

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director
Division of Housing Policy Development**

651 Bannon Street
Sacramento, CA 95811

Website: <http://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

Email: ProhousingPolicies@hcd.ca.gov

February 2025

Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any substantive deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Self-Scoring Sheet and Sample Self-Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Self-Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 provides a sample template to assist applicants with confirming the treatment of homeless encampments within the jurisdiction is consistent with USICH's "7 Principles for Addressing Encampments."

Appendix 6 provides a checklist to confirm that a Diligent Public Participation Process was conducted.

Appendix 7 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program form.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .)	<input type="checkbox"/>	<input type="checkbox"/>
The Self-Scoring Sheet is completed. (See Appendix 3 for the Self-Scoring Sheet and the Sample Self-Scoring Sheet.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One-page summary describing consistency with the 7 Principles for Addressing Encampments is completed. (See Appendix 5 for a template to assist.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The checklist confirming that a Diligent Public Participation process was conducted. (See Appendix 6 for the template.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as Appendix 7 .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application Information

Applicant (Jurisdiction):	City of Roseville
Applicant Mailing Address:	311 Vernon Street
City:	Roseville
ZIP Code:	95678
Website:	www.roseville.ca.us
Authorized Representative Name	Mike Isom
Authorized Representative Title:	Development Services Director
Phone:	916-774-5276
Email:	misom@roseville.ca.us
Contact Person Name:	Lauren Hocker
Contact Person Title:	Senior Planner
Phone:	(916) 774-5272
Email:	lhocker@roseville.ca.us
Total Self-Score (Based on Appendix 3):	49

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. []), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: [Mike Isom, Development Services Director]

Date: _____

Legislative Information

District	Number	Legislators Name(s)
State Assembly District	5	Joe Patterson
State Senate District	6	Roger Niello

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Code section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Scoring Criteria
Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing	2

	this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

Scoring Criteria
Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	2
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

Scoring Criteria
Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

Scoring Criteria
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing. Help – d	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

Scoring Criteria Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

Self-Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Self-Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Scoring Criteria list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 7**.
- **Points:** Enter the appropriate number of points using the relevant Scoring Criteria list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Scoring Criteria list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

**Appendix 3: Self-Scoring Sheet and Sample Self-Scoring Sheet
Self-Scoring Sheet**

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
1C	The Housing Element Residential Sites Inventory and completed Rezone Program accommodate a total of 2,403 units.	Enacted	Adopted Housing Element. Housing Element Program 14. Policies H3.2, H3.4, H3.5. See Calculation Table in Appendix D.	https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Developments%20Services/Planning/General%20Plan/10%20Housing%20Element%20Adopted%2008.18.21.pdf See Appendix 7 Document 01 for Calculation Table.	2			2

1H	<p>Residential uses are permitted by right in the Commercial Mixed Use (CMU) zone and conditionally permitted in Neighborhood Commercial (NC), Community Commercial (CC), General Commercial (GC), and Old Town Historic (HC) zones.</p> <p>The Riverside Gateway Specific Plan includes a Special Area overlay (SA) that created the CMU/SA-RG zoning district that allows residential development by right.</p>	Enacted	<p>Municipal Code Section 19.12.020 and Sections 9.3.1 through 9.3.3 of the Riverside Gateway Specific Plan</p>	<p>Municipal Code: https://ecode360.com/42766215</p> <p>And Riverside Gateway Plan: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Developments%20Services/Planning/Special%20Plans%20&%20Planning%20Areas/Riverside%20Gateway%20Specific%20Plan/Riverside%20Gateway%20Specific%20Plan.pdf</p>	2			2
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11	<p>The Development Standard (DS) overlay district allows an applicant to modify the development standards in any zone district or specific plan minimum lot size, width, yard setbacks, useable open space, landscaping setbacks, and parking ratios; maximum lot depth, coverage, and building height; and principal building types to provide for increased development flexibility.</p> <p>There are currently 5,812.1 acres within 26,373 parcels within the city that have DS overlay zoning.</p>	Enacted	Municipal Code Section 19.18.020	https://ecode360.com/42766261#42766261	1			1
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1L	<p>On December 21, 2022 the Roseville City Council approved the Douglas-Harding, Douglas-Sunrise, and Atlantic Street Specific Plans to facilitate commercial reinvestment and redevelopment, housing, and streetscape beautification. The Corridor Plans streamline housing development by correcting non-conforming zoning issues, allowing housing in commercial zones, and by streamlining CEQA analysis. The three plans provide for a minimum of 850 new housing units. This further expands the City's comprehensive and successful specific plan strategy in the City's Infill areas. Like the specific plan strategy, the Corridor Plans provide streamlining using the specific plan exemption, eliminating most future entitlements and CEQA requirements for future projects.</p>	Enacted	<p>Commercial Corridors website, General Plan Growth Management Strategy (starting on page II-33)</p> <p>and</p> <p>General Plan Policies LU1.1, LU5.5, LU8.5, LU8.7, LU8.10, LU9.3, and LU9.5 and Housing Element Program 6</p>	<p>Municipal Code: https://ecode360.com/42766841#42766841 <u>1</u></p> <p>And the Atlantic Street, Douglas-Harding, and Douglas-Sunrise Corridor specific plans</p> <p>https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=20705371</p> <p>See Appendix 7 Document 02 for description of this criteria's relationship to Enhancement Factor 1.</p>	1	1	1	2
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	<p>The Commercial Corridor Project is the City's latest effort in its comprehensive Specific Planning strategy. (See Appendix 7 Document 02 for description of this criteria's relationship to Enhancement Factor 1)</p>							
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2A	<p>The City maintains several ministerial approval process options for multiple housing project types.</p> <p>All low density residential (aka single family) units citywide are exempt from Design Review. These projects only require a building permit.</p> <p>Multifamily projects with at least 20% affordable housing may use the City's Objective Design Standards checklist, which allows applicants to self-certify that their projects meet a set of objective standards, and after that, these projects only require ministerial building permits, and no additional entitlements, notices, or hearings are required. Affordable Housing projects also qualify for ministerial processing of lot line adjustments, voluntary mergers, and parcel maps.</p>	Enacted	<p>Housing Element Program 15, Municipal Code 19.74.010 (D), Objective Design Standards, and Objective Design Standards webpage, Ordinance, Municipal Code 18.05.020</p>	<p>Housing Element: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/10%20Housing%20Element%20Adopted%2008.18.21.pdf</p> <p>Municipal Code: https://ecode360.com/42765899#42765899</p> <p>And https://ecode360.com/42765137</p>	3			3
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2B	<p>Certified General Plan EIR and many specific plan program EIRs that provide program-level CEQA analysis for projects.</p> <p>Nearly all housing projects are located within specific plan areas, and thus nearly all housing qualifies for streamlining.</p> <p>See Appendix 7 Document 02 for description of this criteria's relationship to Enhancement Factor 1.</p>	Enacted	<p>General Plan EIR (2020), Downtown Specific Plan EIR (2009), Northeast Roseville Specific Plan EIR (1987), North Central Roseville Specific Plan EIR (1990), Southeast Roseville Specific Plan EIR (1988), Stoneridge Specific Plan EIR (1998), Hewlett Packard Master Plan EIR (1996), Highland Reserve Specific Plan EIR (1997), Northwest Roseville Specific Plan EIR (1989), North Roseville Specific Plan EIR (1997, 1999, 2000), Del Webb Specific Plan EIR (1993), West Roseville Specific Plan EIR (2004), Sierra Vista Specific Plan EIR (2010), Creekview Specific Plan EIR (2012), Amoruso Specific Plan EIR (2016)</p> <p>General Plan Policies LU1.1, LU5.5, LU8.5, LU8.7, LU8.10, LU9.3,</p>	<p>Specific Plans Webpage (Click on map of each plan for all plan documents): https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774576</p> <p>See Appendix 7 Document 02 for description of this criteria's relationship to Enhancement Factor 1.</p>	2	1	2	4
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			and LU9.5 and Housing Element Program 6					
2C	<p>The City has a documented practice of streamlining housing development through the CEQA exemption for projects consistent with a specific plan (Government Code section 65447).</p> <p>The City's CEQA Implementing Procedures document the City's adopted approach to streamlining housing development using the CEQA statutory and categorical exemptions. In addition, the City has an adopted citywide ministerial process for multifamily housing providing at least 20% affordable housing.</p> <p>See Appendix 7 Document 02 for description of this criteria's relationship to Enhancement Factor 1.</p>	Enacted	<p>City of Roseville CEQA Implementing Procedures for Preparation, Processing, and Review of Environmental Documents, Exemption Examples,</p> <p>General Plan Policies LU1.1, LU5.5, LU8.5, LU8.7, LU8.10, LU9.3, and LU9.5 and Housing Element Program 6</p>	<p>CEQA Implementing Procedures: https://cdnsm5-hosted.civicle.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Developments%20Services/Planning/Citywide%20Planning%20Documents/CEQA%20Procedures_adopted20Jan2021.pdf</p> <p>See Appendix 7 Document 03 for two projects with Exemptions that have implemented these procedures.</p> <p>See Appendix 7 Document 02 for description of this criteria's relationship to Enhancement Factor 1.</p>	2	1	2	4

2D	<p>Typical building permit processing times are:</p> <p>Multifamily: Between 8 and 16 weeks</p> <p>Affordable Housing Projects: Reviews are prioritized, which expedites permit review time by up to 25% (6 to 12 weeks)</p> <p>Single Family Production Units: 2 to 3 weeks</p> <p>Custom Single-Family Units: 6 to 12 weeks, depending on complexity of design.</p> <p>Engineering permit applications can be submitted concurrently with building permit applications so that reviews can overlap, providing further reductions in processing times.</p> <p>The City added a new reporting function to its online permit records system on timelines for building, engineering, and planning records in the beginning of 2022. The City continues to optimize this Plan Review Report, which lists</p>	Enacted	Page X-147, Housing Element and Plan Review Report	https://cdnsm5-hosted.civiclives.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/10%20Housing%20Element%20Adopted%2008.18.21.pdf <p>See Appendix 7 Document 04 for August 18, 2025 Plan Review Report</p>	2			2
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	<p>all active permits and entitlements, the responsible staff reviewer, and time remaining before the review deadline for each project.</p> <p>Currently, 99% of all engineering and building permits and planning entitlements are completed prior to their due date. Reviews that do not meet their deadlines are usually completed within a day past their deadline.</p>							
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2E	<p>The Downtown Specific Plan streamlines the permitting of all housing within the downtown area. As mentioned under 2A, all single family and two-unit housing throughout the City is permitted ministerially. In addition, all multifamily housing in the Downtown Specific Plan area is streamlined through the Minor Design Review Permit (MDRP) process (Municipal Code Section 19.74.010(C)(2)). The MDRP is an over-the-counter, inexpensive process that is approved administratively by the Planning Manager and requires no hearing. A public notice is posted at the project site at least 10 days prior to action on the project (Municipal Code Section 19.78.020). The MDRP fee is \$233, whereas a standard design review permit requires a deposit of \$8,000.</p> <p>This process has been used to approve more than 227 new housing units (four mixed use</p>	Enacted	<p>Downtown Specific Plan (Section 9.4.7), Downtown Code Section 3.6, Municipal Code Sections 19.74.010(C)(2) and 19.78.020</p> <p>and</p> <p>General Plan Policies LU1.1, LU5.5, LU8.5, LU8.7, LU8.10, LU9.3, and LU9.5 and Housing Element Program 6</p>	<p>Downtown Specific Plan Chapter 9: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Area%20Specific%20Plan/09%20Plan%20Administration.pdf</p> <p>Downtown Code Chapter 3: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Area%20Specific%20Plan/Downtown%20Specific%20Plan/09%20Plan%20Administration.pdf</p>	2	1	2	4
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	<p>projects: Lohse Apartments [623 Vernon Street], Main Street Plaza[140 Main Street], Junction Station [120 Pacific Street], and Vernon Mixed Use [129 Vernon Street])</p> <p>The three Commercial Corridor Specific Plans allow Planning Manager approval for Multi-Family Residential projects that propose density of 25 units/acre or greater.</p> <p>See Appendix 7 Document 02 for description of this criteria's relationship to Enhancement Factor 1.</p>			<p>s/Downtown%20Specific%20Plan/Downtown%20Code/Planning_Chapter3_DTCodeMaster.pdf</p> <p>Municipal Code MDRP: https://ecode360.com/42767759#42767760</p> <p>https://ecode360.com/42767831#42767831</p> <p>Municipal Code Corridor Plans: https://ecode360.com/42766841#42766841</p> <p>And the Atlantic Street, Douglas-Harding, and Douglas-Sunrise Corridor specific plans</p> <p>https://www.roseville.ca.us/cms/One.aspx?portalId=7964</p>				
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[922&pageId=20705371](#)

See Appendix
7 Document
02 for
description of
this criteria's
relationship to
Enhancement
Factor 1.

