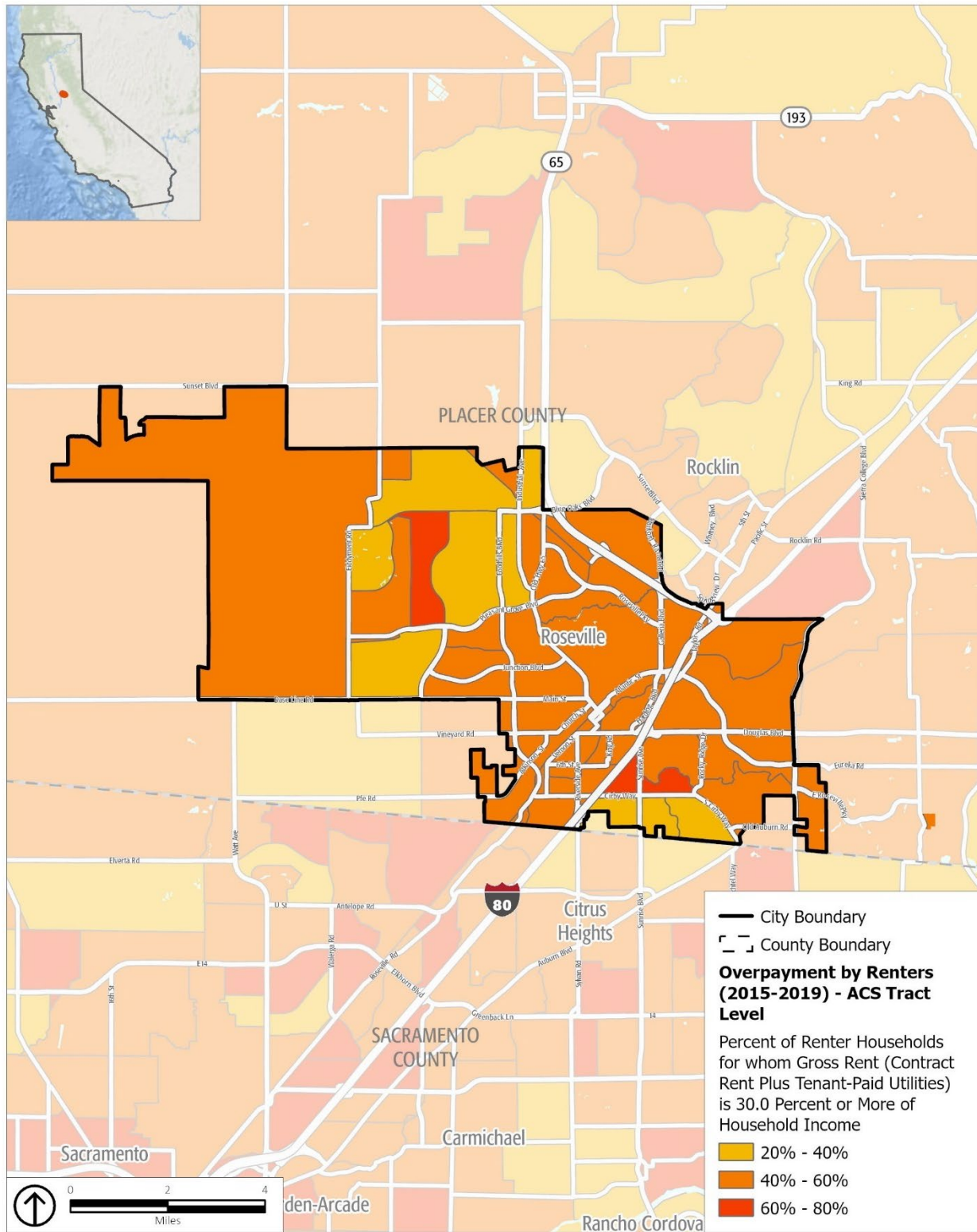


Figure X-18 | Overpayment by Renters, City of Roseville, 2010–2014



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

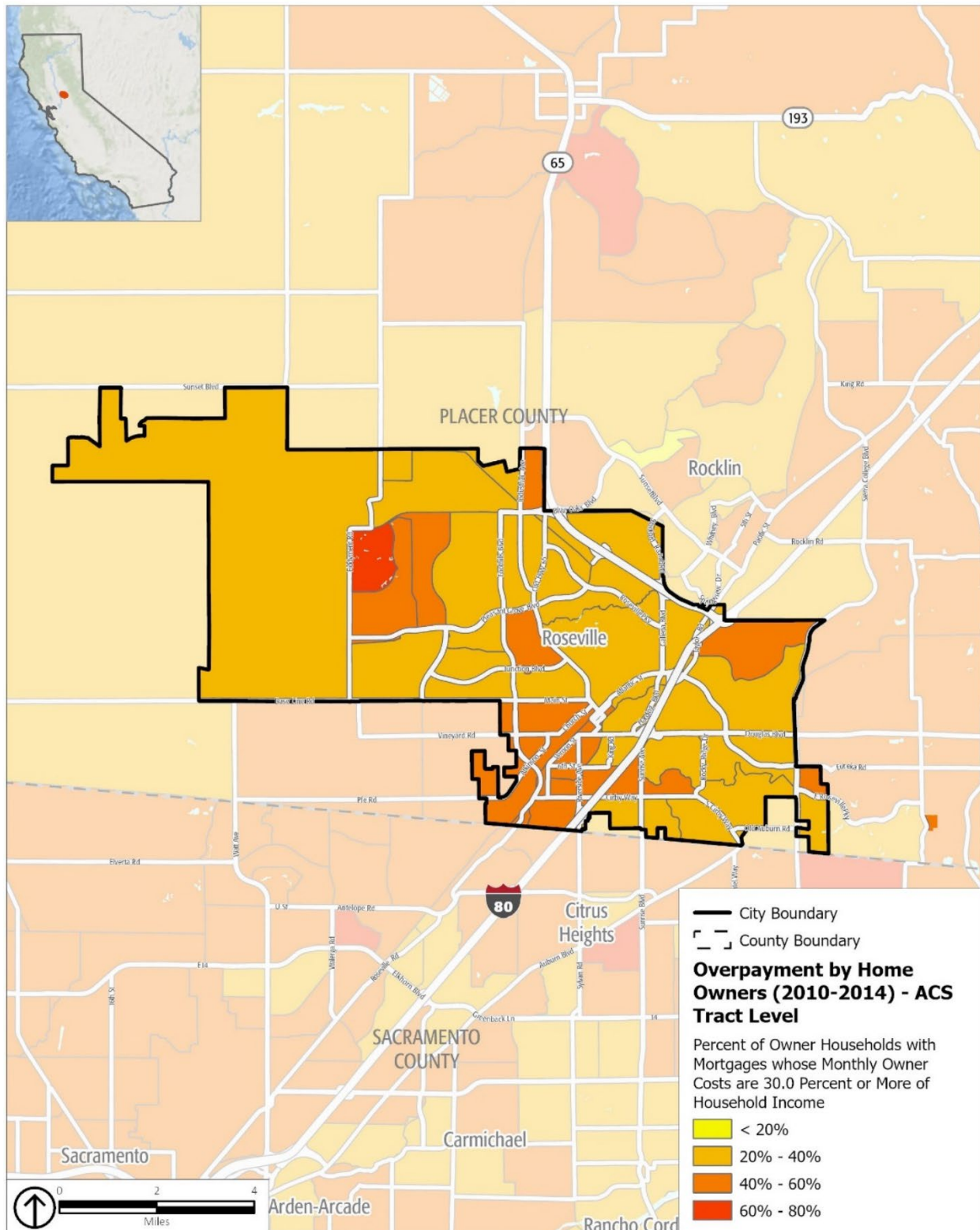
Figure X-19 | Overpayment by Renters, City of Roseville, 2015–2019



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

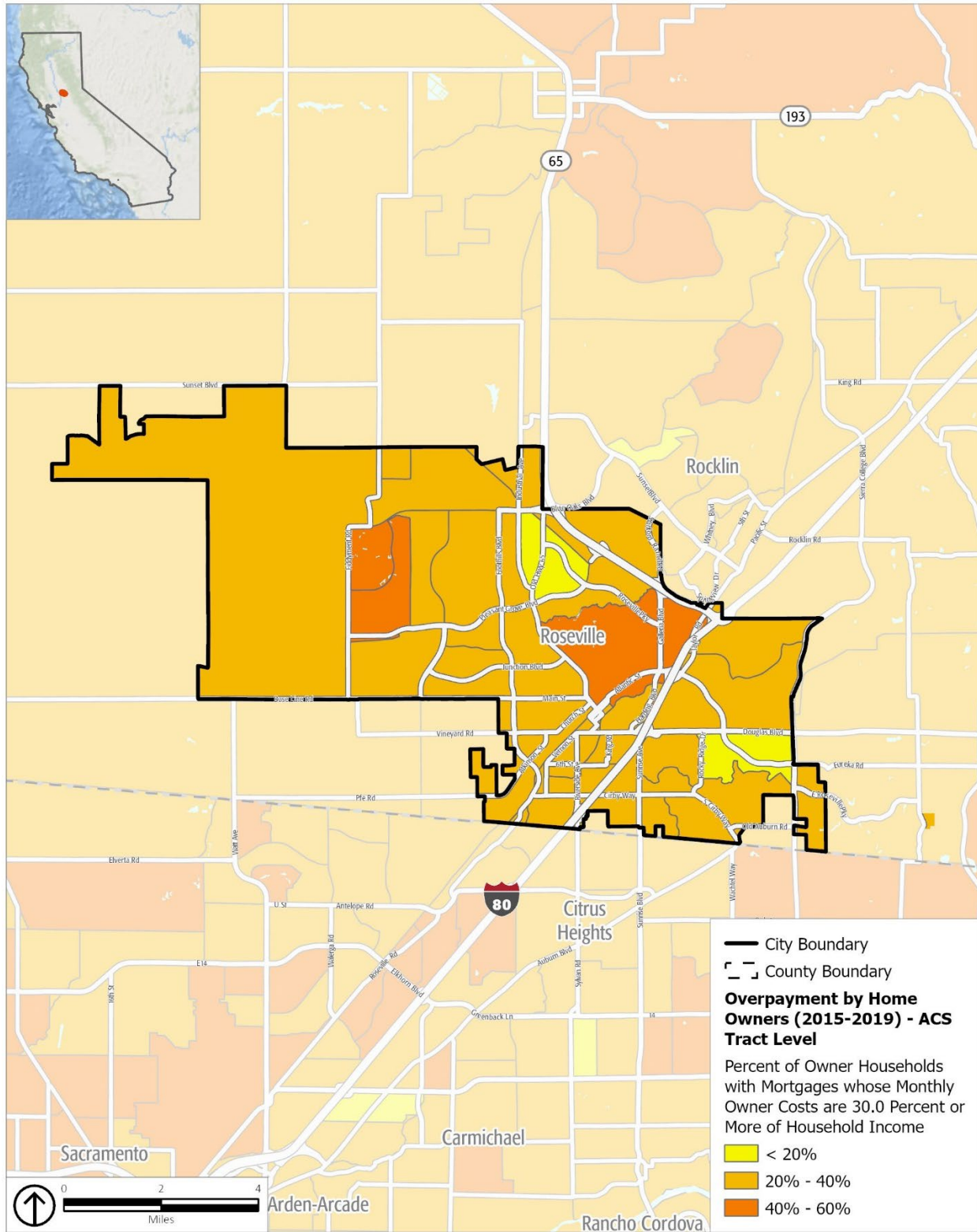


Figure X-20 | Overpayment by Homeowners, City of Roseville, 2010–2014



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

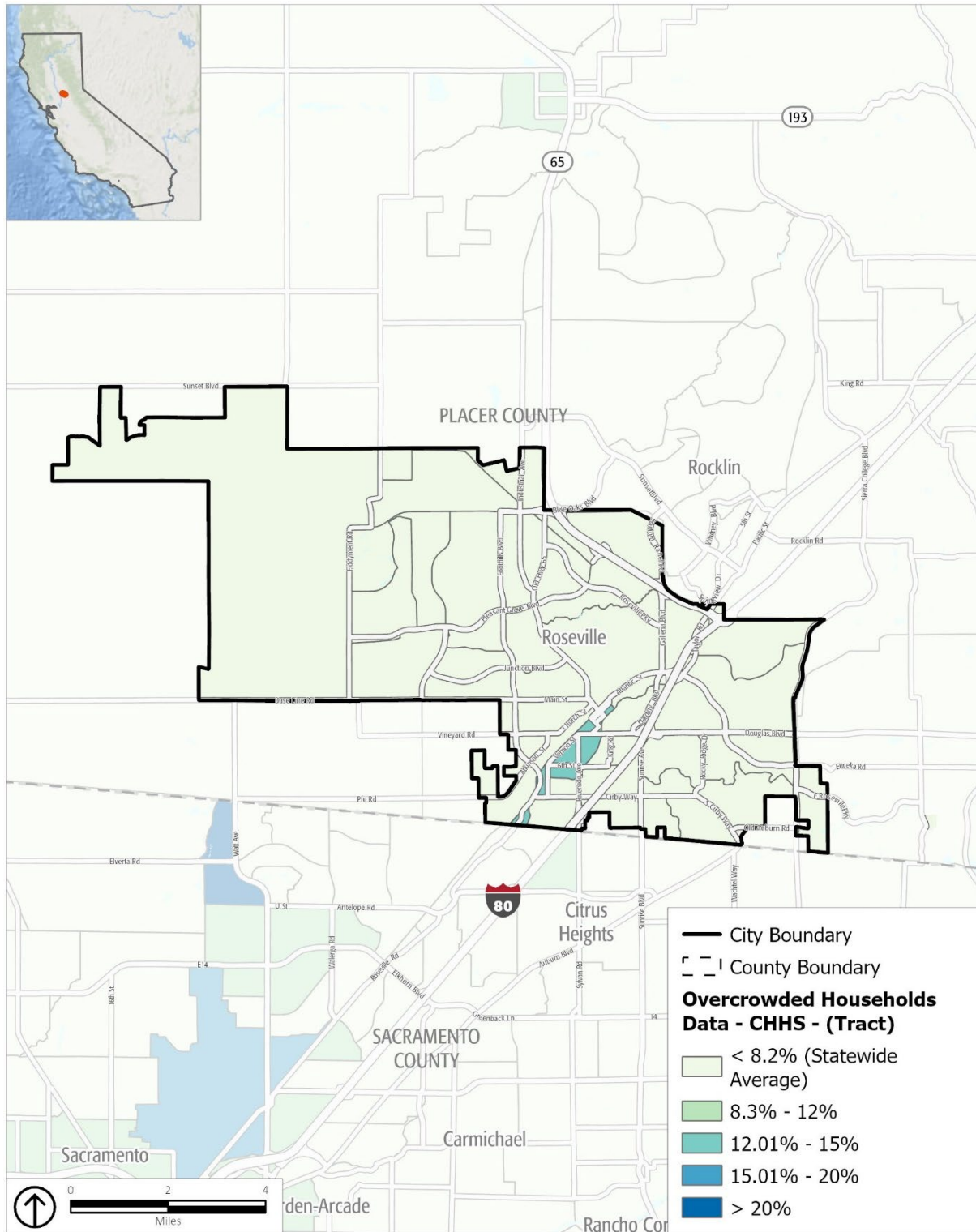
Regionally, one in four (25 percent) survey respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. The most common reasons for displacement were: rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions. 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.