2G	<p>The City allows concurrent submittal of building and engineering permits along with entitlements after the first round of entitlement check, once the application is complete.</p> <p>To facilitate this, the Development Services Department uses several permit and entitlement checklists to make requirements for all stages of a project as clear as possible, and to make applicants aware of required documentation and information before even filing an application.</p> <p>Furthermore, the Online Permitting Services (OPS) Portal allows applicants and staff to submit information, comments, and changes directly without the need for hard copy plans and multiple meetings or visits to the Permit Center. In addition, this system allows staff in different divisions on concurrent permits to work directly with each other and see each other's comments in real time, reducing</p>	Enacted	<p>Policy for Concurrent Review of Building Permits, Civil Improvement Permits, and Final Maps (Policy Number DS08), Permit and Entitlement Checklists, Online Permitting System Portal</p>	<p>Policy for Concurrent Review and Request Form: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/AFH/Concurrent%20Review_2018_revised.pdf</p> <p>Permit and Entitlement Checklists: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=10388959 (click link and then click tabs for Building, Planning, and Engineering and see "Electronic Submittal Checklists"</p> <p>OPS Portal:</p>	1			1
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	<p>the need for the applicant to go back and forth between divisions and deal with potentially conflicting comments. With direct, online communication, less administration is required, so staff processing entitlements and permits can respond directly and quickly without the need for the information to need to go through multiple people or steps.</p> <p>Combined, the OPS Portal, application checklists, and concurrent entitlement and permit processing create a consolidated process that allows multiple staff the ability to work simultaneously on planning entitlements greatly reduces processing time.</p>			<p>https://aca-prod.accela.com/COR/Default.aspx</p>				
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2H	<p>The City has ministerial Objective Design Standards (ODS) process for qualifying multifamily projects, which shortens timeframes by an average of three to four months.</p> <p>To qualify to use the ODS process, a project need not comply with the State SB 35 criteria. All projects citywide that provide a minimum of 20% affordable housing for low, very low, or extremely low income households may use the streamlined ODS process.</p> <p>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</p>	Enacted	Objective Design Standards, Page X-147 of the Housing Element	https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=17937094	1			1
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	<p>processing time and eliminates the \$8,000 deposit required for the entitlement.</p> <p>Since the ODS were adopted in their current form on April 21, 2021, the City has completed 10 affordable multifamily projects through the ODS process. In 2024 alone, the City approved four ODS projects for a total of 1,157 new affordable units. To compare, since the adoption of the ODS process no applicants have requested streamlining pursuant to SB 35 as of August 2025.</p>							
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2I	<p>The City operates a physical Permit Center where applicants can meet with planners and permit technicians, as well as representatives from Fire, Engineering, and Environmental Utilities in person, as well as an Online Permit Center where they can apply for any entitlement and pay fees. Each project is assigned to a planner who coordinates the project throughout its life and acts as a single point of contact for all other department contacts.</p>	Enacted	Webpage and Brochure	<p>https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=10101469</p> <p>https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/AFH/Handouts/Entitlement%20Permit%20Review%20Process.pdf</p>	1			1
2J	<p>Planning prioritizes the processing of multifamily development projects with affordable units, which reduces processing times by up to 25%.</p>	Enacted	Permit Processing Procedures and Timeline Estimates, Page X-147 of the Housing Element	<p>https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=16922252</p>	1			1

2K	The City has a universal planning application form for all entitlement applications. In addition, Planning provides application checklists for every entitlement type to assist applicants in providing all of the needed information consistently and in a timely manner.	Enacted	Applications, Forms & Handouts webpage. Click on "Planning" tab	https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=10388959	1			1
2L	The City publicly posts status updates on projects and permits online on its Development Activity Reporting webpage and the Online Permitting Services (OPS) portal, which allows anyone to look up status updates and documents.	Enacted	Development Activity Reporting webpage and Online Permitting Services Portal. Click on "Planning" tab	Development Activity Reporting: https://www.roseville.ca.us/government/departments/development_services/planning/development_activity_reports OPS Portal: https://acamprod.accela.com/COR/Default.aspx	1			1

2N	<p>A Project Evaluation Meeting (PEM) is held to review the first application submittal for discretionary projects to discuss possible site and design issues. It is attended by representatives from City departments (including Engineering, Building, Fire, Utilities, etc.) with the project applicant, architect, engineer, etc. to disclose potentially costly and time-consuming issues early enough to efficiently make changes. The PEM meeting can be held in person or virtually and allows a project applicant to meet with representatives from all of the City departments with discretionary authority over a project's requested entitlements and permits simultaneously, thus removing silos between departments. This allows the applicant to speak with department</p>	Enacted	<p>Entitlement Permit Review Process brochure, found on Applications, Forms & Handouts webpage. Click on "Planning" tab</p>	<p>https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=10388959</p>	1			1
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	<p>representatives directly so they can ask clarifying questions, negotiate terms, and, if two departments have conflicting directions, can resolve inconsistent directions on the spot. This reduces the need for multiple calls, meetings, and/or emails between the applicant and multiple departments. This can also solve issues before an applicant prepares resubmittal project documents. This can save the applicant tens of thousands (or more) of dollars and weeks or months of time.</p>							
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3A	<p>The Downtown Specific Plan waives park in lieu fees for residential development. (Housing Element, pg. X-90 and X-191; Downtown Specific Plan Policy 8.2.1). The waiver of parkland dedication requirements and park fees reduces development impact fees by \$2,523 per unit (Commercial & Multifamily Fee Booklet, Appendix P)</p> <p>The Commercial Corridor Specific Plans also provide these waivers. The City's intent is to provide incentives to build high density housing, particularly in more dense, walkable areas of the city.</p> <p>See Appendix 7 Document 02 for description of this criteria's relationship to Enhancement Factor 1.</p>	Enacted	<p>Housing Element Program 6, pg. X-90 and X-191</p> <p>Downtown Specific Plan, Policy 8.2.1</p> <p>Commercial Corridor Specific Plans</p> <p>Residential Fee Booklet, Commercial & Multifamily Fee Booklet Appendix P</p> <p>General Plan Policies LU1.1, LU5.5, LU8.5, LU8.7, LU8.10, LU9.3, and LU9.5</p>	<p>Housing Element: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=16922252</p> <p>Downtown Specific Plan: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775091</p> <p>Commercial Corridor Specific Plans: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=17686767</p> <p>Fee Booklets: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8740472</p> <p>General Plan: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774544</p>	3	1	2	5
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				See Appendix 7, Document 02 for description of this criteria's relationship to Enhanceme nt Factor 1.				
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3C	<p>The City has reduced development impact fees for age-restricted housing. This includes the citywide Public Facilities Fee, the Placer County Capital Facilities Fee, and Parks fees for several of the City's specific plans, including the North Roseville Specific Plan (NRSP), Westpark Specific Plan, and the Sierra Vista Specific Plan (SVSP). These fee reductions reduce development costs associated with this special housing need.</p> <p>These fees are provided in the City's Residential Fee Booklet and Commercial & Multifamily Fee Booklet, and a table showing a comparison of fees is provided in Appendix 7.</p>	Enacted	Residential Fee Booklet and Commercial & Multifamily Fee Booklet	<p>https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8740472</p> <p>See Appendix 7 Document 05 for Comparison of Fees</p>	1			1
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3D	<p>The City coordinated with Placer County and AMI Housing to convert and rehabilitate the Hampton Inn located at Sunrise Boulevard and Douglas Boulevard from a hotel to 82 fully-contained units of permanent supportive housing for unhoused households. Now called the Sun Rose Apartments, the project started as an effort by Placer County and the City to shelter the unhoused during the beginning of the Covid-19 pandemic using Project Roomkey funds. The units are fully occupied as of April 2025 and the program has been successful both in terms of helping people find housing and gaining stability, as well as for collaboration between the City and the County. This project is one component of the City's continued collaborative work with Placer County to provide innovative housing and services for people experiencing homelessness. With regard to Enhancement Factor 4, this is an example of a project the City undertook</p>	Enacted	<p>Sun Rose Apartments website, Council Communication RE: Placer Regional Homelessness Strategy</p>	<p>Website for Sun Rose Apartments: https://www.intiriminc.org/sunroseapartments/</p> <p>See Appendix 7 Document 06 for Council Communication.</p>	1	4	1	2
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	which went beyond what state law requires, and avoided the displacement/loss of a temporary housing site for people experiencing homelessness by converting it into permanent transitional housing.							
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3E	<p>The City operates a robust Alternative Transportation program with several full time staff dedicated to planning, operating, and maintaining alternative transportation options.</p> <p>This group assists the City in developing new policies supportive of non-vehicular transportation, including transit, biking, and walking. They also coordinate with transit, operate a Safe Routes to School Program, and provide and financially support educational opportunity and outreach events centered around biking and walking throughout the year.</p> <p>There are over 100 miles of on-street bike lanes plus 38.4 miles of Class 1 separated trails for bikes and pedestrians currently located within the city. The City is currently constructing a two-mile-long</p>	Enacted	<p>Bicycle Master Plan, Pedestrian Master Plan, Alternative Transportation Division webpage, City Bicycle Friendly Community webpage, League of American Bicyclists webpage and Bicycle Friendly Community Report Card for Roseville.</p>	<p>Biking & Walking - City of Roseville (includes parks, trails and bikeways map)</p> <p>Bicycle Master Plan and Pedestrian Master Plan: Planning - City of Roseville</p> <p>Bicycle Friendly Community - City of Roseville</p> <p>Bicycle Friendly AmericaSM League of American Bicyclists (bikeleague.org)</p> <p>See Appendix 7 Document 07 for Bicycle Friendly Community Report Card</p>	1			1
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	<p>section of the Dry Creek Greenway East Trail with planned completion by 2026, and several more off-street trails are planned and/or in the design and public outreach phases. A map of existing and planned bike lanes and multiuse trails is printed and distributed to members of the public, as well as made available online for people wanting to download the map.</p> <p>The City originally adopted its Bicycle Master Plan in 2008 and its Pedestrian Master Plan in 2011, both of which are updated regularly. The Bicycle Master Plan sets the City's goals for bicycling and facilities and infrastructure to support those goals and policies.</p> <p>Roseville was first awarded the Bicycle Community award by the League of American Bicyclists in 2008, and the award was renewed</p>							
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	<p>in 2017 and 2021, and has currently applied for the 2025 award period. The Alternative Transportation group advocates for funding to implement more robust programs and develop better biking infrastructure.</p>							
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3I	<p>The Riverside Gateway Specific Plan includes a streamlined Site Development Prototypes and Design Review Process. As part of the development of this specific plan, a qualified architect prepared four development prototypes for mixed use buildings on typical-sized lots located within the Plan Area. Property owners and/or developers may use one of these prototypes to take advantage of a streamlined development process consisting of only three steps. A Design Review Permit is not required, saving thousands of dollars in design costs to the developer, as well as in entitlement processing fees and time. The simplified process requires that the developer submit a site-specific grading plan showing utility locations, followed by a 30-day review period for City</p>	Enacted	<p>Riverside Gateway Specific Plan, page 9- 8 and Appendix C</p> <p>and</p> <p>General Plan Policies LU1.1, LU5.5, LU8.5, LU8.7, LU8.10, LU9.3, and LU9.5 and Housing Element Program 6</p>	<p>Riverside Gateway Plan: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775137</p> <p>General Plan: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774544</p> <p>See Appendix 7 Document 02 for description of this criteria's relationship to Enhancement Factor 1.</p>	1	1	2	3
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	<p>departments. After comments on the grading plans have been addressed, the project can go straight to plan check, including concurrent Engineering and Building Permit reviews, consistent with the timelines mentioned in 2D. If a lot merger or lot line adjustment is required for one of these projects using the prototypes, The Riverside Gateway Specific Plan allows for these entitlements to be reviewed and approved through the City's Administrative Permit process, which is approved at the staff level. In addition, this process removes the requirement for the notification process, further reducing processing time and limiting potential for litigation.</p> <p>See Appendix 7 Document 02 for description of this criteria's relationship to Enhancement Factor 1.</p>							
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4B	<p>The City established the Roseville Local Housing Trust Fund (HTF) in 2004. The HTF is funded through developer in-lieu fees, payoffs from developer-subsidized loans, and payoffs from affordable resale units. The HTF was slow to gain funding due to the recession and reductions in home building starting in 2008, so it was unable to provide for major projects until 2019. However, prior to that, it did assist in providing funding for smaller-scale projects and loans for affordable housing development. The HTF has now built up enough to be a major source of funding for new affordable housing construction.</p>	Enacted	Housing Element p. X- 29, and Local Housing Trust Fund Final Report	<p>Housing Element: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=16922252</p>	2			2
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4H	<p>The City acts as the successor agency for the now dissolved Roseville Redevelopment Agency. Current revenues primarily come from loan repayments and are used for small gap funding for future affordable housing projects in areas of high opportunity or in areas at risk of displacement.</p> <p>In 2021, residual redevelopment funds in the amount of \$600,000 were loaned to St. Anton Partners to create 80 affordable units that were fully occupied in 2024. In 2022, a loan in the amount of \$500,000 was used as gap financing to fund Hampstead's Prospera at Fiddymment Workforce project that created 54 affordable workforce units.</p>	Enacted	FY 2023-2024 Annual Report and Report of Required Information	See Appendix 7 Document 08 FY 2023-2024 Annual Report and Report of Required Information	1			1
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41	<p>The City operates an ongoing Affordable Housing Program, which consists of three separate funding sources: the Roseville Local Housing Trust Fund, Low and Moderate Income Fund, and the Affordable Housing</p> <p>The City issues a Notice of Funding Availability (NOFA) each year making funding from these, and other funding sources as available (such as CDBG, State Local Housing Trust Fund Program match, etc.) for new affordable housing construction projects to qualified builders.</p>	Enacted	2025 Permanent Supportive and Affordable Housing Notice of Funding Availability	See Appendix 7 Document 09 for 2025 NOFA	1			1
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4M	<p>The Roseville Housing Division operates the Housing Rehabilitation Program, which provides 0% interest loans of up to \$100,000 to low-income households for repairs needed to correct health and safety deficiencies and general improvements to keep the property from falling into disrepair. There are no monthly loan payments, and the loans are only payable upon sale, change of title, or change of use. Low-income individuals that are either permanently disabled and/or over the age of 62 may also qualify for grants of up to \$5,000 under this program.</p> <p>In 2024, the Housing Rehabilitation Program served five households with a total of \$300,000. Additional funds can be applied to the program as available. As of</p>	Enacted	Program Webpage, Program Brochure, 2024 APR	<p>Link to Program Webpage: https://www.roseville.ca.us/residents/affordable_housing/ownership_programs/housing_rehabilitation_program</p> <p>Housing Element APR data available on HCD website: https://www.hcd.ca.gov/planning-and-community-development/housing-element-implementation-and-apr-dashboard</p>	1	4	1	2
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	<p>August 2025, there are currently another four homes that are being rehabbed using this program. With regard to Enhancement Factor 4, this program goes beyond State requirements to prevent the displacement of lower-income households and preserve affordable housing. The City's program is not mandatory, it is a program the City initiated and established that goes beyond the requirements of law by offering 0% interest loans with no monthly payments, as long as the resident continues to occupy the home as their primary residence. It enables lower-income homeowners to make essential health and safety repairs, helping them remain in their homes and avoid the risk of forced sale due to unaffordable costs or code enforcement actions resulting from</p>							
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	deferred maintenance.							
Total					36		13	49