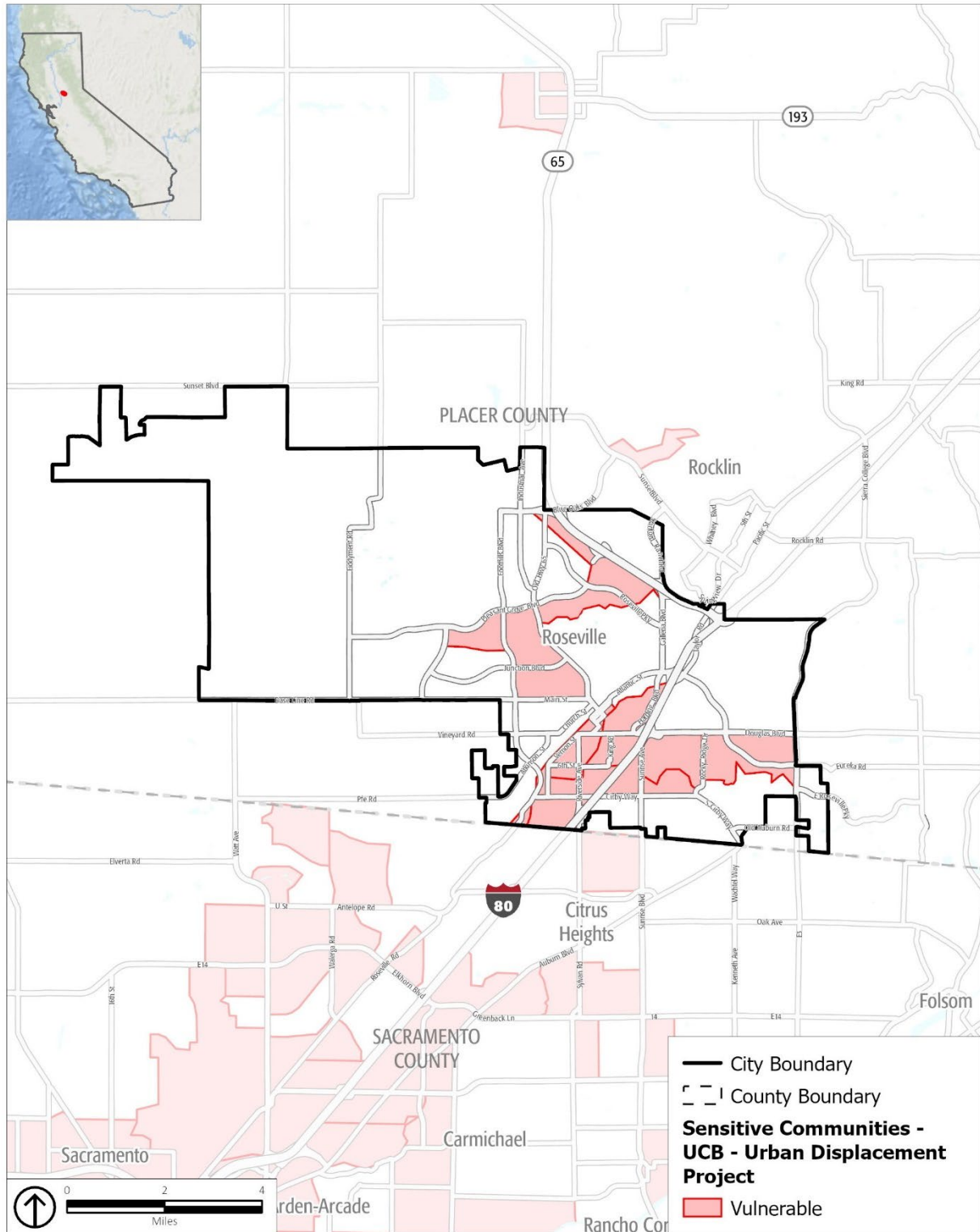
Figure X-22 | Overcrowded Households, City of Roseville



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

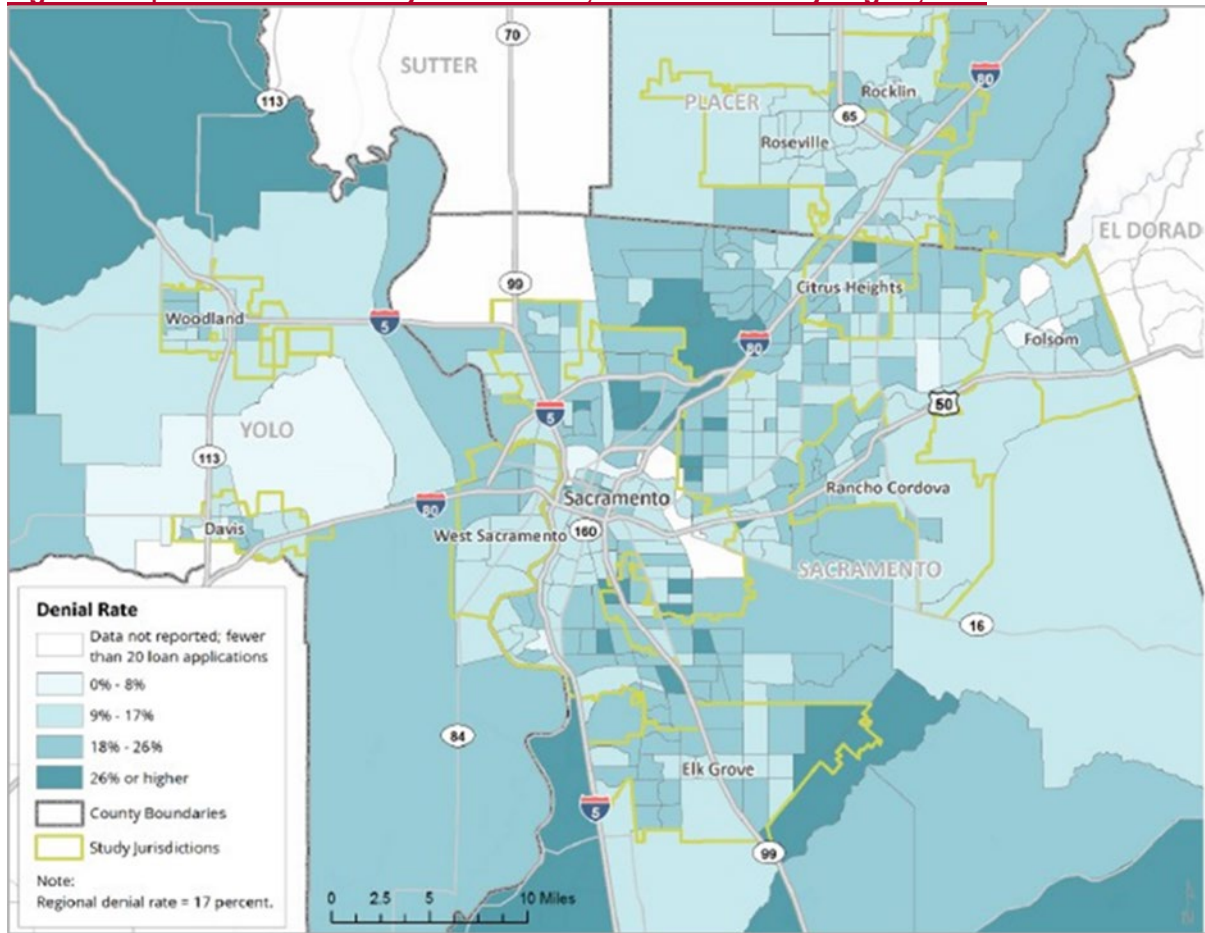


concentration of non-White residents with subprime mortgages and property foreclosures across the country. A subprime mortgage is a type of housing loan given to individuals with an impaired credit history, who otherwise would not qualify for a conventional mortgage loan. Subprime mortgages carry higher 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.

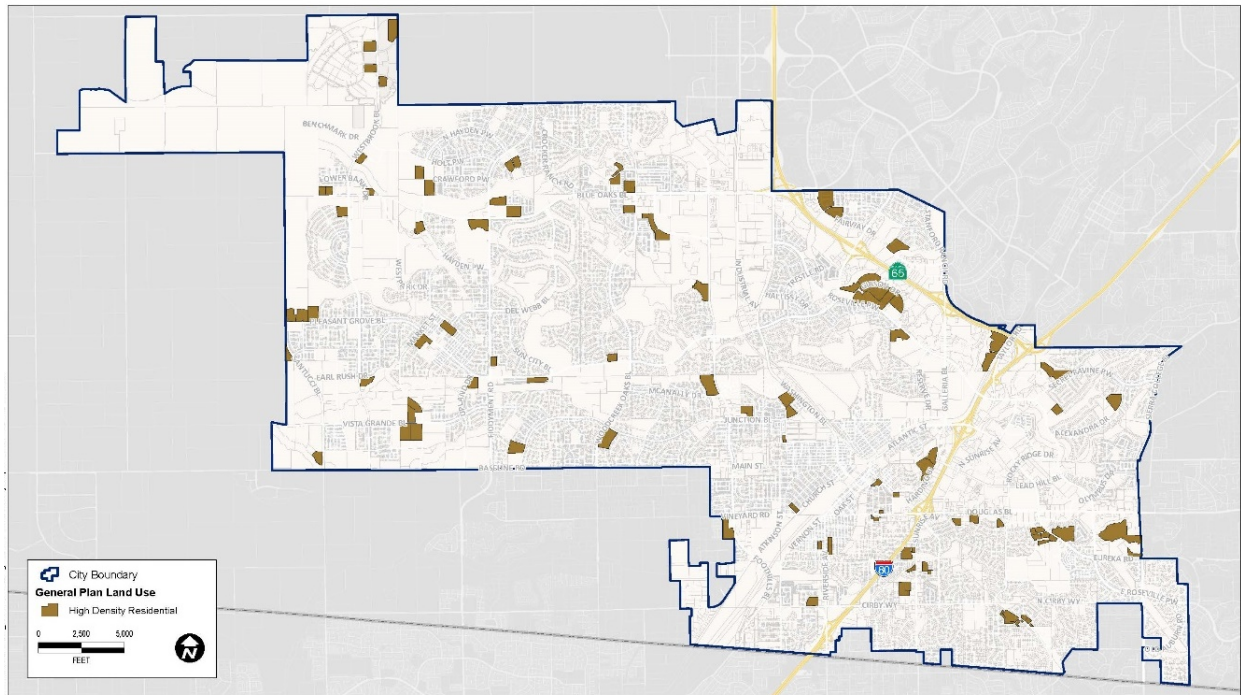
LOCATION OF EXISTING AFFORDABLE HOUSING AND HIGH DENSITY HOUSING

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.

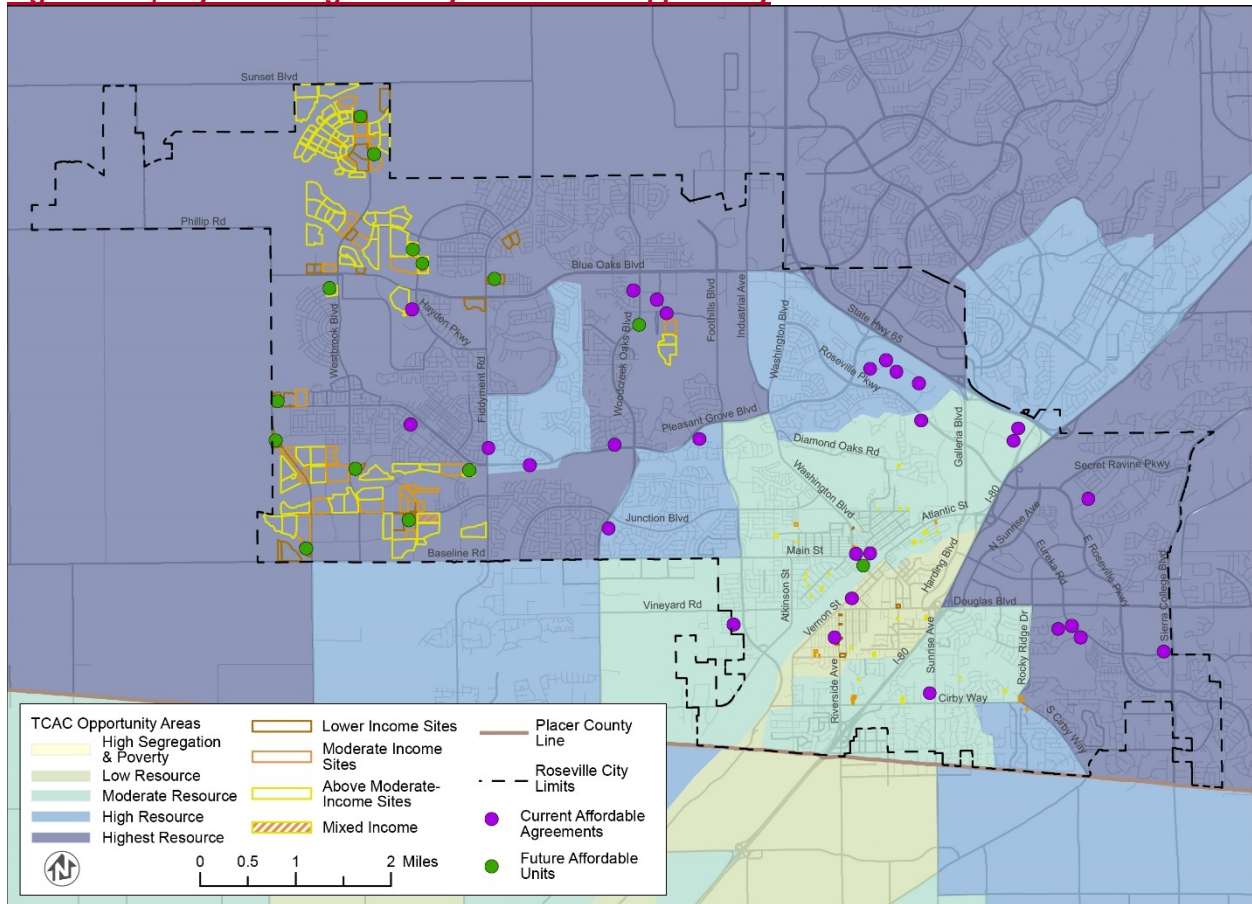
An analysis of the TCAC/HCD Opportunity Area map for 2021 found that more than 90 percent of the City's existing affordable housing and future inventory, both in total and within each income category, is within areas designated as "high resource" or "highest resource" (see Figure X-26), which means that 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.