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Scoring Criteria Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5 City of Roseville Homeless Encampment Template

Subchapter 6.6 Prohousing Designation Program requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness. An application must include a one-page summary demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments (June 17, 2022). The following template and certification are included to help jurisdictions meet this threshold.

Authored: August 2025

Updated: October 2025

Author: Suzanne Acrell, Housing Analyst and Lauren Hocker, Senior Planner

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments –** Describe how system partners (name partners) work together to prioritize health and safety both for residents and unsheltered individuals. (350 characters max)

The City developed a Homeless Response Team in 2015. This is a cross-departmental team comprised of staff from various departments and divisions, including Economic Development, Parks Recreation and Libraries, the Roseville Police Department Social Services Unit (SSU), the Housing Division, Public Works, Public Affairs and Communications, and the City Attorney's Office. Led by Housing Analyst Suzanne Acrell, the team meets monthly to address homelessness and prioritize unsheltered individuals and housed neighbors, the environment, and businesses.

This Homeless Response Team collaborates frequently with shelter providers, County Health and Human Services, County Probation, local hospitals, and neighboring jurisdictions.

- **Principle 2: Engage Encampment Residents to Develop Solutions –** Describe street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options using the housing first approach before an existing encampment is closed. (350 characters max)

Park, Recreation & Libraries' Open Space Division coordinates with the SSU to clean up abandoned camping sites and occupied locations frequently utilized by homeless

individuals. The City maintains a GIS application to mark camps that are reported to the City and track camp status. The system is also used by the Fire Department to address evacuation needs in case of fires in open space areas. When such locations are found by City staff or reported by the public, the SSU outreaches to individuals to build trust and offer connection to shelter and housing; a Homeless Outreach Worker from Placer County Health and Human Services is embedded within the SSU. City staff make contact with individuals both in camps and around the community, with the team contact dependent on the circumstance.

Staff/teams include the Family Mobile Team, which responds to family crisis situations focused on services and support for minors in distress (including both physical danger and mental health circumstances); the Mobile Crisis Team, which responds primarily to adult crisis situations; a Social Service Practitioner trained in de-escalation, critical negotiations, and solution-oriented approaches, to work with at-risk and chronic individuals impacted by mental health complications and substance use disorders; and Homeless Outreach Workers, to work on connecting people with housing and services. These City staff meet the person experiencing homelessness where they are, listen to their needs, and offer assistance to address barriers to housing. Shelter opportunities and an array of supportive services are provided to individuals as needed, including:

- Family reunification services, including funding for travel to a verified supportive family member's home
- Connection to counseling, community education, and health services
- Connection to shelters and other housing services

A complete list of the services and service providers can be found on the [City of Roseville Homelessness Resources](#) webpage. The services and organizations on this page are also provided to people on a card (see printable PDF of this card [here](#), on the Homelessness Resources page). The City has also posted permanent signs by parks, trails, and other areas where unsheltered people are known to be that provides the phone number to access services and a QR code for donations to homelessness services.

The City has an overarching goal of proactively offering resources and outreach to as many unsheltered individuals in the community as possible, and tracks the number of contacts made by the City staff, the number of resource contact cards distributed, and the number of people successfully housed or reunified with family.

If a site cleanup is needed, RPD coordinates with the Open Space Division to post a notice for a minimum of 48 hours, perform the service, hold any found belongings for 90 days for

pick-up (which is greater than the minimum 60 days specified by Executive Order N-1-24), and dispose of waste. Cleanups are performed up to once a week, if necessary.

- **Principle 3: Conduct Comprehensive and Coordinated Outreach** – Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions that is customized to individual needs. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. (350 characters max)

The SSU and the other staff/teams described in Principle 2 conducts coordinated outreach with the countywide Homeless Liaison Team and County Probation to provide connection to variety of potential person-centered solutions based on individual needs and next steps to housing. City staff provide people experiencing homelessness with immediate resources including transportation to and assistance navigating places like the DMV and Social Security Office, as well as access to the resources discussed in Principle 2 and found on the [City of Roseville Homelessness Resources](#) webpage. Transportation to shelter is provided, and shelter is provided by either shelter providers (see Principle 5 for a comprehensive list) or via hotel vouchers. Supportive services are provided for both shelter options.

Both the SSU and the Housing Division utilize their licenses and are active in the countywide 211/coordinated entry Homeless Management Information System.

- **Principle 4: Address Basic Needs and Provide Storage** – Describe efforts to meet basic needs, health, safety, and access to storage (timeframes) for people experiencing unsheltered homelessness while creating clear pathways to permanent housing. (350 characters max)

The City provides connection to medical, mental, and behavioral health care, substance use treatment, and to local non-profit providers offering shelter, transitional housing, permanent housing, groceries, meals, showers, and laundry. In collaboration with a local non-profit provider, SSU administers an emergency hotel voucher program.

The City also encourages unhoused individuals to store copies of their important housing documents needed to access housing such as picture ID, veteran ID, DD214, social security card, income statements and more to the HMIS. Lost or stolen documents can be an added barrier to permanent housing.

Camp cleanup procedures are based on the Encampment Safety Priority Level Standards Policy (Appendix 5 Document 01 City of Roseville Encampment Safety Priority Level Standards Policy 3.15.23 (Signed)). When a camp is reported to the City's tracking system it is evaluated to determine the priority level. The SSU engages in citywide proactive outreach in our homeless camp hot spot locations on every Monday and Tuesday of each week. During these two days of "Camp Reconnaissance" we are engaged in proactive outreach with our unsheltered population and, if needed, mark camps in need of cleanup with 48-hour notices. All camps on public property and debris piles get entered into our Field Maps database which gives locational information on a google earth image of where each camp was located and what priority it was assigned along with photos of the camp and the location of where the 48-hour notice was left.

SSU and Natural Resources staff reviews priorities weekly. Resources are offered to encampment residents consistent with the description in Principle 2, both during the initial contact and on the day of camp cleanup. At every point during Camp Reconnaissance and Clean Up Day, services are always offered. Each of the SSU sworn officers is paired with a Homeless Outreach Worker. The first mission is services first and enforcement second. Therefore, if services can be provided immediately and are accepted (Temporary Shelter, mental health services, hotel vouchers, RX medicine renewals, bus passes, vehicle and bike repair, etc), those services are provided. If the person is resistant to services during first contact, services are offered again during Camp Clean Up, if the camps are still occupied. Many of the people City staff interact with during Camp Reconnaissance are willing to enter our case load and we are in contact with them constantly to provide services, even after their camp is removed.

Found belongings are held for 90 days for pick-up (which is greater than the minimum 60 days specified by Executive Order N-1-24). The 48-hour notice includes the location of the camp, a contact name and phone number, and the date and time of the notice for the 48-hour period.

- **Principle 5: Ensure Access to Shelter or Housing Options** – Describe how low barrier resources to housing and supportive services are communicated to encampment residents. Include how strategies involve alternative measures to criminalization, focusing on service engagement and harm reduction. (350 characters max)

First established in 2015, SSU takes a person-centered services-first solution focused approach offering outreach, intervention, and re-integration. SSU offers services and

pathways outside of the criminalization framework, and meets unhoused individuals in person where they are. They listen, offer opportunities, help address barriers to permanent housing, and establish next steps. As discussed in Principle 2, the City has an overarching goal of proactively offering resources and outreach to as many unsheltered individuals in the community as possible, and tracks the number of contacts made by the City staff, the number of resource contact cards distributed, and the number of people successfully housed or reunified with family. Housing and service partnerships include the following (also available on the [City of Roseville Homelessness Resources](#) webpage) and are made available to encampment residents through 211/the Coordinated Entry System and the resource contact cards:

- 211 Connecting Point Adult System of Care
- AMI Housing
- Apartment Managers
- The Gathering Inn
- Kaiser Permanente
- Kids First
- Lighthouse Counseling
- Nation's Finest
- Placer County Housing Authority
- Placer County Probation
- Roseville Homestart
- Roseville Housing Authority
- Salvation Army
- Social Service Unit – PD
- St. Vincent de Paul
- Stand Up Placer
- Victory Village
- Volunteers of America (VOA)

PROGRAMS

- Homeless Prevention and Rapid Rehousing
- Housing Choice Vouchers
- Mainstream Vouchers
- Veterans Affairs Supportive Housing (VASH) Vouchers
- Emergency Housing Vouchers
- Foster Youth to Independence Vouchers

- **Principle 6: Develop Pathways to Permanent Housing and Supports** – Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and

services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. (350 characters max)

The Social Services Unit and the Housing Division provide direct support to people experiencing homelessness to access permanent housing most efficiently through outreach where people are and as folks demonstrate a need for assistance. The City offers the Homeless Resource Hotline/211 which provides access to emergency housing, rapid re-housing, and permanent supportive housing. The City also has 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 people currently experiencing homelessness and those at risk of homelessness with grants for payments of past due rent, security deposits, first month's rent, past due utility bills, and emergency motel vouchers. As an annual average, the HPRR program provides over 37,000 bed nights, provides rental assistance for approximately 500 households, successfully finds placement for 50 individuals into transitional or treatment facilities, and permanently houses 15 people who were experiencing homelessness.