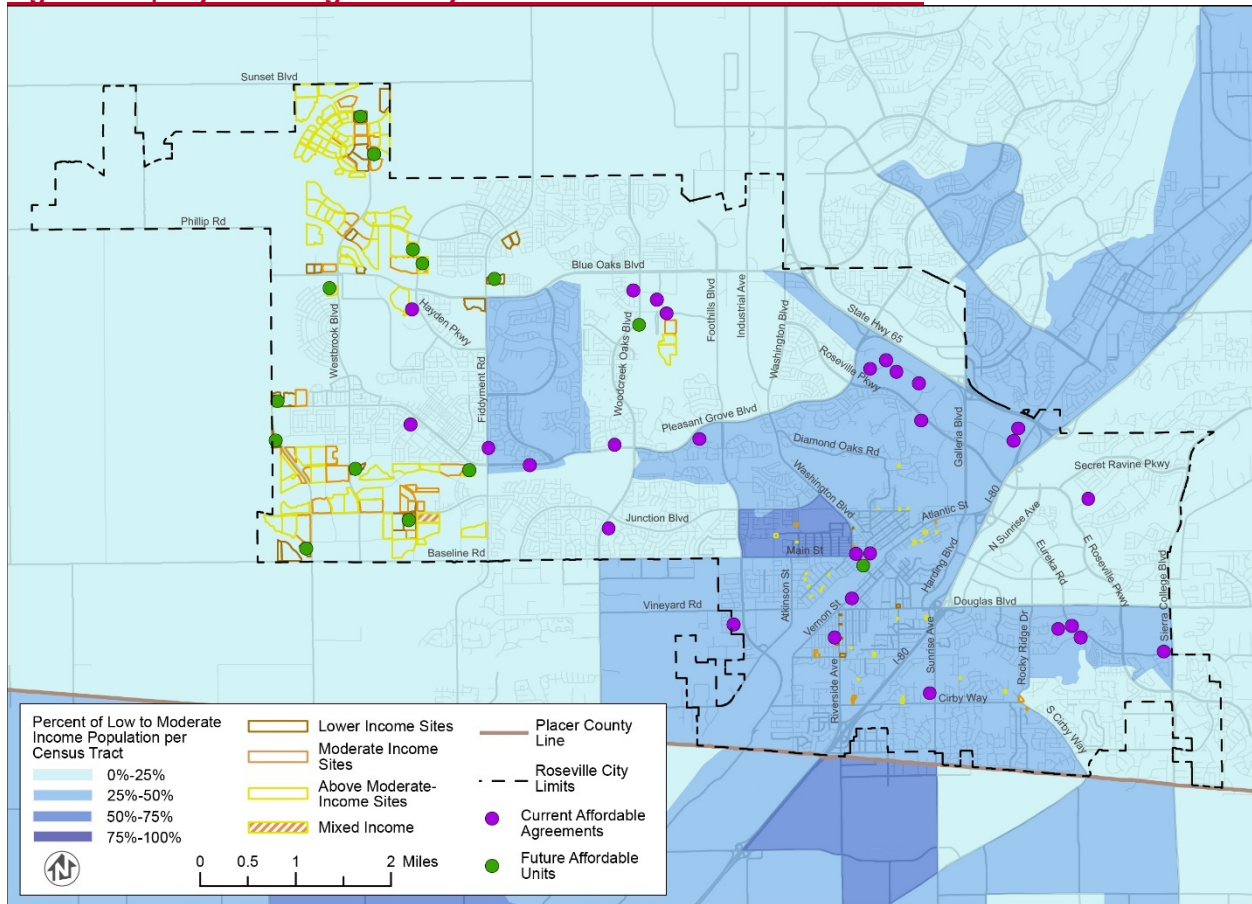


Figure X-26 | City's Housing Inventory and Areas of Opportunity



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.



<u>Fair Housing Issue</u>	<u>Responsive Programs</u>
<p><u>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.</u></p>	<p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
<p><u>Homelessness disproportionately impacts certain racial or ethnic groups, and shelter services are not being accessed equitably.</u></p>	<p><u>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.</u></p>
<p><u>The City has multiple areas identified as sensitive to displacement.</u></p>	<p><u>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.</u></p>
<p><u>Rates of homeownership are significantly higher within the white population than within other racial and ethnic communities.</u></p>	<p><u>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.</u></p>
<p><u>Special needs groups such as seniors and people with disabilities are more likely to struggle with cost burden</u></p>	<p><u>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</u></p>

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.



<u>Goal H7</u>	<u>Ensure the availability of quality housing opportunities for the elderly, the disabled, large families, female heads of households, and the homeless.</u>
<u>Goal H8</u>	<u>Participate in local and regional efforts to provide a network of facilities and resources to aid the special needs populations.</u>
<u>Goal H9</u>	<u>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.</u>
<u>Policy H7.1</u>	<u>Special housing needs shall be met through direct rental subsidies and below-market construction financing.</u>
<u>Policy H7.2</u>	<u>Continue the City's housing rehabilitation loan and grant programs to assist low-income elderly and disabled households.</u>
<u>Policy H7.3</u>	<u>Encourage construction of 3+ bedroom units in multi-family rental complexes to help meet the housing needs of low-income, large families.</u>
<u>Policy H7.4</u>	<u>Actively facilitate construction of rental units that include childcare facilities affordable to lower-income, female heads of households.</u>
<u>Policy H7.5</u>	<u>Work in conjunction with other Placer County jurisdictions, agencies, and organizations to provide shelter and supportive services for homeless individuals and families.</u>
<u>Policy H7.6</u>	<u>Encourage programs and developments that support inclusive, racially and ethnically diverse, and mixed-income residential communities throughout the City.</u>
<u>Policy H7.7</u>	<u>Support resources and assistance that help individuals who were justice-involved to locate, obtain, and maintain affordable housing.</u>
<u>Policy H7.8</u>	<u>Support programs and services which provide housing discrimination protection.</u>
<u>Policy H7.9</u>	<u>Support programs and measures that increase the affordability and availability of housing for people with disabilities.</u>
<u>Program 17</u>	<u>Federal and State Programs</u>
<u>Program 18</u>	<u>Homeless Prevention and Rapid Rehousing</u>
<u>Program 20</u>	<u>Address Significant Disparities and Increase Opportunities</u>
<u>Program 21</u>	<u>Homeless Outreach</u>
<u>Program 22</u>	<u>Family Mobile Team</u>
<u>Program 23</u>	<u>Family Reunification Program</u>
<u>Program 25</u>	<u>Fair Housing and Housing Discrimination Legal Services</u>
<u>Program 26</u>	<u>Support for Housing for Persons with Disabilities</u>
<u>Program 27</u>	<u>Allow Shared Housing Under Housing Choice Voucher for Persons with Developmental Disabilities</u>

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 In addition to physical infrastructure investment, the City, as part of the Invest Downtown Economic Assistance (IDEA) program, evaluated the various City development standards for infrastructure within the downtown. This program 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. The information regarding the results and efforts associated with this program can be accessed via the City's web page and at the Permit Center.

Typical regulatory exceptions that are incorporated into the IDEA program 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 utilization-use of the Historical Building Code when applicable and, (2) encouraging alley-loaded housing products with reduced street widths, and (3) eliminating a second connection fee for water and sewer service for the construction of "carriage units" limited to 500 square feet and above alley loaded detached garages in medium-density residential projects.

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 six-pack product 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.

Land Use Controls for Residential and Mixed Use

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.

The City's residential vacant land inventory available for development within the planning period of the Housing Element includes parcels designated Community Commercial (CC) and Village Center (VC), which are permitted for mixed-use uses in the North Roseville and West Roseville Specific Plan areas.

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.

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. Under the Zoning Code divides the General Plan land use categories (i.e. Residential, Commercial, Industrial, etc.) into more defined zoning districts with a list, development must comply with specific, enforceable standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses (Table X-34).

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	Attached Multi-family Housing District. The R3, Attached Multi-family Housing district is intended for multiple family housing <u>a range of high density and multiple-family housing.</u> The types of land use intended for the R3 zoning district include apartments, condominiums, town-homes, <u>small lot cluster housing,</u> 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	

Table X-34 | Zoning Districts

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.
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

<u>MP</u>	<u>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.</u>
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



Table X-34 | Zoning Districts

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.
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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. Additional 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). Additional These Additional development standards, including, setbacks, and maximum coverage requirements, 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 driveway 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.

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.

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.](#)

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 Department~~ [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 Department~~ [Planning Division](#) include sufficient capacity to accommodate the unmet need for homeless individuals (see Table X-37). (See Figure X-28, ~~located at the end of this section~~, 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.](#)

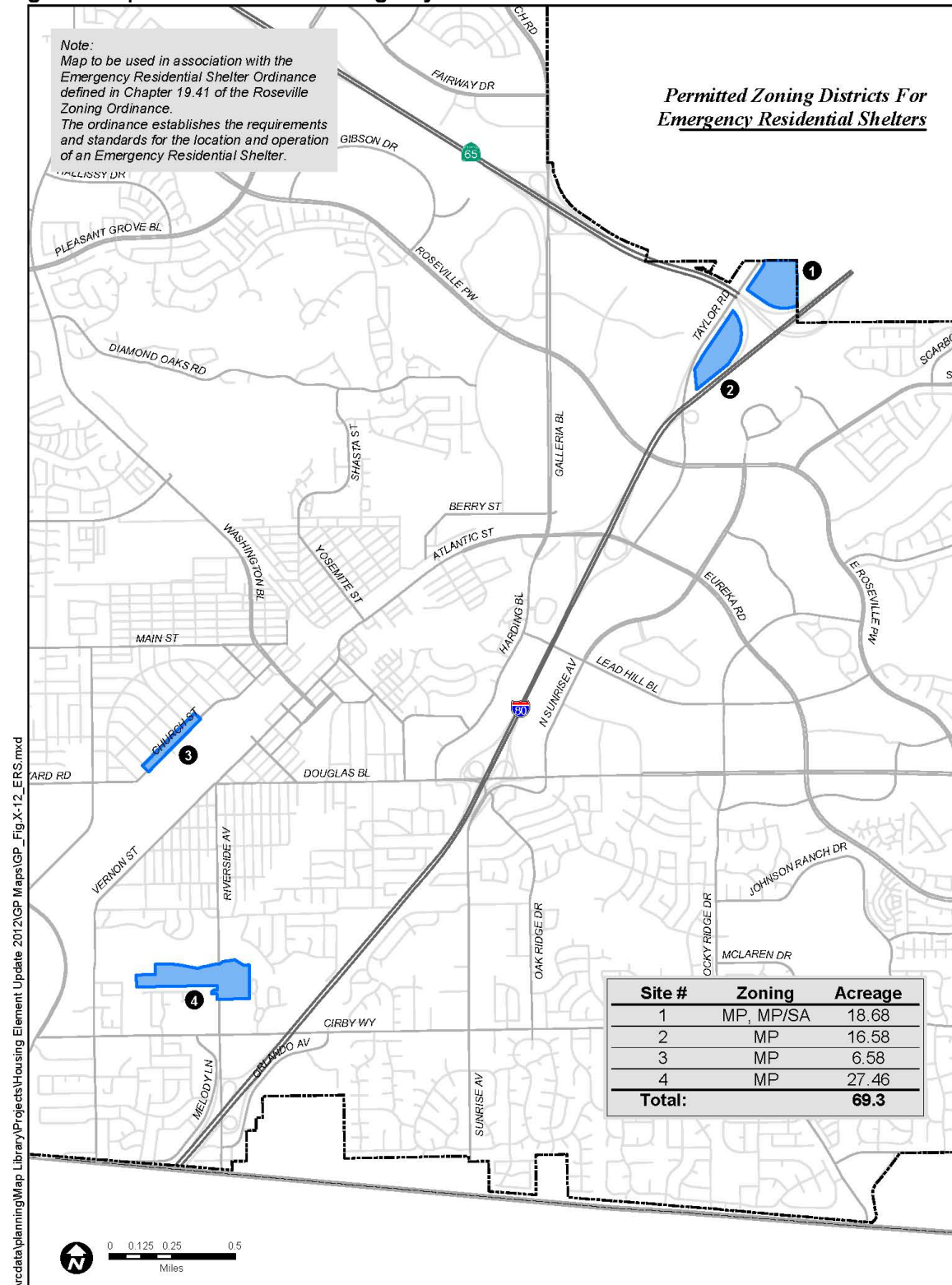
Table X-37 | Inventory of MP Zone Sites

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, Engineering, 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, telephone, cable tv, resource agencies, etc.) for review and comment.

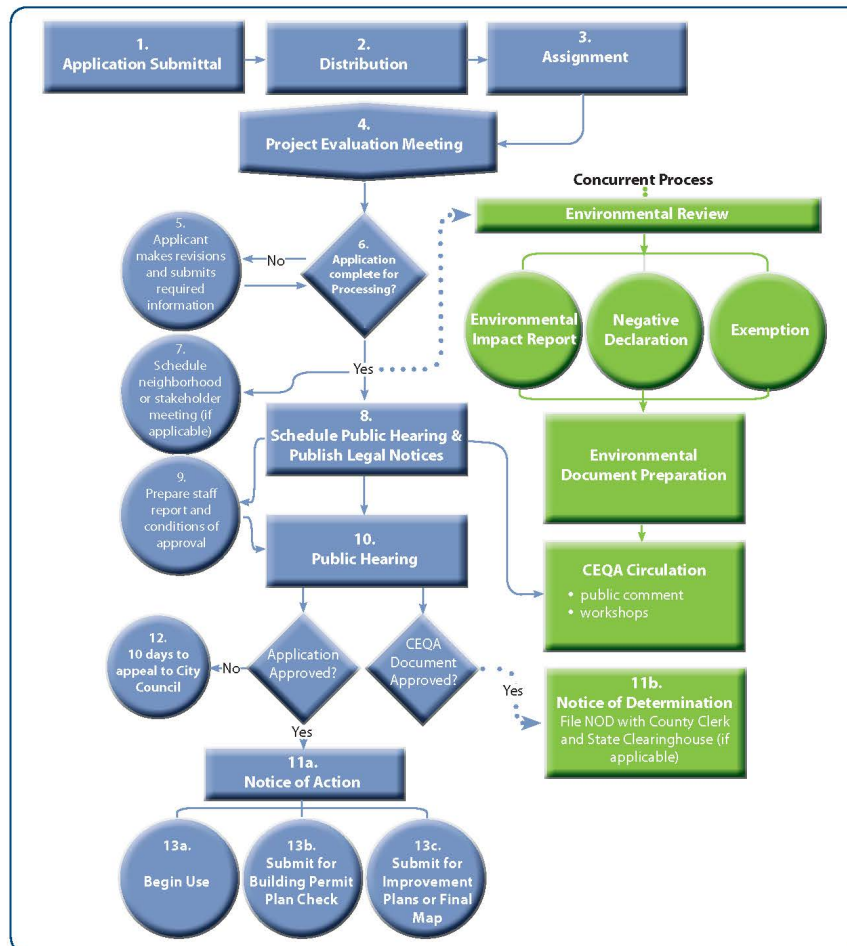
3. Assignment: Within 8 working days from submittal, the application is reviewed by a Senior Planner and assigned to a staff planner. The staff planner is the primary point of contact and is responsible for coordinating the City's response.

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 revisions are required, the applicant makes appropriate corrections 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 associations, 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 final 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 Design Review Standards help 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).

~~A Design Review Checklist thoroughly describes standards and provides clear and objective guidelines to facilitate approval certainty for applicants. Checklists are available at the City's Permit Center and online.~~

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 ~~six~~ 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 ~~where it is the same, within each zoning district, 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. ~~The City used the California Department of Housing and Community Development's analysis tool to incorporate the provisions of SB 520 and has added to its revision to the Zoning Ordinance to assist with reasonable accommodation.~~

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 component of 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 44-16 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 is currently ~~annually reviewing~~ [reviews](#) its standards to encourage ~~reduced street widths and compact development~~ [to encourage 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 the citizens/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 2012/2020. 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		



Table X-40 | Planning Entitlement Fees, 2021

Entitlement (Application Type)	Fixed Fees	Full-Cost Deposit
1. Exemption WITHOUT Initial Study	\$394	
2. Exemption WITH Initial Study	\$962	
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 UTILITY EASEMENT ABANDONMENT		
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

Table X-40 | Planning Entitlement Fees, 2021

Entitlement (Application Type)	Fixed Fees	Full-Cost Deposit
17. MPP Stage 2, Extend of Stage 1 &/or 2		\$7,000
18. MPP Administrative Modification	\$1,770	
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 ~~2010-2019~~ California Building Code based on the ~~2009-2018~~ International Building Code, 2019 California Residential Code based on the 2018 International Residential Code, with amendments updating the energy efficient standards, ~~2010-2019~~ California Plumbing Code based on the ~~2009-2018~~ Uniform Plumbing Code, ~~2010-2019~~ Mechanical Code based on the ~~2009-2018~~ Uniform Mechanical Code, ~~2010-2019~~ California Electrical Code based on ~~2008-2017~~ National Electric Code, the ~~2010-2019~~ California Energy Code, 2019 California Green Building Code, and the ~~2010-2019~~ California Fire Code based on the ~~2009-2018~~ 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. Building inspectors 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.

Land costs are one of the major components of housing development costs. While land prices increased rapidly two planning periods ago, current land prices have declined during the economic recession that has affected housing and building nationwide. Land costs in the next several years may actually help keep the cost of some new housing affordable. While rising land costs tend to directly increase housing costs, declining land costs should give developers more options in serving the affordable housing market segment, recognizing that some land currently held by developers was purchased at substantially higher prices than may be the case now.

Data gathered from Trulia.com and Realtor.com in November 2012 indicates that land in Roseville ranges from \$149,000 for 0.3 acre to 798,000 for 18.4 acres. See the listings below.

Lot Size Listing Price

<u>0.22 acre</u>	<u>0.3 acre</u>	<u>\$155,000</u>	<u>\$149,000</u>
<u>3.5 acres</u>	<u>0.4 acres</u>	<u>\$269,000</u>	<u>\$399,000</u>
<u>0.65 acres</u>	<u>0.46 acres</u>	<u>\$339,000</u>	<u>\$233,999</u>
<u>1.2 acres</u>	<u>2.4 acres</u>	<u>\$700,000</u>	<u>\$400,000</u>
<u>28 acres</u>	<u>3 acres</u>	<u>\$4,500,000</u>	<u>\$245,000</u>
<u>136.23 acres</u>	<u>18.4 acres</u>	<u>\$10,000,000</u>	<u>\$798,000</u>

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-square-foot 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.

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.

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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.

~~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 subprime mortgage crisis that hit in 2007 chilled financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The crisis triggered a meltdown in the real estate market as housing values tumbled, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults.~~

~~Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Roseville subject to normal underwriting standards. 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. 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. This indicates 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 ~~2008-2013~~ 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 ~~has led to an~~ current 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. ~~The median home price in Roseville dropped substantially during the last planning period. It is projected that new housing construction will remain very slow through the middle of this Housing Element cycle—until the market absorbs the remaining inventory of foreclosed homes available at attainable prices throughout the county. Another notable change in circumstances during the previous planning period is that the City approved two new Specific Plan Areas (SPA), that will provide additional opportunities for the city to meet its regional housing needs.~~

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.

~~Lastly, the City suffered greatly from the loss of Redevelopment Agency funding. However~~ due to state legislation eliminating Redevelopment Agencies effective February 2012 no funding remains and the. ~~The City's Redevelopment Agency was able to fund numerous affordable housing developments, both rental and purchase housing, within the City of Roseville. 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 ~~2008-2013~~ 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 utilize use these measures in an effective and efficient manner during the upcoming ~~2013-2021-2029~~ Housing Element planning period. The City's aggressive affordable housing programs continue to utilize 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 ~~2008-2013~~ Housing Element:



HOUSING

Program	Accomplishments	Continue/Modify/Delete																											
Affordable Housing																													
<p>1. Federal and State Programs The City shall pursue and continue to participate in the following federal and state programs: [see below]</p>	<p>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.</p> <p>The First Time Home Buyer and Housing Rehabilitation programs were fully funded until the 2014 contract expired in November of 2017</p>	<p>Continue.</p>																											
<p>Section 8 Housing Choice Vouchers (Federal) The Section 8 Housing Choice Voucher Program is administered by the Roseville Housing Authority and provides rental assistance to very low income households through direct payments to the property owner.</p> <p>The Program is promoted on the City's website, and through Program brochures. <i>(Policies 1, 2, and 5)</i></p>	<p>RHA is authorized to provide 735 households with HCV rental assistance. This total includes 75 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:</p> <table border="1" data-bbox="743 1150 1110 1486"> <thead> <tr> <th>Year</th> <th>VASH</th> <th>Mainstream</th> </tr> </thead> <tbody> <tr> <td>2014</td> <td>10</td> <td>0</td> </tr> <tr> <td>2015</td> <td>8</td> <td>0</td> </tr> <tr> <td>2016</td> <td>8</td> <td>0</td> </tr> <tr> <td>2017</td> <td>0</td> <td>0</td> </tr> <tr> <td>2018</td> <td>9</td> <td>14</td> </tr> <tr> <td>2019</td> <td>0</td> <td>0</td> </tr> <tr> <td>2020</td> <td>30</td> <td>19</td> </tr> <tr> <td>Total</td> <td>65</td> <td>33</td> </tr> </tbody> </table> <p>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.</p> <p>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</p>	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	<p>Continue.</p>
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																											

Program	Accomplishments	Continue/Modify/Delete
	<p>reach high-performing status. The following is a list of the percentage of allocated vouchers leased in previous years:</p> <p>2013 - 97%</p> <p>2014 - 98%</p> <p>2015 - 99%</p> <p>2016 - 97%</p> <p>2017 - 96%</p> <p>2018 - 93%</p> <p>2019 - 90%</p> <p>2020 (as of July 2020) - 92.1%</p> <p>Although RHA's lease up is under the 95% requirement, RHA continues to meet HUD's program requirement for high-performing status through 100% expenditure of its annual budget allocation for the program.</p> <p>The Roseville Housing Authority has been designated by HUD as a "High Performing Housing Authority" for the past fifteen years.</p>	



Program	Accomplishments	Continue/Modify/Delete
<p>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:</p> <p><u>Housing Rehabilitation Program</u> 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.</p> <p><u>Handyperson Program</u> 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.</p> <p><u>Paint Program</u> 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)</p>	<p>Housing Rehabilitation Program: A total of 49 loans were issued from 2013 to present.</p> <p><u>Handyperson Program</u>: A total of 417 households were assisted from 2013 to 2016 when the program was unfunded</p> <p><u>Paint Program</u>: A total of 47 Paint Vouchers were issued from 2013 to 2017 when the program was rolled into the Owner-Occupied Rehab program.</p>	<p>Continue the Housing Rehabilitation Program. Delete the Handyperson Program and Paint Program, as these functions have been incorporated into the Rehabilitation Program.</p>

Program	Accomplishments	Continue/Modify/Delete
<p>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:</p> <p><u>Housing Rehabilitation Program</u> The CDBG funds are leveraged with HOME funds to provide loans and grant to low-income homeowners. The Housing Rehabilitation Program is described above.</p> <p><u>First Time Home Buyer (FTHB) – Down Payment Assistance (DAP) Program</u> 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.</p> <p><u>Multifamily New Construction</u> 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. <i>(Policies 1, 2, 5, and 6)</i></p>	<p>The City applied in 2014 for HOME funds and were able to fund both the First Time Home Buyer and Housing Rehabilitation programs.</p> <p>Through the Housing Rehabilitation Program, a total of 44 loans were issued from 2013 to present.</p> <p>From 2013 to 2017, 22 FTHB program loans were funded.</p>	<p>Combine with Program 1.</p>



Program	Accomplishments	Continue/Modify/Delete
<p>2. Density Bonus Program <i>(Ongoing: 2013–2021)</i></p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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. <i>(Policies 1, 2, and 4)</i></p>	<p>The City updated the Zoning Code to reflect changes to the Density Bonus Ordinance in 2008.</p> <p>Siena Apartments, a 156-unit, multi-family development, took advantage of a density bonus and received their Certificate of Occupancy in 2009.</p>	<p>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.</p>

Program	Accomplishments	Continue/Modify/Delete
<p>3. Second Unit Ordinance (Ongoing: 2008–2013)</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>(Policies 1, 2, and 9)</p>	<p>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.</p> <p>The City has processed 46 second units since 2013.</p>	<p>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.</p>
<p>4. Condominium Conversion Ordinance (Ongoing: 2008–2013)</p> <p>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.</p> <p>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.</p> <p>(Policies 1, 2, 4, and 11)</p>	<p>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.</p>	<p>The City will continue to support this program.</p>
<p>5. Streamline Project Processing (Ongoing: 2008–2013)</p> <p>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.</p> <p>(Policies 1 and 2)</p>	<p>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:</p> <ul style="list-style-type: none"> • 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 	<p>Modify to reflect the implementation of the OPS portal.</p>



Program	Accomplishments	Continue/Modify/Delete
	<p>scheduling, and permit management.</p> <ul style="list-style-type: none"> • 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. <p>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</p>	
<p>6. Review of Subdivision Improvement Standards and Zoning Ordinances <i>(Ongoing: 2008–2013)</i></p> <p>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.</p> <p>Properly developed and updated standards can help reduce the costs of development while balancing basic environmental, health, safety and welfare needs. <i>(Policies 1 and 2)</i></p>	<p>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.</p>	<p>Modify. This program duplicates the program in the Governmental and Non-Governmental Constraints section so will be removed from this section.</p>
<p>7. Specific Plan Areas (SPA) <i>(Ongoing: 2013–2021)</i></p> <p>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.</p> <p>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.</p> <p>Specific Plans identify programs to meet the 10% Affordable Housing Goal. The type of units, targeted income categories, and parcel by parcel obligations</p>	<p>Since 2013, the City has approved the following Specific Plans: Amoruso Ranch Specific Plan (June 2016).</p>	<p>Continue.</p>

Program	Accomplishments	Continue/Modify/Delete
<p>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.</p> <p><i>(Policies 1, 2, 3, 4, 8, and 10)</i></p>		
<p>8. Public/Private Partnerships (Ongoing Roseville Specific Plan Process: 2013–2021)</p> <p>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:</p> <p>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.</p> <p>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.</p> <p><i>(Policy 7)</i></p>	<p>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</p>	<p>Continue.</p>
<p>9. Affordable Housing Agreements (Ongoing and Annual Monitoring: 2013–2021)</p> <p>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.</p> <p>Maximum rents and purchase prices will be</p>	<p>The City reviews all Affordable Housing Agreements for compliance with affordability provisions.</p> <p>Since 2013, the following multi-family complexes were completed and Agreements entered into:</p> <p>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</p>	<p>Continue.</p>



Program	Accomplishments	Continue/Modify/Delete										
<p>determined based on unit size and occupancy levels as follows:</p> <table border="1" data-bbox="196 281 675 478"> <thead> <tr> <th>Unit Size</th> <th>Household Size</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom</td> <td>1.5 Persons</td> </tr> <tr> <td>2 Bedroom</td> <td>3 Persons</td> </tr> <tr> <td>3 Bedrooms</td> <td>4.5 Persons</td> </tr> <tr> <td>4 Bedrooms</td> <td>6 Persons</td> </tr> </tbody> </table> <p>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.</p> <p>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.</p> <p><i>(Policies 1, 2, 3, 7, 9 and 10)</i></p>	Unit Size	Household Size	1 Bedroom	1.5 Persons	2 Bedroom	3 Persons	3 Bedrooms	4.5 Persons	4 Bedrooms	6 Persons		
Unit Size	Household Size											
1 Bedroom	1.5 Persons											
2 Bedroom	3 Persons											
3 Bedrooms	4.5 Persons											
4 Bedrooms	6 Persons											
<p>10. In-Lieu Fees <i>(Available Development Funding Mechanism)</i></p> <p>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.</p> <p>Development Agreements shall be the mechanism utilized to secure implementation of the affordable housing program.</p> <p><i>(Policies 1, 2, and 3)</i></p>	<p>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.</p>	<p>Continue.</p>										
<p>11. Non-Residential Construction Fee <i>(Proposed)</i></p> <p>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.</p> <p><i>(Policy 7)</i></p>	<p>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.</p>	<p>Modify. Work to establish a non-residential construction fee is ongoing at this time. The program is being modified to reflect that current status.</p>										