The City plays an active role in the countywide Built for Zero efforts to meet people where they are, build trust, listen to needs and help address barriers to permanent housing. Supports include working with people in need of housing on their next step to housing, which could be PSH. Assistance also includes help in-person assistance navigating the DMV and Social Security offices, gathering documents like valid picture ID, completing rental applications, and paying for application fees and housing deposits.

The City's programs align with Housing First by providing permanent housing as the goal, offering rental assistance and support services to help people experiencing homelessness secure housing, and providing assistance to at risk households to prevent homelessness. The City's programs are designed to be flexible and responsive so that they can accommodate the varying needs of people experiencing homelessness.

- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure**
 - Describe plans for former encampment spaces (long-term solutions to prevent encampments from reoccurring). Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. (350 characters max)

The City created an Encampment Safety Priority Level Standards Policy in 2023 (Appendix 5 Document 01 City of Roseville Encampment Safety Priority Level Standards Policy 3.15.23 (Signed)). The policy distinguishes encampments by priority (safety threat) level using a risk management methodology.

The plan for what happens to encampment sites after closure is for public space to be utilized as intended and to be accessible, clean, safe, and environmentally responsible. For example, the City provides parks, trails, and open space for recreation, health benefits, community engagement, and environmental protection. The City supports shelter and transitional housing providers, PSH, and affordable housing for people coming from homelessness, as a prevention tool.

Prevention actions include improved lighting and routine visits by security patrol, Social Services Unit, and Open Space Division.

Certification and Authorization:

Signature of Authorized Representative

Date



Approved:

A handwritten signature in blue ink, appearing to read "Dominick Casey", is written over a horizontal line.

Effective Date: 3/15/2023

Dominick Casey, City Manager

City of Roseville: Encampment Safety Priority Level Standards Policy

Purpose:

The purpose of this “Encampment Safety Priority Level Standards Policy” (“Policy”) is to distinguish encampments by priority (safety threat) level using a risk management methodology. This Policy focuses on the locally driven and supported solutions to address the unsheltered population.

“Encampments” is meant to be a broad term to encompass locations and situations where one or more persons are situated, in an unsheltered manner, for living accommodation purposes. Living accommodation purposes include sleeping activities and/or making preparations to sleep, and/or using any tents or temporary shelter, and/or storing personal property (including but not limited to clothing, sleeping bags, bedrolls, blankets, sheets, luggage, furniture, backpacks, kitchen utensils, cookware and similar material). These activities constitute an encampment when it reasonably appears, in light of all the circumstances, that a person is using public property as a living accommodation for one or more nights.

Priority levels range from Priority 1 (highest priority), when encampments pose imminent threats to safety or infrastructure and must be immediately resolved, to Priority 4 (lowest priority), where City staff work, in collaboration with local partners, to monitor the encampment to ensure the safety of the inhabitants and the community at large. For Priority 1 and 2, the City of Roseville will work with local partners and service providers to develop a relocation strategy and plan for securing the encampment site once it is cleared. To reach the point where an encampment is removed, the City of Roseville requires that the encampment be determined to have significant public health and safety impacts to the people experiencing homelessness and/or the greater community. The standards to support a significant public health and safety impact are further defined below in each Priority Level, but include potential traffic hazards, criminal activity, fire activity, or general safety and cleanliness concerns.

This Policy may only be amended, altered, or rescinded upon the agreement of the City Manager, City Attorney, Parks, Recreation & Libraries Director, and Police Chief, after consultation with the City’s internal Homelessness Task Force/Response Team, as such group may be re-named from time to time.

Priority Levels

Priority 1- Emergency Priority- Subject to Immediate Clean-Up and Removal (though City will endeavor to provide 48 hour notice where safe)

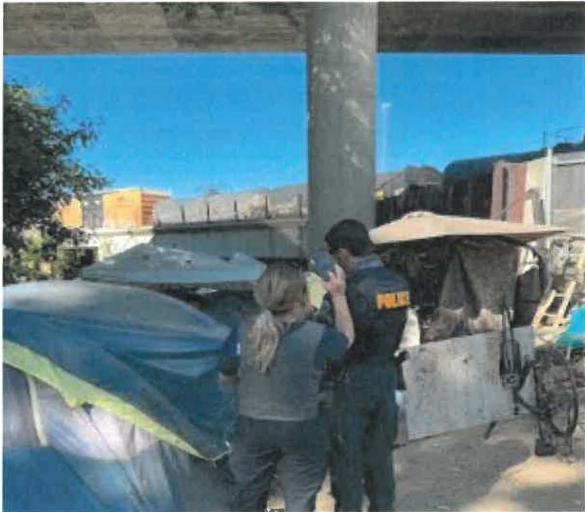
Priority 1 encampments present immediate significant public health and safety impacts to the inhabitants experiencing homelessness and/or the public at large. The focus is on immediate mitigation. Criteria to be considered in determining Priority 1 status are:

- Encampments located in or immediately adjacent to public right of ways, including but not limited to roadways, pedestrian paths, sidewalks, bus shelters, bus loading and unloading zones, or multi-use trails, where the encampment (or debris from the encampment) restricts vehicular or pedestrian access (in violation of the American with Disabilities Act) and/or otherwise presents a risk of collision or pedestrian/vehicle conflict;
- Encampments located on or immediately adjacent to critical infrastructure, including but not limited to utility infrastructure such as water lines, lift-stations, valves, sewer infrastructure, electric transmission lines and poles, transformers, substations, gas lines, public works infrastructure such as dams, bridges, levees, roadways, radio equipment, designated building entrances and exits, etc.;
- Encampments located in or immediately adjacent to floodways/floodplains, flood control infrastructure, sites subject to erosion control measures, or encampments with a risk of allowing debris to enter floodways/floodplains, flood control infrastructure, or sites subject to erosion control measures;
- Encampments that, due to location, operation, or size, conflict with the City of Roseville’s Open Space Preserve Overarching Management Plan;
- Encampments that threaten or violate any State or Federally required environmental permits, approvals, or regulatory framework. This includes but is not limited to National Pollutant Discharge Elimination System (“NPDES”) permits;
- Encampments that present a risk of fire, especially during drought and high wind conditions;
- Encampments located in or immediately adjacent to archaeological, paleontological, or tribal cultural resources;
- Encampments located in or immediately adjacent to any known habitat covered by the California Endangered Species Act.;
- Encampments located in improved city parks;
- Encampments that, due to location or the operations of its inhabitants, are resulting in property damage to the location of the encampment or the surrounding area (this includes encampments on public property that are resulting in property damage to adjacent private property and/or public property);
- Encampments generating calls for service to public safety related to “violent crimes” (as defined by Penal Code § 667.5, as may be amended). This includes calls for service generated by the inhabitants and/or the public at large;
- Encampments in violation of any Federal, State, or local health order or directive.

Priority 1 Photo Examples:



← Encampment is adjacent to creek and located within floodway/floodplain. Debris is entering waterway and blocking drainage culvert.



← Encampment is located immediately adjacent to railroad tracks, presenting an immediate danger to the inhabitants and the trains. Also, encampment is located immediately adjacent to structural supports for roadway infrastructure.



← Encampment is located immediately adjacent to structural supports for roadway infrastructure and utility access. Encampment is also obstructing passage under the roadway infrastructure.

Priority 2-High Priority- Coordinated removal with outreach/relocation focus, where minimum 48 hours' notice will be provided

Priority 2 encampments present the potential for significant public health and safety impacts to the inhabitants experiencing homelessness and/or the public at large if left unaddressed. Focus is on monitoring, mitigating, and relocation solutions with local partners when practicable. Criteria to be considered in determining Priority 2 status are:

- Encampments not currently meeting the criteria of Priority 1 above, but due to their size, growth, and location, could become a Priority 1 encampment. These are encampments that have the potential to become Priority 1 encampments in weeks or days if unaddressed.
- Objective factors such as rate of growth, number of inhabitants, and rate of expansion into locations that meet the criteria of Priority 1 above should be utilized when determining the status of a Priority 2 encampment.

Priority 2 Photo Examples:



← Encampments show signs of active inhabitants, but are not in a location currently meeting the criteria of Priority 1 above. However, due to their size, growth, and location, could become a Priority 1 encampment.



← Encampments show signs of active inhabitants, but are not in a location currently meeting the criteria of Priority 1 above. However, due to their size, growth, and location, could become a Priority 1 encampment.



← Encampments show signs of active inhabitants, but are not in a location currently meeting the criteria of Priority 1 above. However, due to their size, growth, and location, could become a Priority 1 encampment.

Priority 3-Medium Priority- No immediate removal needed as not a public safety concern in comparison to Priority 1-2 encampments.

Priority 3 encampments present little to no impact to the public health and safety of the inhabitants experiencing homelessness and/or the public at large. Focus is on mitigation where possible, offering of services, and relocation solutions with local partners when practicable.

- Encampments not currently meeting the criteria of Priority 1 or 2 above and with reasonably low probability of becoming a Priority 1 or Priority 2 encampment if left unaddressed.
- Objective factors such as rate of growth, number of inhabitants, and rate of expansion into locations that meet the criteria of Priority 1 and 2 above should be utilized when determining the status of a Priority 3 encampment.

Priority 3 Photo Examples:



Encampment shows signs of active inhabitant, but is not in a location currently meeting the criteria of Priority 1 or 2 above. It is either not increasing in size or is increasing at a very slow rate, so as to not likely become a Priority 1 or 2 encampment.



Encampment shows signs of active inhabitant, but is not in a location currently meeting the criteria of Priority 1 or 2 above. It is either not increasing in size or is increasing at a very slow rate, so as to not likely become a Priority 1 or 2 encampment.



Encampment shows signs of active inhabitant, but is not in a location currently meeting the criteria of Priority 1 or 2 above. It is either not increasing in size or is increasing at a very slow rate, so as to not likely become a Priority 1 or 2 encampment.

Priority 4-Low Priority- No immediate removal needed as not a public safety concern in comparison to Priority 1-3 encampments.

Priority 4 locations present little to no impact to the public health and safety. They are the remnants of encampments that are currently uninhabited. They may consist of debris piles and are not within public view or likely to make their way into any of the locations identified in the criteria for Priority 1 or 2 encampments.

- These areas are not currently meeting the criteria of Priority 1, 2 or 3 above and with low probability of becoming a Priority 1, 2, or 3 encampment if left unaddressed.

Priority 4 Photo Examples:



Does not show signs of an active encampment and is likely only a debris pile from a prior encampment. The debris is not located in any Priority 1 location and is unlikely to drift into a Priority 1 location.



Does not show signs of an active encampment and is likely only a debris pile from a prior encampment. The debris is not located in any Priority 1 location and is unlikely to drift into a Priority 1 location.



Does not show signs of an active encampment and is likely only a debris pile from a prior encampment. The debris is not located in any Priority 1 location and is unlikely to drift into a Priority 1 location.

Other Considerations

In addition to the standards outlined above, nothing in this Policy shall prevent the City from utilizing any other remedies, procedures, and/or penalties available under any Federal, State, or local laws.

At all times the City should endeavor to take a “services first” approach when addressing encampments in the Priority 2 and 3 categories. Where practicable, long term solutions to ending homelessness should be utilized when addressing and relocating inhabitants of encampments.

Appendix 6: Public Participation Checklist

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.”

Please complete this checklist, and sign, to confirm that the applicant has complied with this requirement. Attach and reference any comments you received during the process.