Program	Accomplishments	Continue/Modify/Delete
<p>12. Units at Risk</p> <p>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.</p> <ul style="list-style-type: none"> • 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. 	<p>Both Colonial Village and Preserve at Creekside have units at risk of converting to market rate during this Housing Element cycle.</p>	<p>Modify to establish Preservation Coordinator and add additional program language.</p>
<p>13. Housing Successor Agency</p> <p>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.</p>		
Residential Land Inventory		
<p>1. Monitor the City’s Land Inventory (Ongoing 2013–2021)</p> <p>The City will annually review its land inventory to ensure there is enough vacant residential land in the city to meet its RHNA allocation.</p>	<p>The City has reviewed the land inventory each time a new Specific Plan has been processed and maintained its allocation during the planning period.</p>	<p>Modify to provide continuous monitoring.</p>



Program	Accomplishments	Continue/Modify/Delete
<p>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.</p>	<p>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).</p>	<p>Revise to encompass the entire Infill designated area of the City.</p>
Special Housing Needs		
<p>1. Federal and State Programs <i>(Annual Application)</i> 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.</p> <p><u>Section 8 Housing Choice Voucher Program (Federal)</u> 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. <i>(Policy 1)</i></p> <p><u>Section 202 (Federal)</u> 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. <i>(Policy 1,2)</i></p> <p><u>HOME Investment Partnership Program (State)</u> 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. <i>(Policies 1, 2, 3, 4)</i></p> <p><u>Community Development Block Grant (CDBG) (Federal)</u> 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.</p> <p><u>Housing Rehabilitation Program</u> Deferred loans up to \$100,000 are available to low-income homeowners for health and safety repairs and general home improvements. Elderly and</p>	<p>The City applied in 2014 for HOME funds and was able to fund both the First Time Home Buyer and Housing Rehabilitation programs.</p> <p>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.</p> <p>The Roseville Housing Authority issued the following number of vouchers during the designated year:</p> <ul style="list-style-type: none"> • 2013: 117 • 2014: 124 • 2015: 95 • 2016: 117 • 2017: 122 • 2018: 72 • 2019: 129 • 2020: 120 <p>Through the Housing Rehabilitation Program funded with both CDBG and HOME funds, a total of 76 loans were issued from 2013 to present.</p> <p><u>Handyperson Program:</u> A total of 417 households were assisted from 2013 2016. The program was unfunded in 2017.</p> <p><u>Paint Program:</u> A total of 47 Paint Vouchers were issued from 2013 to 2017. The program was rolled into the Owner-Occupied Rehab program in 2018.</p> <p>The following is a list of Public Services that have been funded since 2013:</p> <p><u>2013</u></p> <ul style="list-style-type: none"> • Case Management and Temporary Assistance • The Gateway Resource Center • Youth Program Passport-Recreation Assistance • Case Management Services 	<p>Continue.</p>

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
	<ul style="list-style-type: none"> • Housing Supportive Services <u>2018</u> • Meals on Wheels • Mental Health Clinician • Emergency Shelter Services • Roseville Victims' Services Project • BAGS Program • Family Mental Wellness Program • Housing Supportive Services <u>2019</u> • Mental Health Clinician • Emergency Shelter Services • Roseville Victims' Services Project • BAGS Program • Family Mental Wellness Program • Meals on Wheels • Housing Supportive Services <u>2020</u> • 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 	
<p>2. Local Programs</p> <p>The City shall continue to utilize the following local financing programs to address the needs of special needs populations:</p> <p><u>Homeless Voucher Program</u></p> <p>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. (<i>Policy 5</i>)</p> <p><u>Roseville Community Grant Funds</u></p> <p>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.</p> <ul style="list-style-type: none"> • <u>Citizens' Benefit Fund</u> - The Citizens' Benefit Fund utilizes interest payments on funds received from 	<p>From 2013 to 2021, 1,010 households were assisted as part of the Homeless Voucher Program.</p> <p>From 2013 to 2020, the City provided \$2,778,284 in funds between the Citizens' Benefit Trust and the REACH Fund.</p>	<p>Continue.</p>

Program	Accomplishments	Continue/Modify/Delete
<p>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.”</p> <ul style="list-style-type: none"> • <u>REACH Fund</u> - 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. <p><i>(Policies 2 and 5)</i></p>		
<p>3. Regional Housing Programs</p> <p>When feasible the City will address affordable housing issues on a regional basis.</p> <p><u>McKinney-Vento Act Funds</u></p> <p>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.</p> <p><i>(Policy 5)</i></p>	<p>From 2008 to 2012, 916 households were assisted using Homeless Emergency Assistance and Rapid Transition to Housing Act Funds</p> <p>The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) of 2009 amended the McKinney-Vento Homeless Assistance Act</p>	<p>Continue.</p>
<p>Governmental and Non-Governmental Constraints to Housing Production</p>		
<p>1. Process and Fee Structure Review</p> <p>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.</p> <p>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.</p> <p>Development Services Department will work with the Development advisory committee.</p> <p><i>(Policy 1)</i></p>	<p>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).</p> <p>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</p>	<p>Continue.</p>



Program	Accomplishments	Continue/Modify/Delete
	<p>building relationships between the City and development community to foster and support development investment.</p> <p>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.</p>	
<p>2. Review of Subdivision Improvement Standards and Zoning Ordinances</p> <p>The City will continue to review the Subdivision Improvement Standards and Ordinances. <i>(Policy 2)</i></p>	<p>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.</p>	<p>Modify to include the purpose of the review.</p>
<p>3. Public Education Program</p> <p>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. <i>(Policy 3)</i></p>	<p>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.</p>	<p>Modify to reflect an emphasis on equity and establish an evaluation component.</p>

Program	Accomplishments	Continue/Modify/Delete
<p>4. Public Participation</p> <p>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)</p>	<p>The City meets with developers on a daily basis. For specific plans, the City has standing biweekly staff meetings and weekly technical meetings.</p> <p>The public has many opportunities to be notified of proposed development projects including:</p> <ul style="list-style-type: none"> • 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. 	<p>Modify to include the various ways the public is notified of projects.</p>
<p>5. Fair Housing (Ongoing 2013–2021)</p> <p>The City will continue to provide assistance regarding equal housing opportunities through its Housing Division and Housing Authority.</p> <p>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,</p>	<p>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.</p>	<p>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.</p>



Program	Accomplishments	Continue/Modify/Delete
<p>and tenants, with counseling provided by Legal Services of Northern California through the City's Fair Housing Education Program.</p> <p>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.</p>		
Residential Energy Efficiency and Conservation		
<p>1. Roseville Electric Program Peak Load Management Program (Current Available Program)</p> <p>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)</p> <p>Energy Audits (Current Available Program)</p> <p>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)</p>	<p>3,300 customers are currently enrolled in the Power Partners program.</p> <p>Over 38,000 households receive Home Energy Reports and all Roseville Residents have access to the online energy audit tools provided by Roseville Electric.</p>	Continue.
<p>Energy Efficiency Rebates and Renewable Energy Rebates (Current Available Program)</p> <p>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)</p>	Over 3,300 residents participated in retrofit energy efficiency programs in fiscal year 2020.	Continue energy efficiency rebates.
<p>Electric Rate Assistance Programs(Current Available Program)</p> <p>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.</p> <p>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)</p>	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
<p><i>(Current Available Program)</i> 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</p>	<p>provide state recognized education on environmental awareness and sustainability.</p>	
<p>Green Roseville <i>(Ongoing)</i> 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.</p>	<p>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.</p>	<p>Delete. Roseville Electric now has a Community Solar program.</p>
<p>BEST Homes Project <i>(Project)</i> 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.</p>	<p>Builders have included solar systems on over 860 homes through the BEST Homes program.</p>	<p>Delete. Solar is now required by the building code.</p>
<p>2. New Construction Efficiency <i>(Routine Daily Operation)</i> 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. <i>(Policy 1)</i></p>	<p>Roseville Electric provides incentives to home builders who design and build homes that exceed state building standards.</p>	<p>Continue.</p>



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:

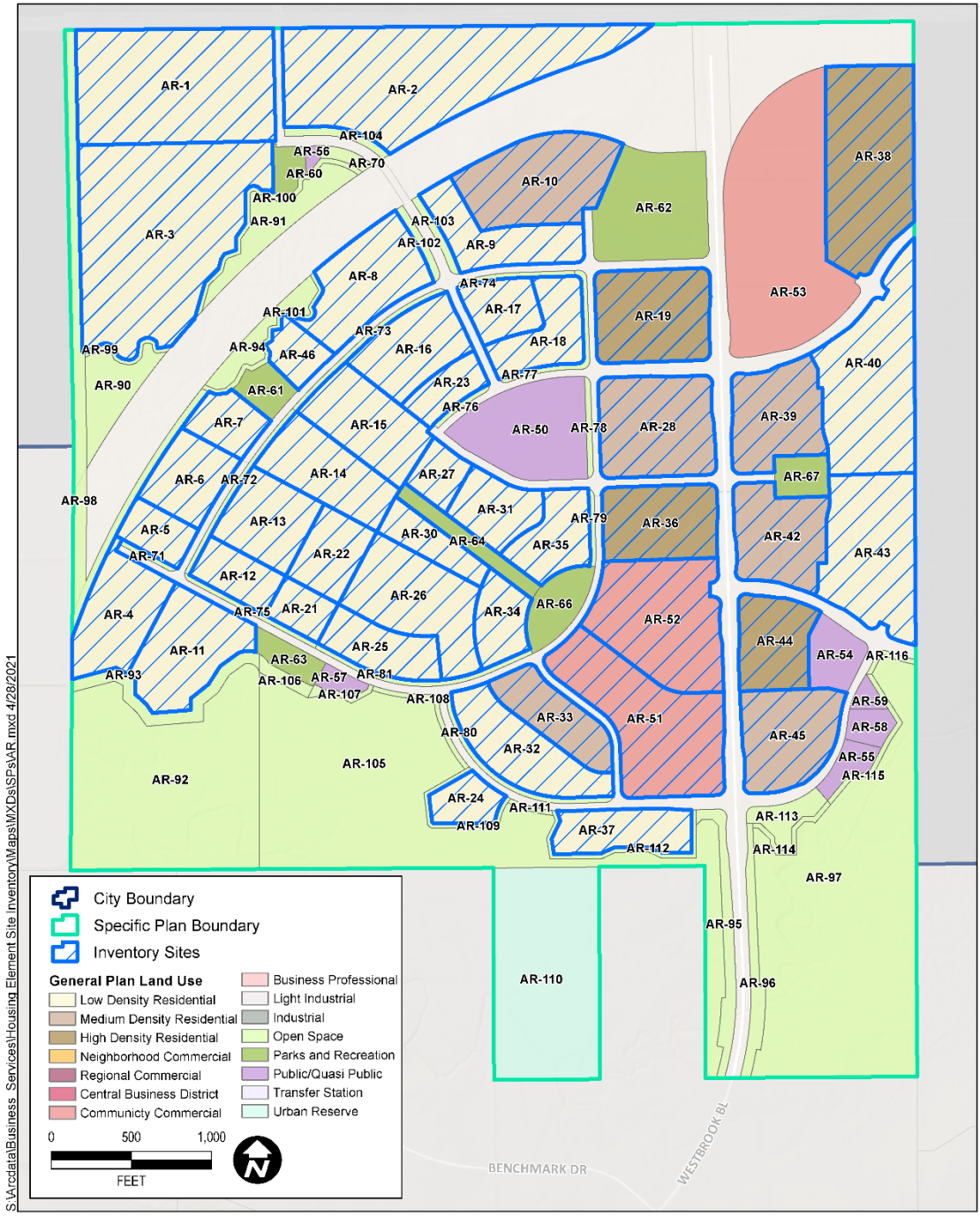
- City of Citrus Heights
- City of Davis
- City of Elk Grove
- City of Folsom
- City of Galt
- City of Isleton
- City of Rancho Cordova
- City of Rocklin
- City of Roseville
- City of Sacramento
- Housing Authority of Sacramento
- Sacramento County
- Sacramento County Housing and Redevelopment Agency
- 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

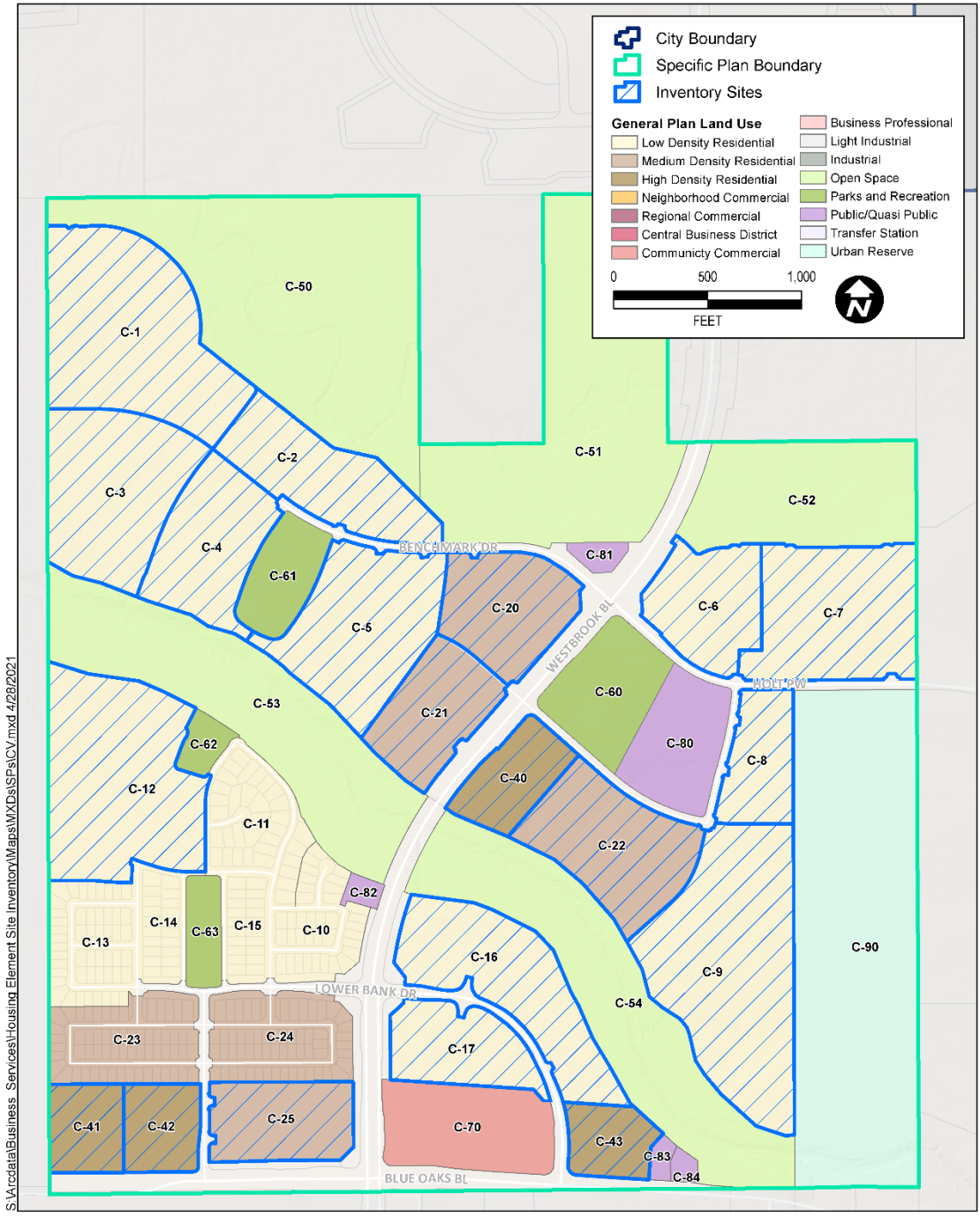
Map 2: Amoruso Ranch (AR)



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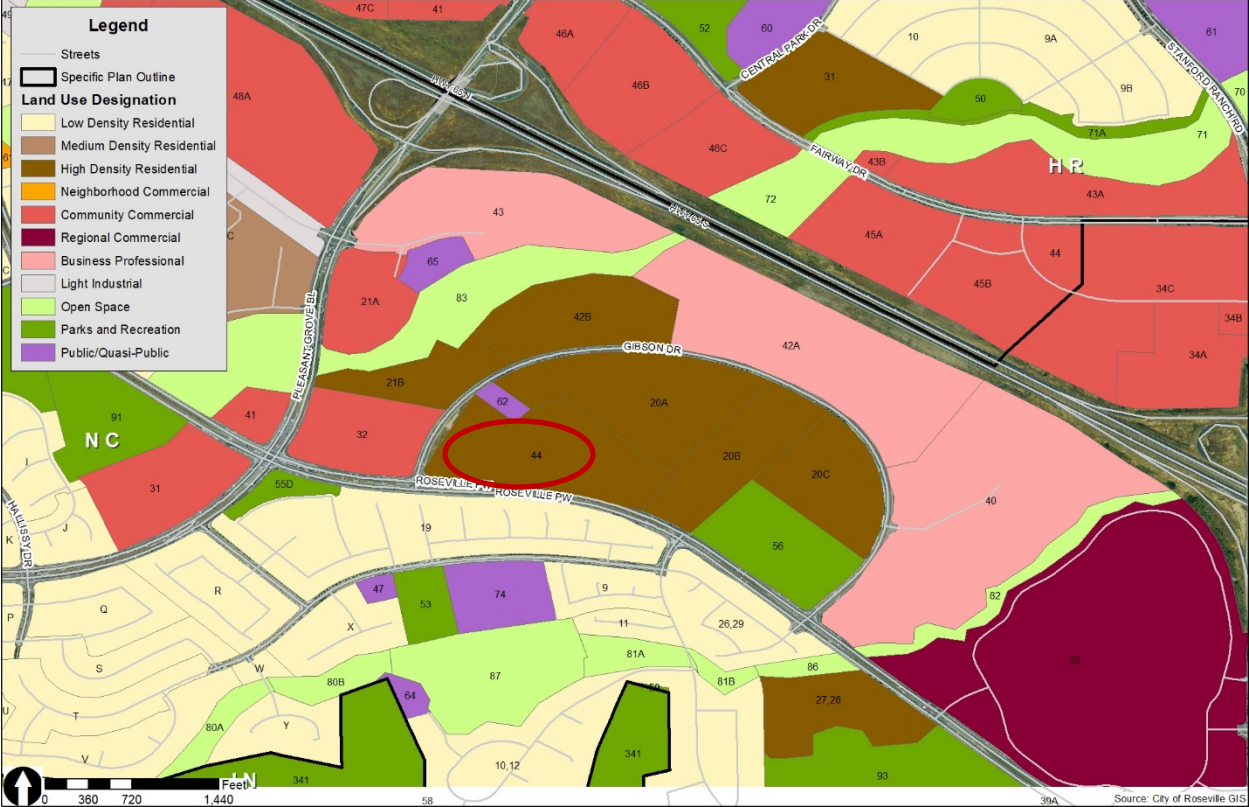


Map 3: Creekview (CV)



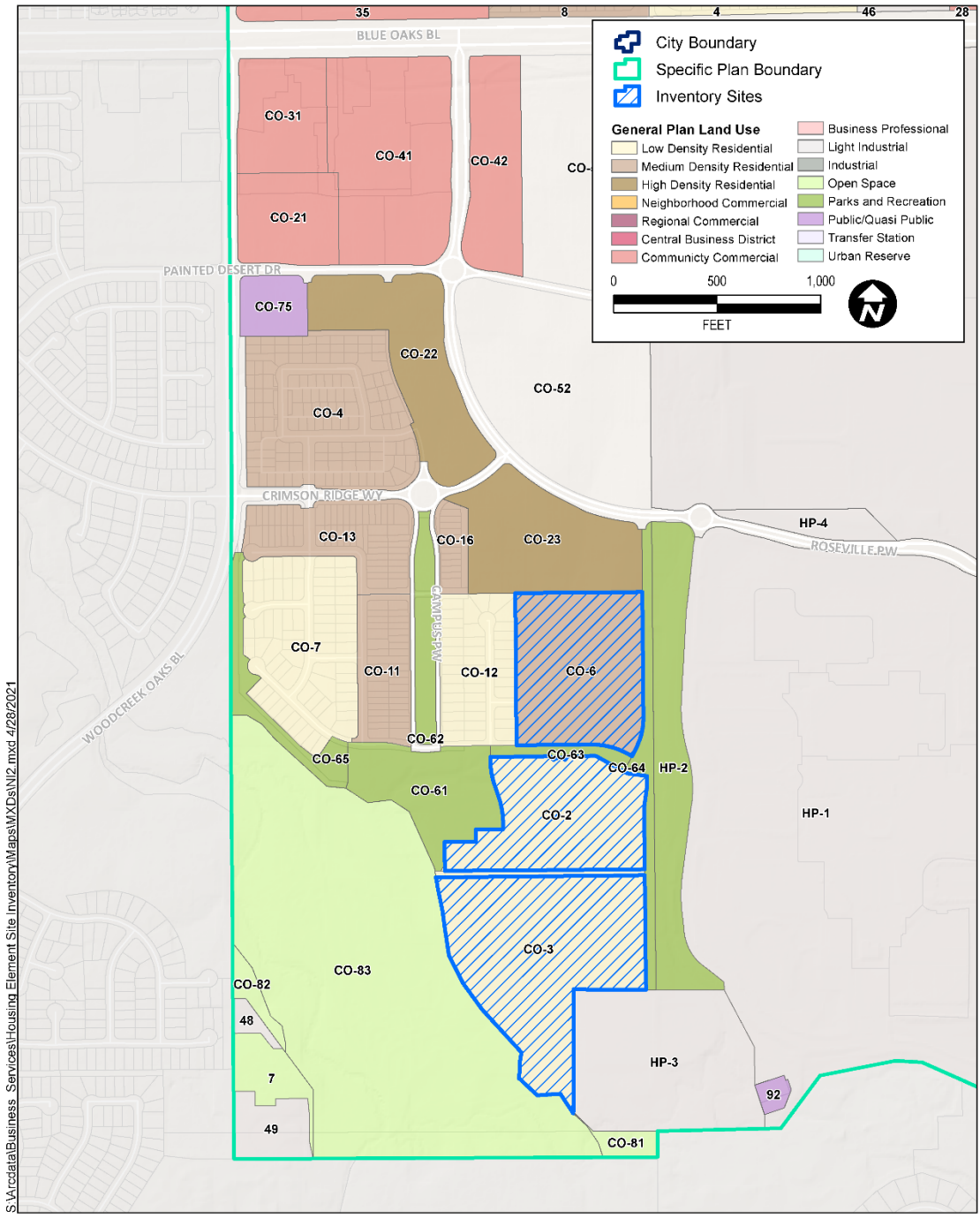
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Map 4: North Central Roseville (NC), Parcel 44





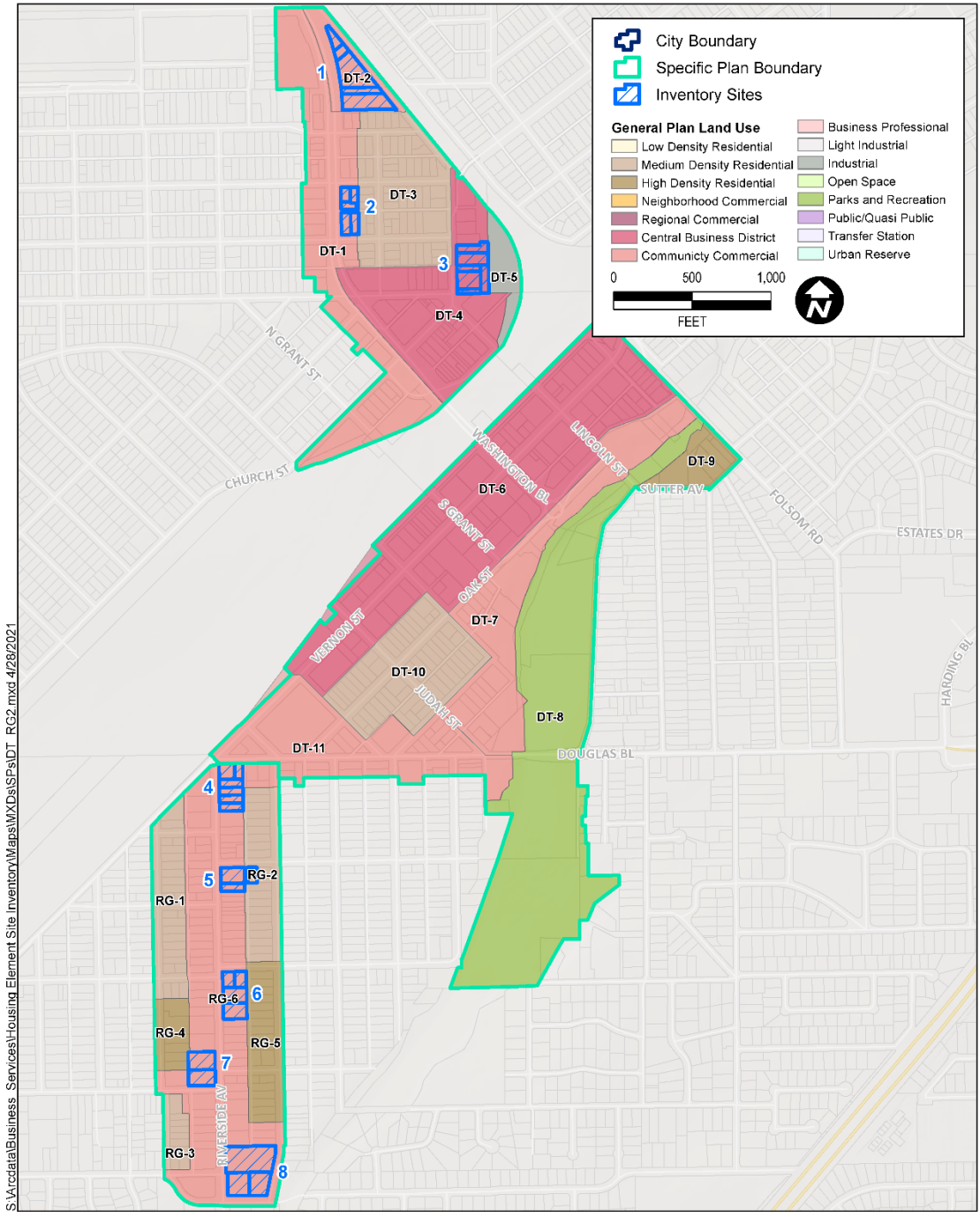
Map 5: North Industrial (NI)



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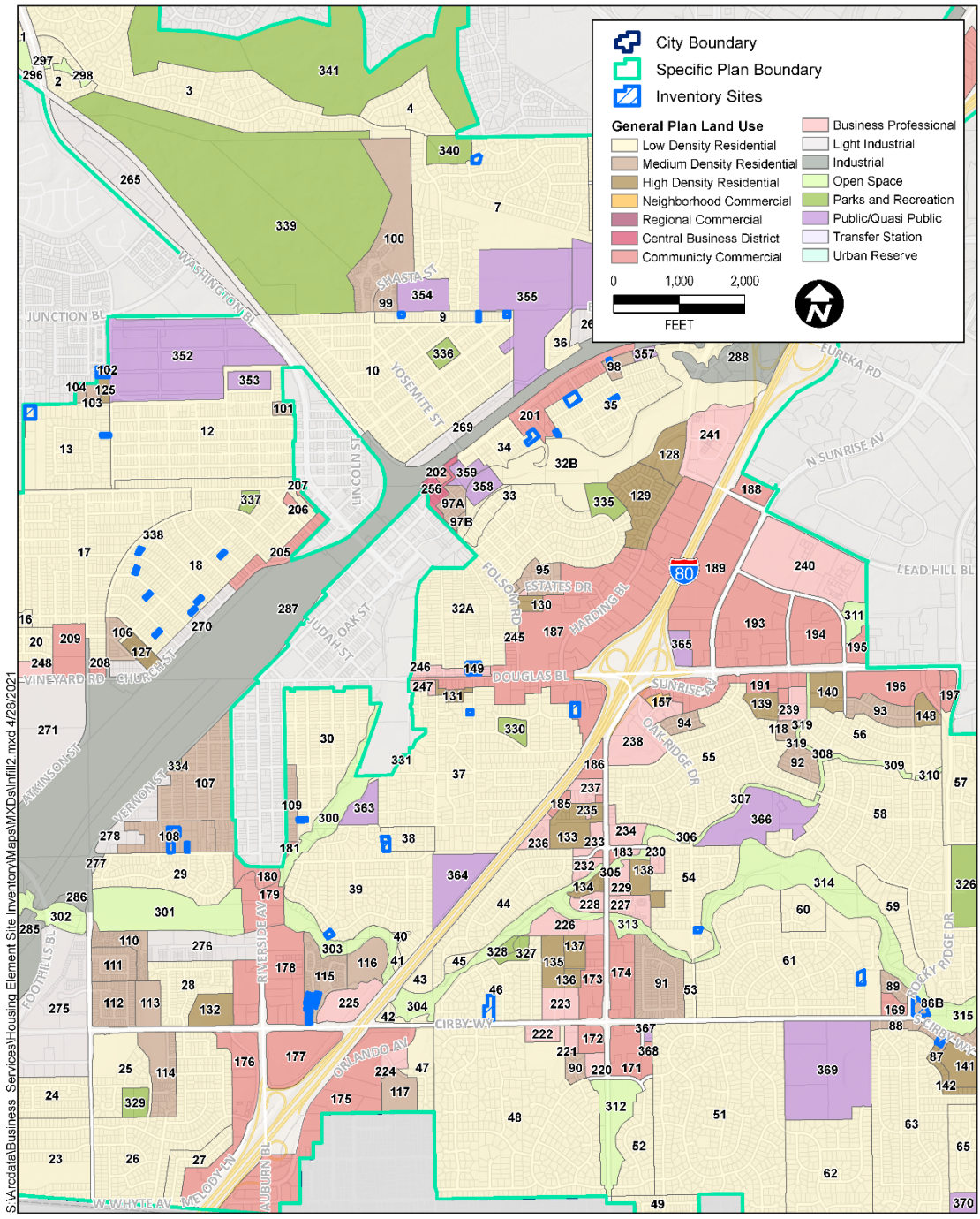