Regulation Text	Explanation	Yes	No
Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input.	<p>Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media.</p> <p><i>Notice was distributed through the Housing Element listserve, on the City’s social media (Facebook, X, etc), City email blast, and an article in Business Matters. A flier was created in both English- and Spanish-language.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specific effort to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	<p>Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice.</p> <p><i>The City distributed notice via the Housing Element listserve, which included contacts such as the United Auburn Indian Community, the Latino Leadership Council, Connecting Point, House Sacramento, the Sacramento Housing Alliance, and other organizations and individuals representing a diverse array of stakeholders in the community. The listserve includes over 4,000 unique email addresses.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and	<p>Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse segments of the community, including individuals or representatives of lower-income and</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>subsequent versions for seven (7) calendar days.</p>	<p>special needs households, for-profit and non-profit developers, and special needs service providers.</p> <p><i>The application was available for public review from August 29, 2025 through September 29, 2025, and was available online at www.roseville.ca.us/prohousing and physical copies were available at the City offices and at all City libraries.</i></p>		
<p>Public hearings and informative meetings.</p>	<p>For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.</p> <p><i>The City hosted a workshop at a City Council meeting on September 17, 2025 and also held a public hearing to adopt the Resolution for the application on November 5, 2025.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate.</p>	<p>Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.</p> <p><i>Comments and responses are included in this Appendix 6.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Certification and Authorization:

Signature of Authorized Representative

Date

Appendix 6

Comments on the Application (plain text) and Description of Incorporation into Application Process (*italicized text*)

Derek Pell, email dated September 10, 2025

Good afternoon,

I have some questions and feedback about the pro-housing application for the city. I was wondering how the scores were assigned for the different categories of scoring criteria? Is this a self-assessment from the city, is the scoring rubric available?

In general, I would like to see the city prioritize decreasing barriers for infill development rather than greenfield expansion, which is especially pressing as the city reaches the completion of the existing specific plans. If we look down the road a few years, RHNA numbers are likely to increase, while our development capacity in the specific plans will decrease as we approach build-out. At that point, how is the city thinking about improving our ability to develop infill sites? I see that line items such as 3E and 3G were scored as a 1 (what does that indicate I assume 1 is low and 3 is high?) - but decreasing auto-dependency and coming up with pre-approved missing middle housing designs could decrease the barriers for development in the infill areas.

Thank you very much, I wish the city luck in our pro-housing designation application.

Incorporation Into Application Process

A consistent theme from comments received was concerns or questions related to the scoring criteria/rubric of the Prohousing Designation Program. Staff reached out to each individual commentator to explain, but also added a "Prohousing Application Explained" section of the City's website (www.roseville.ca.us/prohousing) that walks through each section of the application. Related to this comment, the explanation provides the page number where the scoring criteria begin and explains how scores are determined (each category may only be used once, etc). Staff also directed Mr. Pell to the HCD archive of information on the Prohousing Designation Program for information on how the scores for each criterion were developed.

Sue Samuel, email dated August 29, 2025

Hi Lauren!

My name is Sue and I live in Roseville with my 24 year old son Dylan with autism who is very low income (only SSI) and wants to move out and live in Roseville. He cannot as he can't get services unless I put him out on the street and he calls 211 as extremely low income persons with disabilities who want to move out are not considered unhoused per Roseville's operational definition.

I don't know a lot about housing but I was going to come to the 9/17 meeting to learn more. Where in the pro housing application does it address all the people with disabilities living in Roseville with their aging caregivers? I thought it may be in section 1G but don't see it.

Also in the housing element on page 50 it does talk about persons with disabilities but are they going to update those numbers as 9.8% from 2018 cannot be accurate. It's much much higher. Getting info from Alta Regional Center may be helpful and I can try to help with that if it's not too late? Would a higher percentage help our adults with disabilities at all?

Trisha Isom has been awesome explaining a lot of this to our group but I wanted to reach out to see if coming on

9/17 may allow me to learn more? I don't see an agenda or anything listed as to what goes on at a Council meeting and if you can attend via zoom or it has to be in person?

Incorporation Into Application Process

The scoring criteria do not explicitly address housing for persons with disabilities who currently live with family, but who may eventually either need or benefit from non-familial assisted living. However, criteria 1G could certainly be used for such programs and the programs listed in the City's application for criteria 4B, 4H, 4I, and 4M are also used by families with this living situation. Staff let the commenter know that the application was a scorecard of the City's existing policies and that she would be welcome to come to the workshop on September 17th. Staff explained that Housing Elements are updated on eight-year cycles, which is why the data has not been recently updated, but that the next update process would likely be kicking off in 2027. Staff also confirmed that the commenter is on the Housing Element listserv and encouraged the commenter to participate in that future process.

Vickie Smith-Becker, MPA, BS, email dated September 10, 2025

Good morning,

I saw the article on the HUB regarding the application being submitted. I am happy to see that you are chasing funding for additional housing for COR. I have been wanting to talk to someone in housing dept regarding new housing construction, the HUB article provided an opportunity to do so. I am a newer homeowner in Roseville (Nov 2022). I purchased a new DR Horton build, (West Roseville-5288 Molino Cir). At the time these were the cheapest new homes in Roseville.

I will start with what Roseville does well:

1. Great supporting infrastructure – Parks, open space (walk/bike paths) schools, fire, and police- all easily accessible.
2. Green build – Solar, no gas, energy efficient, water wise landscaping.

What I feel Roseville did not do so well:

1. Allowed a floor plan from DR Horton that has no bathroom downstairs! Not even a ½ bath. This is a huge ADA issue for any guest coming over to have to make those steep stairs. My mother has a knee brace, and she would never be able to go up and down the stairs, thus she has never been able to visit me from Nevada. Also, if I had a temporary injury, I would have issue getting up and down stairs for the bathroom. At least w a ½ bathroom downstairs one could sleep on the couch, have kitchen, and bathroom on bottom floor.
2. Allowed DR Horton to have too narrow streets in the subdivision – which makes it horrible with high traffic, delivery trucks or an issue in an emergency, say a fire for evacuation. The street parking is horrible, there is not enough of it and almost all homes have no driveway. Garbage days it is a huge issue for cars to have to move.
3. City inspection was lacking. DR. Horton took tons of short cuts and used cheap materials. There is currently a class action suit against DR. Horton.
4. Took our Green Bins away. Said that there was not enough green material for pickups. However, some have side yards w grass, and I still have weeds or organics that should not be going into the garbage. I understand that there isn't high volume with high density communities but could have provided smaller bins or changed it to 1 a month, or every other month pickup.

I absolutely love living in the City of Roseville and I made the conscience decision to buy in Roseville, even

though at the time I could have bought in Lincoln or Antelope new builds w ½ bath downstairs cheaper. Eventually I do want to get out of the DR Horton home and into a single-story home – but that requires a better economy and single-story home I can afford to buy in Roseville.

I wish you luck on your application, but I hope you will see the need to improve. City can keep cheap builder like DR. Horton from building in Roseville. Hold the builders to a higher standard. These are new homes, but I can see in 10-15 yrs these turning into a not so nice area of Roseville to live.

Thank you for your consideration of my comments.

Incorporation Into Application Process

These comments are not on the contents of the Prohousing application and, as the commenter indicates, are unrelated to the Prohousing application.

Mary Steele, Maidu Neighborhood Association President, phone call dated September 9, 2025

[Comments paraphrased by staff] Ms. Steele indicated her neighborhood was concerned about increased density and its effects on the sufficiency of parking and traffic/access issues. A multifamily project was recently approved in the neighborhood that had generated a lot of concern for neighbors. In looking at the Prohousing application, it appeared to include policies about increasing allowable density in single-family neighborhoods, reductions in parking, and other standards that raised serious concerns. Ms. Steele and those contacting her were concerned about policies such as this, wanted to ensure they understood the application materials, and were concerned that 30 days might not be enough time.

Incorporation Into Application Process

Staff explained to the commenter that the concerns being expressed were based on the descriptions of the scoring rubric on PDF page 7 of the application, and that the City's actual programs and policies described in the application begin on PDF page 18. For example, the City does not have any policies or programs that increase density on single-family properties which go beyond state law. Staff also let the commenter know that none of the programs and policies described in the application are new; all are existing, adopted programs and policies. This information resolved the commenters concerns regarding the application.

Roberta Turner, email dated September 11, 2025

I am a proud and amazed long time citizen of Roseville. The manner in which my city approves, administers and makes housing programs available continues to be an achievement that I speak about, am proud to see in action and is centered around its current and future citizens. Thank you for supporting diversity in our expanding city.

Incorporation Into Application Process

This is not a comment on the Prohousing application, though staff did thank the commenter for taking the time to send an encouraging email.

Appendix 7: Additional Information and Supporting Documentation

Appendix 7 List of All Links and Documents

Document Number	Document Name	Used for Criteria	Link or PDF
01	RHNA Calculation Table	1C	PDF
02	Specific Plan Process Relation to Enhancement Factor 1	2B, 2C, 2E, 3A, 3H	PDF
03	Projects Using Specific Plan Exemption	2C	PDF
04	August 18, 2025 Current Plan Check Report	2D	PDF
05	Age Restricted Housing Fee Reductions Table	3C	PDF
06	Council Communication of Placer Regional Homelessness Strategy	3D	PDF
07	Bicycle Friendly Community Report Card	3E	PDF
08	FY 23/24 Report of Required Information	4F	PDF
09	2025 Notice of Funding Availability (NOFA)	4F	PDF
10	Housing Element	1C 1J, 2A, 2D, 2G, 2I, 3A, 3H, 4A	Link
	https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/10%20Housing%20Element%20Adopted%208.18.21.pdf		
11	Municipal Code	1F, 1G, 1H, 2A, 2F	Link
	https://ecode360.com/42765899		
12	Downtown Specific Plan	2B, 2E, 3A	Link

	https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775091		
13	Riverside Gateway Specific Plan	1G, 3H	Link
	https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775137		
14	Commercial Corridors Webpage	1J	Link
	https://www.roseville.ca.us/government/departments/development_services/planning/commercial_corridors_project		
15	General Plan and EIR	1J, 2B, 2C, 2E, 3A, 3H	Link
	https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774544		
16	Objective Design Standards	2A, 2G	Link
	https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=17937094		
17	All Specific Plan EIRS	2B	Link
	https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774576		
18	CEQA Implementing Procedures	2C	Link
	https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Citywide%20Planning%20Documents/CEQA%20Procedures_adopted20Jan2021.pdf		
19	Online Permit Center webpage	2F, 2H, 2K	Link
	https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=10101469		
20	Entitlement Review Process brochure	2H, 2M	Link
	https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/AFH/Handouts/Entitlement%20Permit%20Review%20Process.pdf		
21	Universal planning application form	2J	Link
	https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/AFH/Applications/Universal%20Fillable%20Form%20-%20Planning.pdf		
22	Permit and Entitlement Checklists (Click on tabs for Building, Planning, and Engineering)	2F, 2J	Link
	https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=10388959		

23	Policy for Concurrent Review of Building Permits, Civil Improvement Permits, and Final Maps (Policy DS08)	2F	Link
	https://cdns5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/AFH/Concurrent%20Review_2018_revised.pdf		
24	Development Activity Reporting webpage	2K	Link
	https://www.roseville.ca.us/government/departments/development_services/planning/development_activity_reports		
25	Residential Fee Booklet and Commercial & Multifamily Fee Booklet	3A, 3C	Link
	Residential (all): https://cdns5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Building/Development%20Impact%20Fees/2024-2025%20Residential%20Fee%20Booklet%20FINAL%2003272025.pdf Commercial & Multifamily Fee Booklet: https://cdns5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Building/Development%20Impact%20Fees/2025-2026%20Commercial%20&%20Multi-Family%20Fee%20Booklet%20FINAL.pdf		
26	City of Roseville Alternative Transportation Division Webpage	3E	Link
	Walk, Bike, and Roll - City of Roseville		
27	Bicycle Master Plan and Pedestrian Master Plan	3E	Link
	Planning - City of Roseville		
28	The League of American Bicyclists Bicycle Friendly America webpage	3E	Link
	Bicycle Friendly AmericaSM League of American Bicyclists (bikeleague.org)		
29	City of Roseville Parks, Trails, and Bikeways Map	3E	Link
	https://www.roseville.ca.us/government/departments/public_works/biking_walking/parks_trails_bikeways_map		
30	City of Roseville Housing Rehabilitation Project Webpage	4H	Link
	Housing Rehabilitation Program - City of Roseville (civiclive.com)		

31	Housing Rehabilitation Program Brochure	4H	Link
	https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Economic%20Development/Rehab/Housing%20Rehab%20Brochure%20website%20version.pdf		
32	2024 Annual Progress Report and Council Communication	4H	Link
	https://rosevilleca.portal.civicclerk.com/event/2826/files/agenda/3124		

Appendix 5 Document 01 | Comparison of Regional Housing Need and Existing Residential Unit Capacity

Income Category	Regional Housing Needs Allocation	Vacant Land	Underutilized Opportunity Sites	Accessory Dwelling Units	Total Existing Capacity	Housing Unit Surplus or Deficit ⁴ (Before Rezone Program)	Rezone Program	Housing Unit Surplus or Deficit ⁴ (After Rezone Program)	Total Capacity After Rezone Program	% Capacity
Very Low ¹	3,855	3,985	357	45	4,387	-1,791	2,403 ⁵	612	6,790	109.9%
Low ¹	2,323									
Subtotal (Very Low and Low)	6,178									
Moderate ²	1,746	4,676	42	34	4,752	3,006	0	3,006	4,676	267.8%
Above Moderate ³	4,142	4,644	0	1	4,645	503	0	503	4,644	112.1%
Total	12,066	13,305	399	80	13,784	1,718	2,403	4,121	16,110	133.5%

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.