Map 9: Downtown and Riverside Gateway



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Map 10: Infill



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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

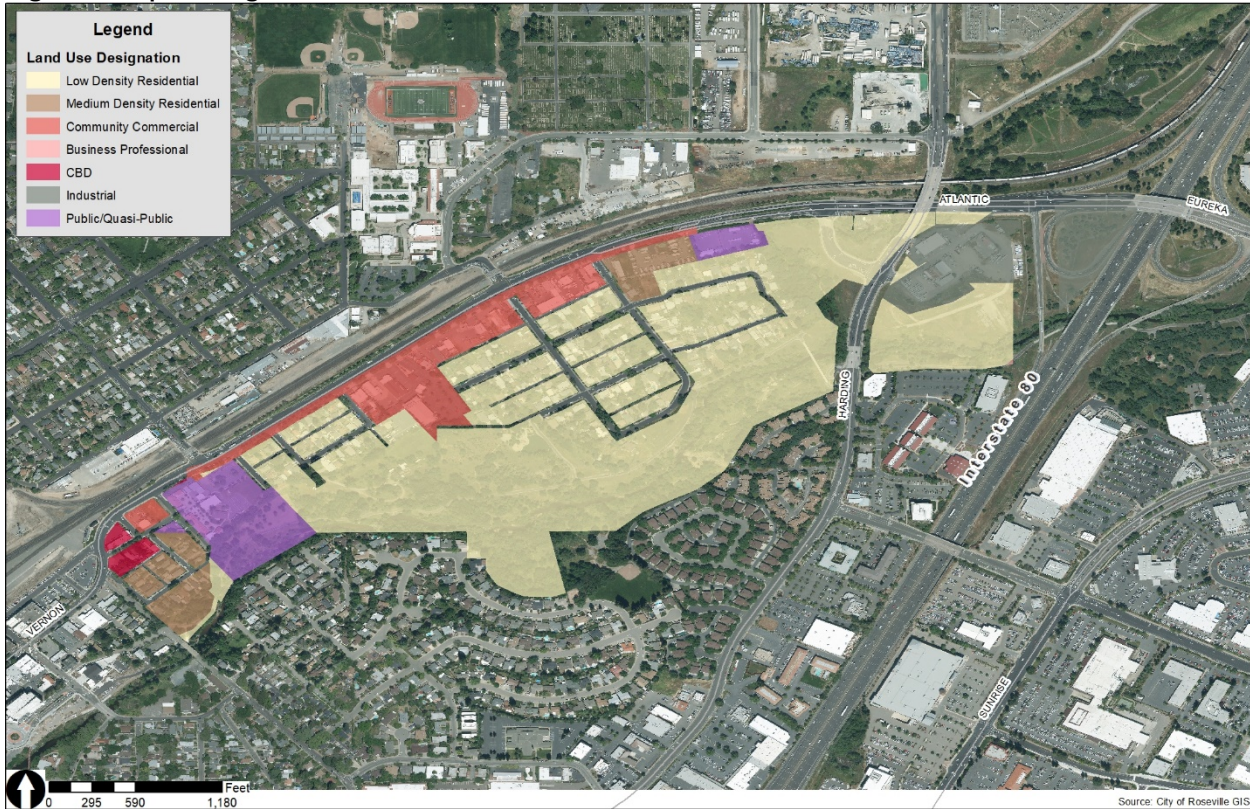


Figure X-30 | Conceptual Proposed Land Use Atlantic Street Corridor



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

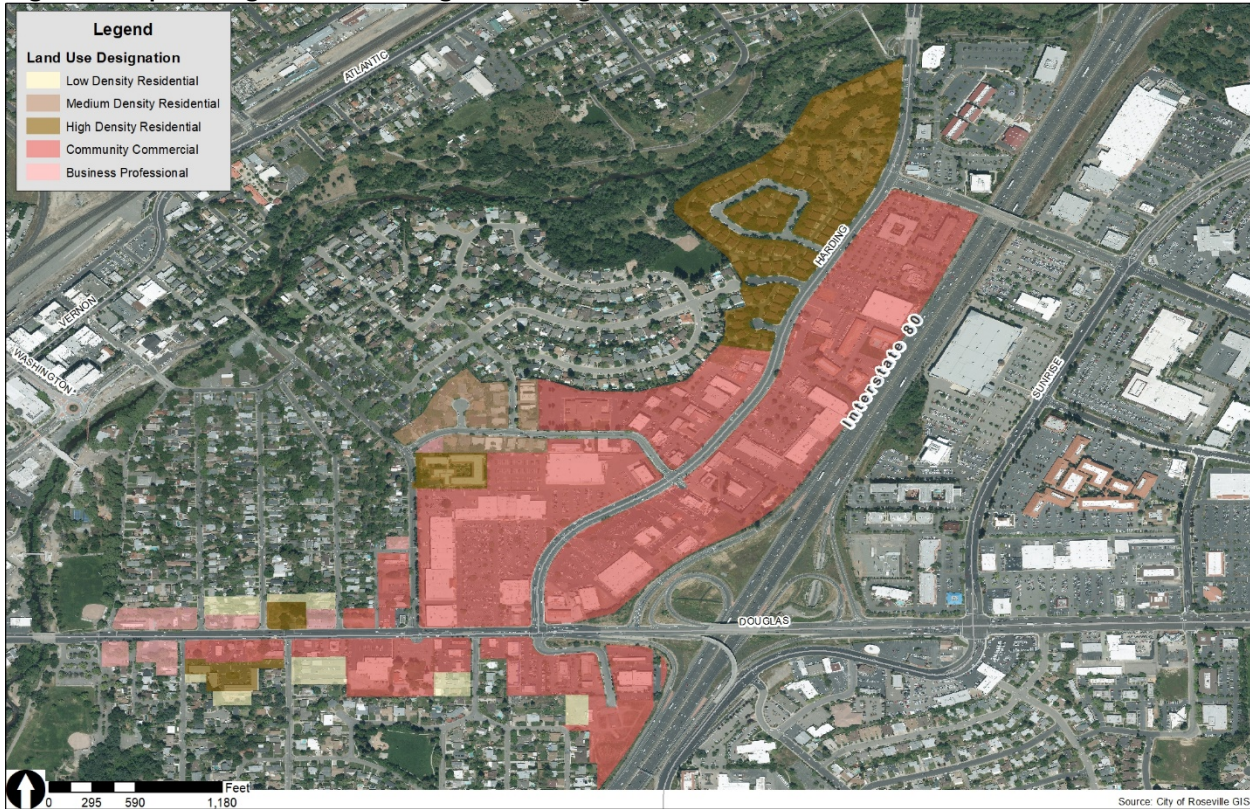
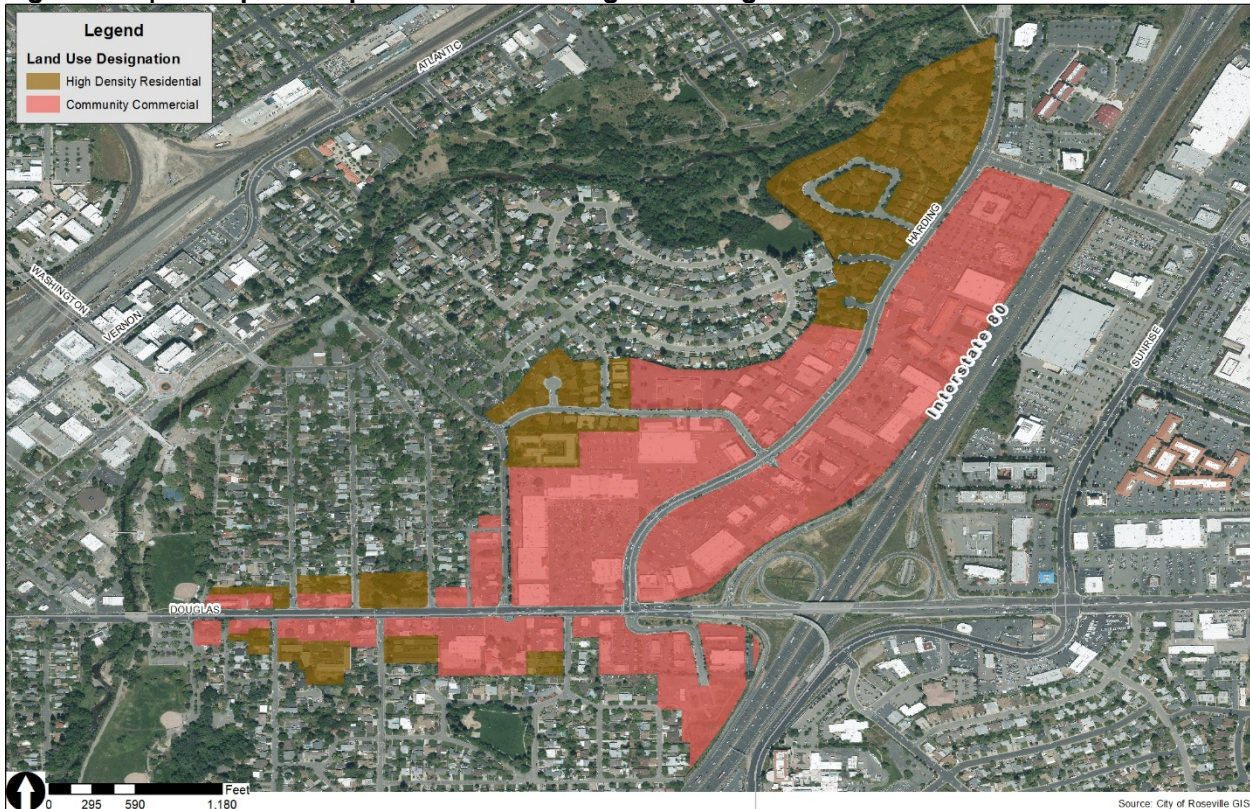


Figure X-32 | Conceptual Proposed Land Use Douglas-Harding Corridor



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

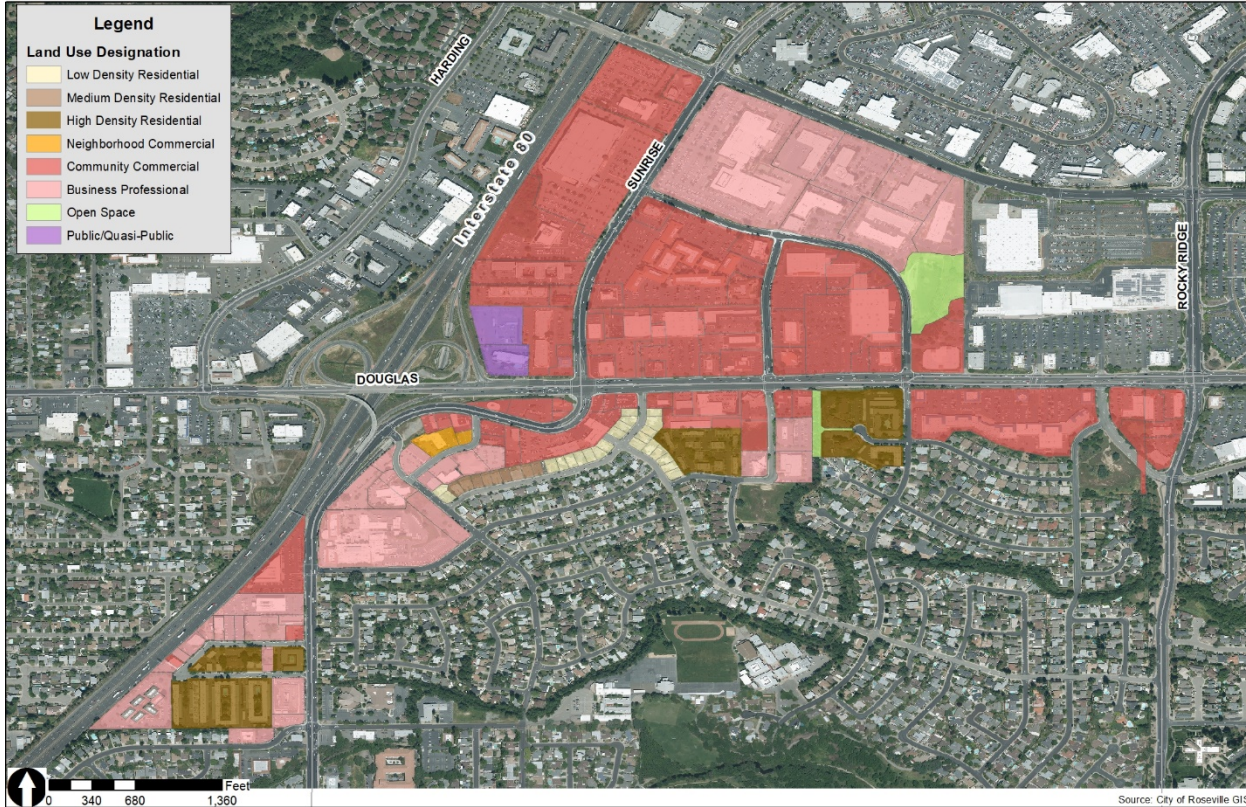
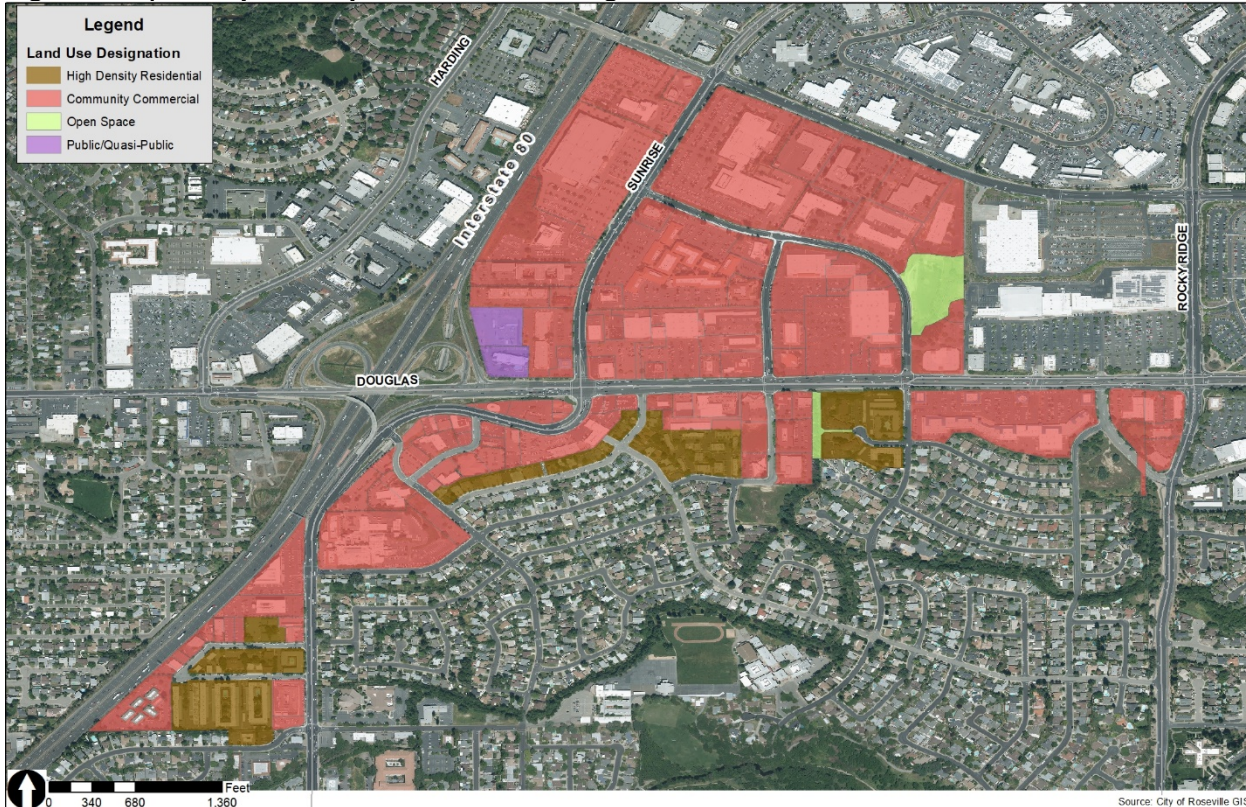