5. Completed Rezone Program, successful completion email from HCD on June 27, 2025

Appendix 5 Document 02

Description of Specific Planning Process in Support of Enhancement Factor 1

Specific Plans are the foundation of the City's growth management and planning strategy, as well as the first step in implementing the City's 10% Affordable Housing policy. Criteria 1J, 2B, 2C, 2E, 3A, and 3H each represent an element of the City's successful comprehensive Specific Plan strategy. Housing Element Implementation Measure/Program 6: Specific Plan areas (beginning on page X-17) provides a comprehensive description of the City's Specific Planning Process and how it assists, and has succeeded for many years in streamlining the development of housing, including at least 10% deed-restricted affordable housing, along with the services, infrastructure, and community-serving commercial uses for each area. The Specific Plan process has enabled the City to set aside large areas of connected open space for environmental protection, passive recreation, wildlife migration, multi-use trails, and aesthetic value. Furthermore, the Specific Plan process allows for easy CEQA and permit streamlining because major issues, including mitigation, infrastructure, and financing, are known and have already been negotiated. Most infrastructure is already in place and federal and state permits already obtained by the time residential units are ready to be developed.

This comprehensive unified program is supported by many of the City's General Plan policies, including Policies LU1.1, LU5.5, LU8.5, LU8.7, LU8.10, LU9.3, and LU9.5.

Appendix 5, Document 03: Examples of Use of Specific Plan Exemption

EXAMPLE 1: Minor modification of a Specific Plan



**Planning Division Staff Report
Planning Commission Meeting**

October 12, 2023

Prepared by: Kinarik Shallow, Associate Planner

ITEM 6.1: Specific Plan Amendment and Development Agreement Amendment – 5251 Fiddymont Road – WRSP PCL F-22 – SPA and DAA – File #PL23-0245

REQUEST

The applicant requests a Specific Plan Amendment (SPA) and Development Agreement Amendment (DAA) to merge WRSP Parcels F-22A and F-22B into new Parcel F-22, and to adjust the unit allocations and affordable housing allocations accordingly. No changes to the overall unit and affordable housing counts are proposed.

Applicant – Kris Steward, Plan Steward, Inc.
Property Owner – West Roseville Development Company Inc.

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Recommend the City Council adopt a resolution approving the Specific Plan Amendment; and
2. Recommend the City Council adopt the five (5) findings of fact and approve the 11th Amendment of the Fiddymont Land Venture Development Agreement.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

Figure 1: Project Location

The project site is located on Parcels F-22A and F-22B in the West Roseville Specific Plan (WRSP), at the northeast corner of Harvey Way and Fiddymnt Road (see Figure 1 below). The site is currently vacant and both parcels have a General Plan land use designation of High Density Residential and a zoning designation of Multi-Family Housing (R3). F-22A has a unit allocation of 82 units and Parcel F-22B has a unit allocation of 162 units. Surrounding uses include an Open Space parcel to the north, a Medium Density Residential subdivision to the east, the Plaza at Blue Oaks retail center to the south across Harvey Way, and a vacant Community Commercial parcel and Open Space parcel to the west across Fiddymnt Road.



At the time of the adoption of the WRSP, the site was one parcel (F-22) with a unit allocation of 244 units, and the parcel had an affordable obligation of 184 rental units (91 very low-income and 93 low-income). On February 9, 2023, the Planning Commission approved a Tentative Parcel Map (file #PL22-0304) to subdivide Parcel F-22 into the two current parcels, F-22A and F-22B, and a Tree Permit to allow removal of one 68" valley oak tree on site to accommodate future development. As part of that project, the City Council approved a Specific Plan Amendment and Tenth Amendment of the Fiddymnt Land Venture Development Agreement to reallocate the affordable housing units among the subject parcels. The parcel was subdivided to facilitate the development of an affordable apartment project on each of the resultant parcels. The apartment projects were approved through the City's Objective Design Standards (ODS) process because at least 20% of the units were provided as affordable to lower income households (File #PL22-0380 and File #PL22-0383). The ODS process was adopted by City Council on April 21, 2021 (Resolution 21-152) in order to streamline the construction of qualified affordable housing projects and to comply with State housing legislation. The projects have not been constructed.

Although the Tentative Parcel Map was approved, the map has not been recorded and the parcel remains as one parcel. The applicant is currently requesting a Specific Plan Amendment and Development Agreement Amendment to merge WRSP Parcels F-22A and F-22B back into one parcel F-22, and to adjust the unit allocations and affordable housing allocations accordingly. No changes to the overall unit and affordable housing counts are proposed. The applicant has indicated that the entitlements are requested to better position the site for a future affordable housing project. Development of the site is not proposed with this application. The future affordable housing project will be subject to the ODS process.

EVALUATION – SPECIFIC PLAN AMENDMENT

Specific Plan Amendments (SPA) are analyzed for consistency with the goals and policies of the affected plan. The project includes a text only amendment to the West Roseville Specific Plan (WRSP). No changes are being made to the existing zoning and land use designation of the site. The SPA exhibit and WRSP change pages are included as Exhibits A and B. Changes to the text, tables, and figures of the WRSP will be made to reflect the merging of parcels F-22A and F-22B into one parcel (F-22) with a unit allocation of 244 units. The proposed unit allocations result in a density that is consistent with the existing High Density Residential (HDR) land use designation of the site.

Consistent with the General Plan affordable housing goal, the WRSP includes an Affordable Housing Plan (Chapter 5) which designates 10% of the units in the WRSP for middle-, low- and very low-income households. This includes a mix of purchase housing that is affordable to middle-income households, and rental housing that is affordable to low- and very low-income households. The WRSP affordable housing goal is allocated to specific MDR and HDR parcels as identified in Table 5-3 of the WRSP. The intent is to distribute affordable units throughout the WRSP area. Parcel F-22A is currently allocated 81 affordable rental units, with 100 percent of the units allocated for very low-income households. Parcel F-22B is currently allocated 162 affordable rental units, with 10 units allocated for very low-income households and 93 units allocated for low-income households. The Affordable Housing Plan will be amended to revise the affordable housing obligations and reflect the merging of the parcels. The resulting unit allocation will be 244 units with 184 affordable units (91 very low-income and 93 low-income). Table 1 below identifies the proposed unit allocations and the proposed affordable unit allocations.

Given the project will maintain the same number of units in the WRSP, there will be no impacts to planned infrastructure, roadways, or other public facilities. In addition, the project will maintain the existing obligation of 184 affordable units. Based on the foregoing, staff supports the proposed SPA.

Table 1: Unit Allocations

Specific Plan Parcel	Existing			Proposed
	F-22A	F-22B	Total	F-22
Acres	2.70	7.15	9.85	9.85
Unit Allocation	82	162	244	244
Density	30.4	22.7	n/a	24.8
Affordable Units				
Affordable Units	81	103	184	184
Very low-income units	81	10	91	91
Low-income units	0	93	93	93

EVALUATION – DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

- 1. Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the West Roseville Specific Plan;**
- 2. Consistency with the provisions of the City of Roseville Zoning Ordinance;**
- 3. Conformity with the public health, safety and general welfare;**
- 4. The effect on the orderly development of the property or the preservation of property values; and**
- 5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.**

The project includes an eleventh (11th) amendment of the Fiddymnt Land Venture Development Agreement (DA). The DA Amendment is included as Exhibit C. Development Agreements are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties.

The DA Amendment includes a revision to the land use plan exhibit contained in the original DA to reflect the merging of Parcels F-22A and F-22B. The DA Amendment will also amend the relevant sections of the original DA to address the revised affordable housing obligations resulting from the merging of the parcel. The City's Housing Division reviewed the project and determined the proposed affordable unit allocations are acceptable and consistent with City policy. Items that are not addressed in the amendment are subject to the terms of the original DA. In summary, City staff has found the proposed DA Amendment is consistent with the General Plan, WRSP, and the Zoning Ordinance. The DA Amendment is in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DA Amendment is consistent with items 1-5 above.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on September 28, 2023 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website.

Subsequent to the publication of the public hearing notice, staff received email correspondence from Stephen Mueller, a resident in the Oakbriar subdivision located to the east of the site (see Attachment 1). Mr. Mueller indicated concerns with the potential traffic impacts resulting from the eventual construction of the apartments on Parcel F-22. Planning and Engineering staff spoke with Mr. Mueller and explained that the site has been designated as an HDR site since the adoption of the WRSP and was evaluated as such in the City's traffic demand model. Since the apartment use is consistent with the land use and density assumed for the site in both the General Plan and the WRSP, the project is not anticipated to result in additional traffic impacts beyond what was already anticipated. Mr. Mueller also expressed concerns with the existing overflow parking on Harvey Way, which is currently permitted on the south side but prohibited on the north side of the street. Staff indicated they would further evaluate on-street parking along Harvey Wy.

ENVIRONMENTAL DETERMINATION

The proposed project is statutorily exempt from environmental review pursuant to Section 15182 of the California Environmental Quality Act (CEQA) Guidelines, as a residential project pursuant to a Specific Plan. A project is eligible for this exemption if the public agency has prepared an EIR on a specific plan after January 1, 1980, and the criteria to require a subsequent or supplemental EIR are not met. The EIR for the West Roseville Specific Plan (SCH #2002082057) was certified by the City Council on February 4, 2004. No significant changes to the site or new, potentially significant impacts have been identified that would require the preparation of a subsequent or supplemental EIR, and the proposed project is consistent with the previously completed analysis.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Recommend the City Council adopt a resolution approving the **SPECIFIC PLAN AMENDMENT – 5251 FIDDYMENT ROAD – WRSP PCL F-22 – SPA AND DAA – FILE #PL23-0245**; and

2. Recommend the City Council adopt the five (5) findings of fact and approve the **DEVELOPMENT AGREEMENT AMENDMENT – 5251 FIDDYMENT ROAD – WRSP PCL F-22 – SPA AND DAA – FILE #PL23-0245.**

EXAMPLE 2: Tentative Subdivision Map



PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING *December 8, 2022*

Prepared by: Sean Morales, Associate Planner

ITEM 6.1: **Tentative Subdivision Map, Major Grading Plan, and Administrative Permit – 2091 Gentle Rain Drive – ARSP PCL AR-14, AR-15, AR-27, AR-31, AR-117A & AR-117B – Amoruso Ranch Phase 1 Subphase A2 – File # PL22-0157**

REQUEST

The proposed project will create 156 residential lots within the Amoruso Ranch Specific Plan. The project will result in small lot tentative maps for parcels AR-14, AR-15, AR-27, AR-31, and newly created AR-117A and AR-117B. The map also includes parks AR-61 & AR-64B as well as additional landscape and water-quality lots. A Major Grading Plan is requested to allow rough grading on parcel AR-51 in order to borrow material to balance the earthwork on the project site. An Administrative Permit is requested to transfer units among ARSP parcels, eliminate parcels AR-7 and AR-46, and create parcels AR-117A and AR-117B.

Applicant – Vance Jones, Wood Rodgers, Inc.
Property Owner – Gonzalo Rodriguez, Brookfield Sacramento Holdings, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to seventy-two (72) conditions of approval;
- B. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to twenty-seven (27) conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Administrative Permit subject to two (2) condition of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

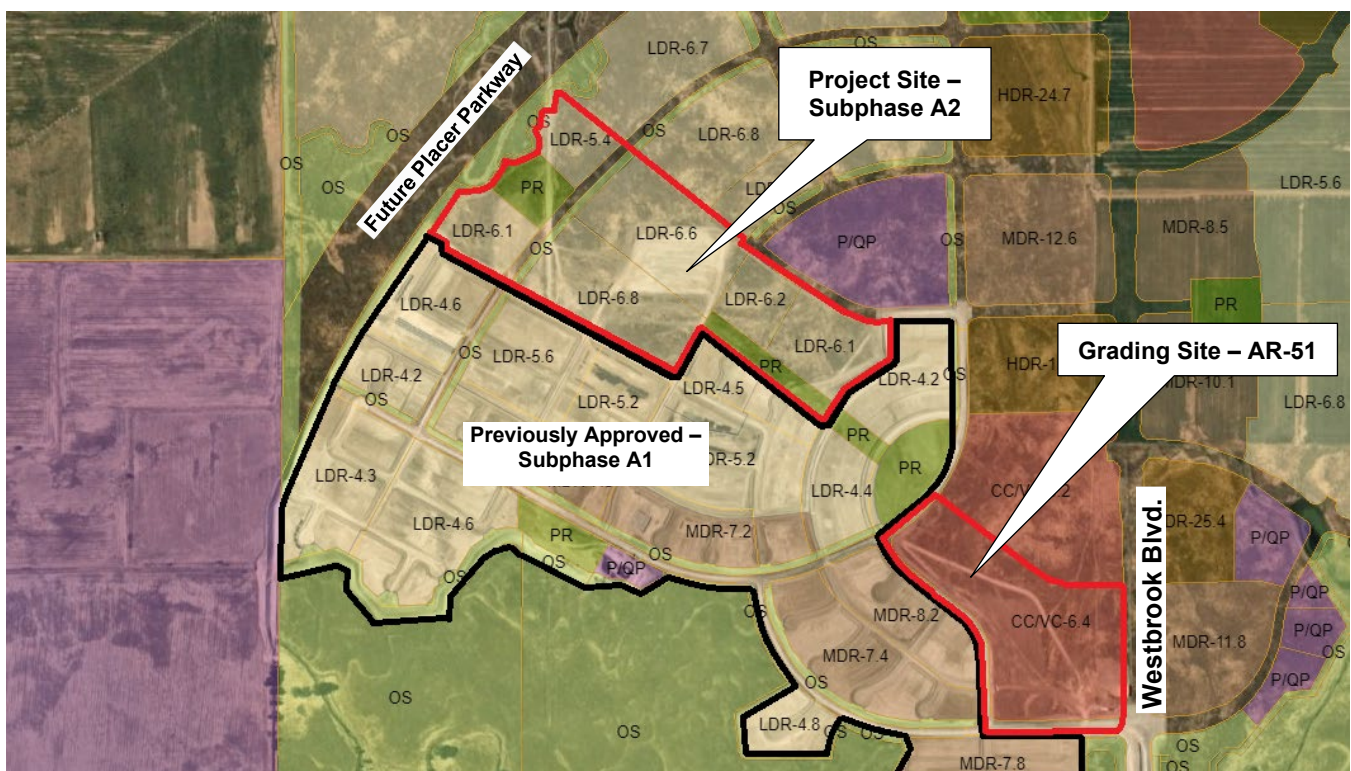
The Amoruso Ranch Specific Plan (ARSP) was approved by City Council in June 2016 to support the development of approximately 696 acres in the northwestern portion of the City, including 2,827

residential units, 51 acres of commercial, 17 acres of public/quasi-public, 22 acres of parks, 145 acres of open space, and 20 acres of urban reserve. An Environmental Impact Report (EIR) (SCH# 2013102057) was certified at the time of Specific Plan adoption. Annexation of the ARSP area into the City of Roseville was approved by the Placer County Local Agency Formation Commission (LAFCO) on December 18, 2018.

An initial Tentative Large Lot Map, which reflected the ARSP land use parcels was approved by the Planning Commission on January 10, 2019. However, during the coordination with the U.S. Army Corps of Engineers (USACE) for federal Clean Water Act (CWA) Section 404 permitting, the USACE required additional avoidance of wetland features that necessitated a modification of the land use plan. A General Plan Amendment (GPA), Specific Plan Amendment (SPA), Rezone (RZ), two Development Agreement Amendments (DAA), and Tentative Large Lot Map Modification application (File #PL19-0312) was reviewed by the Planning Commission on February 27, 2020 and approved by City Council on April 1, 2020. No changes were made to the overall acreage of the ARSP or to the number of housing units.

On March 24, 2022, the Planning Commission approved a Tentative Subdivision Map for 481 residential units within Amoruso Ranch Phase 1 Subphase A1. The current request is for a subsequent Tentative Subdivision Map to create 156 additional residential parcels within Subphase A2.

Figure 1: Project Location (parcels bordered in red)



PROJECT DESCRIPTION

Tentative Subdivision Map – The applicant requests a Tentative Subdivision Map for parcels AR-14, AR-15, AR-27, AR-31, AR-117A and AR-117B.

Major Grading Plan – The applicant requests a Major Grading Plan approval to allow rough grading on parcel AR-51 in order to borrow material to balance the earthwork on the project site.

Administrative Permit – The applicant requests an Administrative Permit to transfer units among parcels in the ARSP, eliminate parcels AR-7 and AR-46, and create parcels AR-117A and AR-117B.

EVALUATION: TENTATIVE SUBDIVISION MAP (PARCELS AR-14, AR-15, AR-27, AR-31, AR-117A and AR-117B)

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in **bold, italic text** and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The proposed project includes a tentative subdivision map for Phase 1 Subphase A2 of the ARSP to divide approximately 34.48 acres into 156 single-family residential lots, 3 water quality lots, 2 park parcels, and 1 paseo parcel in addition to right-of-way parcels. Table 1 below provides a summary of each village within the proposed subdivision, as well as acreages for the other parcels within the subphase.

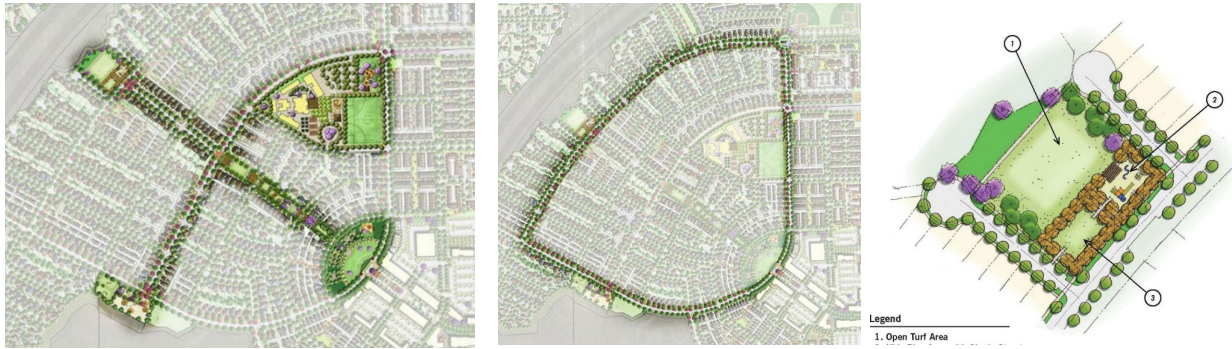
Table 1 – Tentative Subdivision Map Parcels

Parcel Number	Land Use Designation	Zoning Designation	Dwelling Units	Gross Acreage	Density (du/ac)
<i>Residential Lots</i>					
AR-14	LDR	RS/DS	48	7.64	6.3
AR-15	LDR	RS/DS	45	7.91	5.7
AR-27	LDR	RS/DS	13	2.37	5.5
AR-31	LDR	RS/DS	22	4.26	5.2
AR-117A	LDR	RS/DS	13	2.49	5.2
AR-117B	LDR	RS/DS	15	3.30	4.5
Total			156 lots	27.97 acres	
<i>Water Quality Lots</i>					
"A"	LDR	RS/DS		0.06	
"B"	LDR	RS/DS		0.07	
"C"	LDR	RS/DS		0.37	
Total				0.50 acres	
<i>Park Parcels</i>					

AR-61	P/R	P/R		1.71	
AR-64B	P/R	P/R		0.74	
Total				2.45 acres	
<i>Paseo Parcel</i>					
AR-72A	OS	OS		0.64	
Total				.64 acres	

The layout of the parcels within the project are based on the community form anticipated in the ARSP. While the ARSP allows for flexibility in the physical development of the community over time, there are two key elements that form the framework of the plan; paseos and the park system they connect to. ARSP Phase 1 Subphase A2 contains the central portion of the axial geometry of the planned parks and paseos. Figure 2 shows the applicable figures from the ARSP for reference. As anticipated in the plan, the applicant proposes a street connecting linear park AR-64B and park AR-61 on the western end. A paseo then crosses this linear park section perpendicularly and creates a link between neighborhoods and amenities in the area. Park AR-61 is proposed as anticipated in the ARSP with two roadways with homes that front onto the park as well as frontage onto Green Feather Way. All single-family lots throughout the plan area are oriented with frontage onto public streets. The subdivision layout and street design were reviewed by the City’s Engineering Division and the Fire Department to ensure there is adequate street widths for circulation and emergency response.

Figure 2. Park and Paseo diagrams from the ARSP

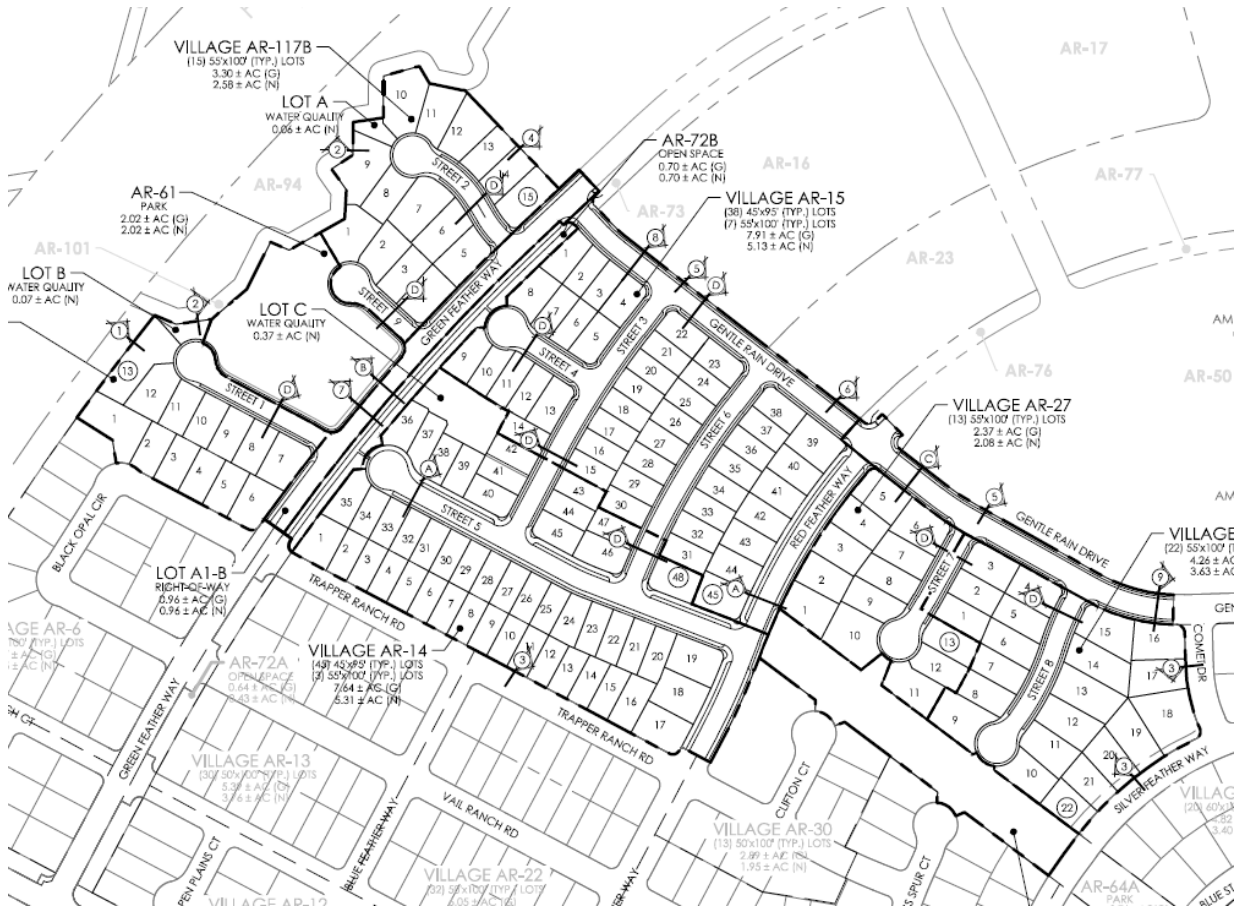


The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead, these standards are contained within the Zoning Ordinance and ARSP. All residential parcels included in the tentative subdivision map have a zoning designation of Small Lot Residential with Development Standards (RS/DS) overlay. All of the villages within Subphase A2 have a Low Density Residential (LDR) land use designation. A developer may either use the RS/DS development standards established in the ARSP or may adopt adjusted standards through the Design Review Permit for Residential Subdivisions (DRRS) entitlement. No DRRS is requested with this application, so each village will rely on the standard RS/DS development standards within the ARSP.