Figure X-34 | Conceptual Proposed Land Use Douglas-Sunrise Corridor



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.

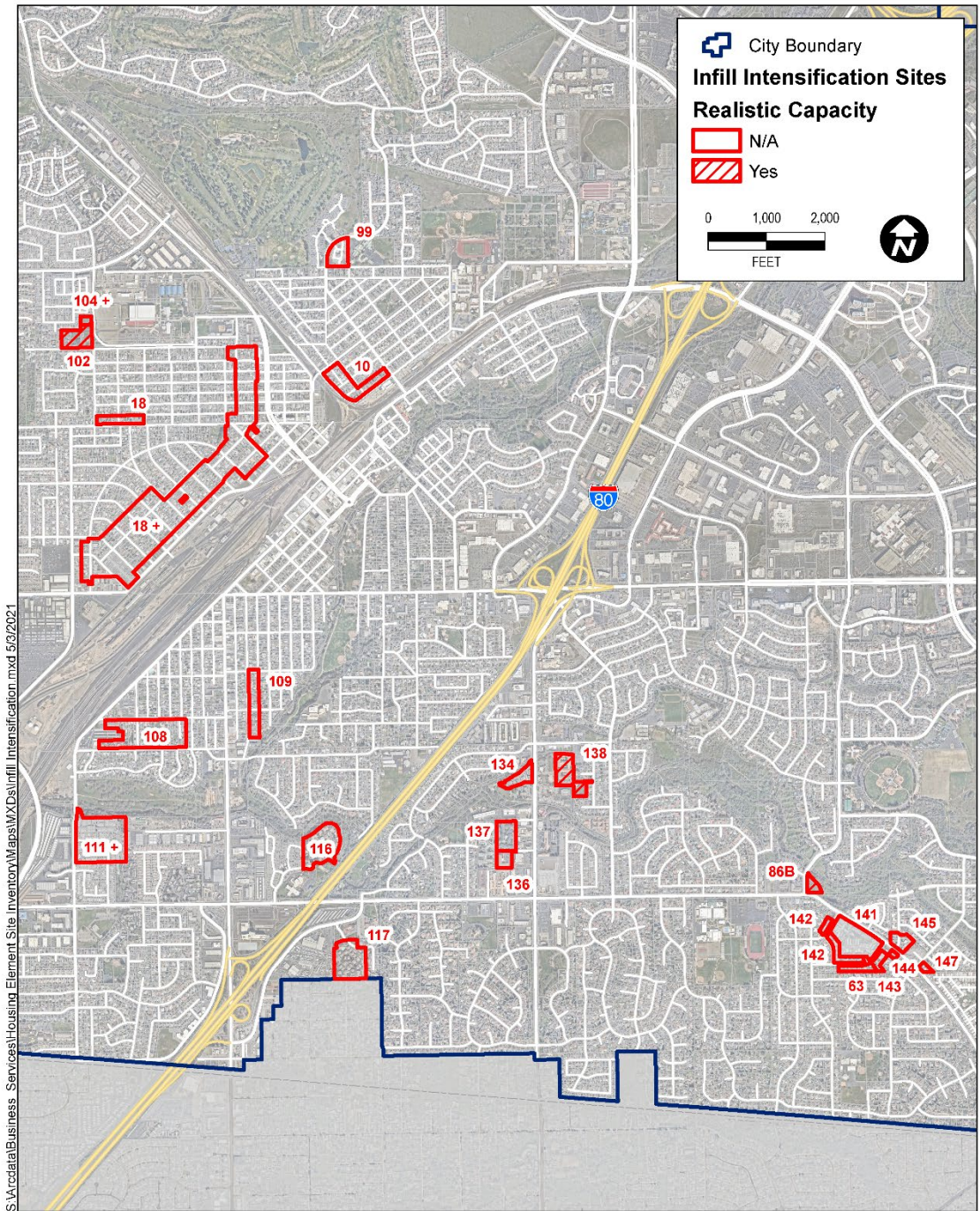
Table X-41 below shows the parcels currently identified as potential rezone and General Plan Amendment sites as part of this strategy. The locations of these parcels are shown in Figure X-35. The table lists the existing units on the site, the potential capacity if the sites were developed/redeveloped 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 $\frac{3}{4}$ -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.

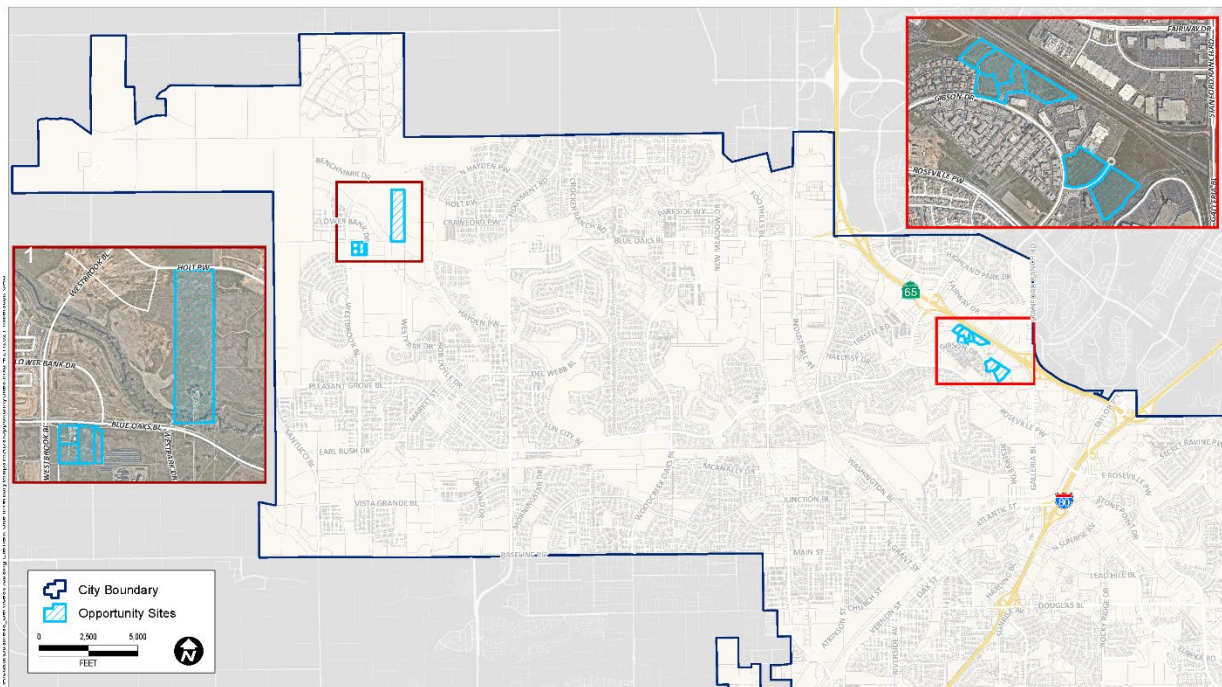
1. **City Property:** This 13.5-acre property is owned by the City and has a Community Commercial zoning and land use designation. Constraints include adjacency to the City's wastewater treatment plant and Roseville Electric Energy Plant. The property includes frontage on both Blue Oaks Boulevard and 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

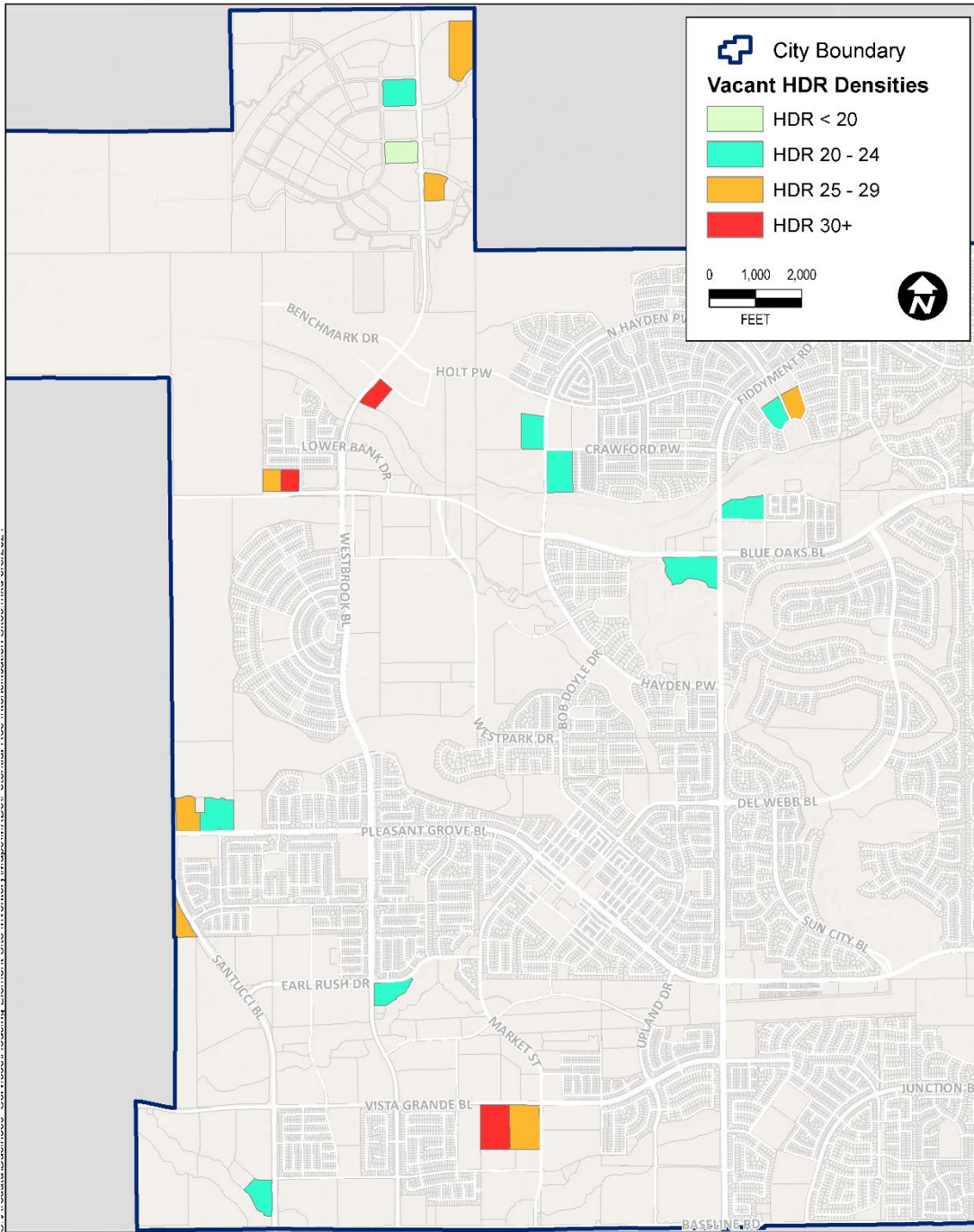
W-16	20.5	12.2	250	360	Moderate	360
W-27	21.5	7.9	20	230	Moderate	0
			150		Lower	80
KT-30	23.1	7.4	171	220	Lower	49
F-6B	23.2	8.4	195	250	Lower	55
JM-30 ^a	23.5	7.5	30	225	Moderate	0
			146		Lower	79
WB-31	23.7	11.1	263	330	Lower	67
F-21	23.7	14.5	343	430	Lower	87
F-8A	23.7	11.7	277	350	Lower	73
FD-34	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://turnercenter.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 Bonnybrook 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 Guisepe 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.wwjidinc.org (916) 786-9953

Auburn: Tuesdays at 7th Day Adventist Church 8:30 – 9:45 am / Thursdays at 1st St and Bell Rd, DeWitt 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

www.irecover.org

Email: office@hhhine.com



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-eps, 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.sierramentallowellness.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

4441 Auburn 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.voan-cnn.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.goldenlifekills.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

CA 95603 (530) 886-2867

11716 Enterprise Dr, Auburn

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**

152 Maple St #C, Auburn, CA (530) 888-7958
www.keslerbrockhoff.com

Email Jerry Watkins: Olbreazy@gmail.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.redefiningyouththerapy.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.sacounty.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.sierramentallowellness.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
Sacramento Veterans Resource Center Email: vcscac@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.voanncnn.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.

OTHER 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) 543-8000 10810 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.

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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.

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