LDR Villages AR-14, AR-15, AR-27, AR-31, AR-117A & AR-117B: The LDR villages within Subphase A2 of the ARSP will result in a total of 156 single-family residential lots (see Figure 3). As proposed, the LDR villages will conform to the RS/DS standards as provided in the Zoning Ordinance. Proposed densities in the villages range from 4.5 to 6.3 dwelling units per acre. The lots within the villages will have two general sizes. Approximately half will be 55 feet wide by 100 feet deep and the other half will be a smaller

45 feet wide by 95 feet deep, which meets the minimum 4,275-square foot lot area required in the RS/DS zone for lots fronting onto a separated sidewalk.

Figure 3 – Small Lot Tentative Subdivision Map, Subphase A2



There are three water quality lots located within the plan area (Lot A, Lot B, and Lot C). The size of these lots were reduced to the extent possible to limit the visual impact on the plan area. However, due to the relatively flat grade of the project area and the location of planned infrastructure, these lots are necessary to provide adequate storm water quality treatment. Lot A and Lot B are located adjacent to open space parcel AR-94 on the western edge of the project area and will blend into the open space. Water quality lot C is located along Green Feather Way. Condition 9a was added to the project to ensure that this lot will be attractively landscaped because it will be more clearly visible from the public way.

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.**

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots are consistent with the proposed development standards. The RS/DS standards have been determined to be of adequate size and shape to support development consistent with the ARSP guidelines. The proposed parcel configurations preserve the location of watercourses and do not create a physical condition that would be impractical for the proposed improvements.

3. *The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.*

As part of the adoption for the ARSP, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map is consistent with the total number of units anticipated within the Specific Plan, and therefore will not increase planned demands on sewage services. There will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION: MAJOR GRADING PLAN (PARCEL AR-51)

Grading Ordinance Section 16.20.080 stipulates that three findings must be made in order to approve a Major Grading Plan. The required findings are listed below in ***bold italics*** and are followed by an evaluation.

1. *The grading plan conforms to the requirements of the city's improvement standards and the provisions of Chapter 16.20 of the Roseville Municipal Code.*

The project includes a request to rough grade Parcel AR-51, in addition to the grading that will take place on the residential subdivisions. The work will balance approximately 66,100 cubic yards of cut and fill across the project. The Engineering Division reviewed the Grading Plan and the rough grading plans are included within Exhibit A.

As part of a future Grading Permit, the applicant will be required to submit a Storm Water Pollution Prevention Plan (SWPPP) prior to the commencement of work. This plan will ensure that storm water will either be contained on site or will be treated and will not impact surrounding properties and water bodies prior to discharge from the site. With the recommended conditions of approval the project will meet the requirements of the City's Improvement Standards and Grading Ordinance, and will be consistent with the master grading and drainage plan for the SVSP.

2. *The grading has been designed to accommodate, and/or mitigation conditions have been imposed to compensate for any potential impacts to any of the natural features of the property or to adjacent properties, and the grading will not result in any increase in water surface elevation in any stream channel located on the property and associated with the grading as approved.*

The City's Grading Ordinance and General Plan require City staff to evaluate the impacts to wetlands and other natural resource areas and recommend changes to a project if there are opportunities to preserve these areas. Long term preservation of natural resources is best achieved through placement in Open Space areas. Parcel AR-51, identified in the Grading Plan, has a Zoning Designation of Commercial Mixed Use/Special Area (CMU/SA) and a Land Use Designation of Community Commercial/Village Center (CC/VC) and is anticipated for development in the ARSP. Buildout of the ARSP area, including Parcel AR-51, was evaluated in the ARSP EIR and mitigation measures were adopted to compensate for any loss of wetlands. Per the ARSP EIR mitigation measures, any fill that will impact wetland areas will require the applicant to receive approval of an Army Corps of Engineers "404" permit and a Regional Water Quality Control Board "401" certification. The applicant has received approval of the required permits for the project area and has provided staff with the permit documentation. The proposed grading will not result in an increase in water surface elevation of any stream channel.

3. *The proposed grading is necessary to allow development of the property consistent with the general plan land use allocation for the property.*

Parcel AR-51 has an existing General Plan land use designation of Community Commercial/Village Center (CC/VC). The property will require grading to allow development of the site and the Major Grading Plan will facilitate the property being developed consistent with the land use allocation.

EVALUATION: ADMINISTRATIVE PERMIT

As shown in Table 4.2 of the ARSP each residential specific plan large lot parcel has been allocated a specific number of units. The specific plan anticipated that these units may need to be adjusted as more detailed site development began and includes provisions for transferring units between large lot parcels. The Implementation chapter of the ARSP provides the standards of review for minor residential unit transfers. As described in the ARSP, a minor unit transfer may be approved with an Administrative Permit if the transfer meets the following criteria:

1. The transfer and receiving parcels are located within the ARSP and are subject to a development agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Specific Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the adjustment does not change the unit allocation by more than 20 percent of the units to either the transfer or receiving parcel, as established at the time of the original approval of the Specific Plan;
6. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the City); and
7. For HDR parcels, unit transfers may be approved between HDR parcels administratively, provided the resulting density of either parcel does not fall below 25 units per acre.

Section 19.78.060A of the City of Roseville Zoning Ordinance requires that three findings be made prior to the approval of an Administrative Permit. The required findings are listed below.

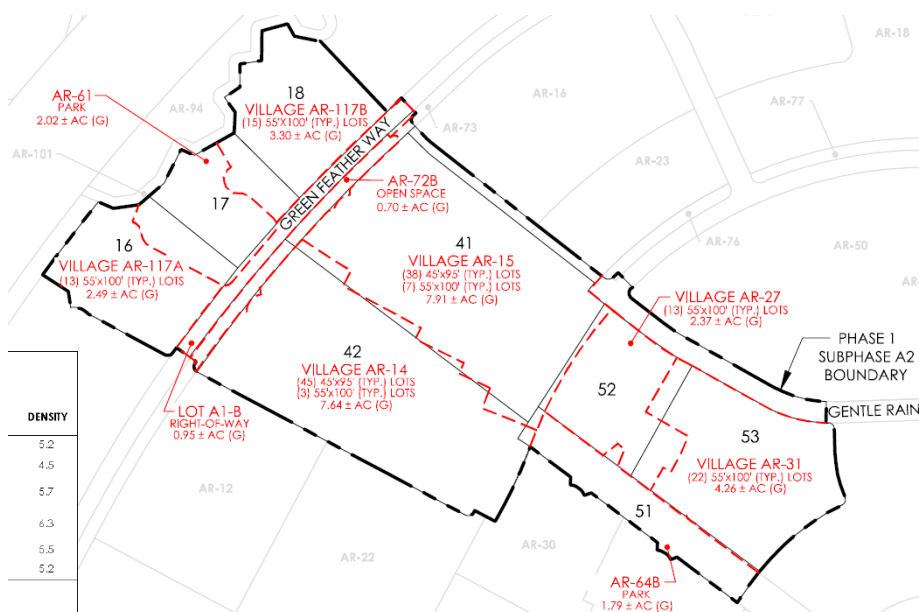
- 1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.**
- 2. The proposed use or development conforms to all applicable standards and requirements of the Zoning Ordinance.**
- 3. The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.**

As detailed in Table 2 below, the applicant proposes to transfer units among parcels within the ARSP. Additionally, parcels AR-7 and AR-46 are proposed to be removed and replaced with multi-phase parcel AR-117A and AR-117B. A redlined version of the ARSP land use chapter reflecting these changes is included as Exhibit B. The specific plan parcel lines will also be modified with the proposed project to accommodate the proposed lot and street layout (Figure 4). A Large Lot Tentative Subdivision Map modification is not requested because the large lot map boundaries will no longer be applicable with the recordation of the final small lot map. However, the shape of the specific plan parcels within the ARSP will need to be modified to match the small lot map. The overall number of units within the Subphase A1 area will be reduced by 17 units (approximately 10%) from what was anticipated in the ARSP. The LDR land use designation will remain throughout the project area. According to the implementation procedures of the ARSP, any units assigned to a large lot parcel that are not used by a tentative map/Design Review for Residential Subdivision Permit or are not approved for transfer, shall revert to the City unit pool and landowners shall have no subsequent claim to such units. Thus, the applicant proposes to transfer the 17 unused units to parcels AR-1 and AR-2 as shown in Table 2 below. Those parcels are located in the third and final phase of the ARSP.

Table 2: Proposed Unit Transfer

SVSP Parcel	Current Allocation	Transfer (+/-)	Proposed Allocation	Current Density	Proposed Density	Percent Unit Change
AR-1	70	+13	83	3.5	4.1	+19%
AR-2	101	+4	105	4.1	4.3	+4%
AR-14	50	-2	48	6.7	6.3	-4%
AR-15	49	-4	45	6.5	5.7	-8%
AR-27	15	-2	13	6.3	5.5	-13%
AR-31	27	-5	22	6.1	5.2	-19%
AR-117A & B (Former AR-7 and AR-46)	32	-4	28	5.8	4.8	-13%
Total	344	n/a	344			unchanged

Figure 4. Large Lot Parcel Line Adjustments (Proposed in Red)



All of the affected large lot parcels have a Low Density Residential (LDR) land use designation, are located within the ARSP, and are subject to the Amoruso Ranch Specific Plan Development Agreement. The requested transfers will not result in a change to the land use designations, as all parcels will remain LDR. The cumulative change in units is not more than 20% for any of the parcels. The unit transfers will occur in areas that have been identified for development and will not require modification to existing infrastructure or result in new environmental impacts. None of the parcels are designated High Density Residential, nor are they subject to an affordable housing agreement.

The project is consistent with the General Plan, ARSP, and the Zoning Ordinance. The project will transfer planned units between existing specific plan large lot parcels. No physical effects will occur. The transfer will have no effect on the health, safety, or welfare of people in the area, nor will it be detrimental or injurious to private property or improvements.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published in the Press Tribune on November 26, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific Plan for which an EIR has been certified. The Amoruso Ranch Specific Plan EIR (SCH # 2013102057) was certified on June 15, 2016.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 2091 Gentle Rain Drive – ARSP PCL AR-14, AR-15, AR-27, AR-31, AR-117A & AR-117B – AMORUSO RANCH PHASE 1 SUBPHASE A2 – FILE #PL22-0157** subject to seventy-two (72) conditions of approval;
- B. Adopt the three (3) findings of fact and approve the **MAJOR GRADING PLAN – 2091 Gentle Rain Drive – ARSP PCL AR-7, AR-14, AR-15, AR-27, AR-31, AR-46, AR-51, AR-117A & AR-117B – AMORUSO RANCH PHASE 1 SUBPHASE A2 – FILE #PL22-0157** subject to twenty-seven (27) conditions of approval; and
- C. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT – 2091 Gentle Rain Drive – ARSP PCL AR-1, AR-2, AR-7, AR-14, AR-15, AR-27, AR-31, AR-46, AR-117A & AR-117B – AMORUSO RANCH PHASE 1 SUBPHASE A2 – FILE #PL22-0157** subject to two (2) condition of approval.

Current Plan Check Task Status by Department and Reviewer

Development Services Department Key Performance Measures

As of 8/18/2025 7:15 AM

	Total Reviews	Past Due	Due Within 6 Bus Days
BUILDING	116	1	83
BUSINESS SERVICES	33	0	18
ELECTRIC	21	0	13
ENGINEERING	70	1	36
EU	7	0	2
FIRE	21	3	9
HOUSING	2	0	2
PARKS	4	0	1
PLANNING	57	0	23
PUBLIC WORKS	12	0	2

Appendix 7 Document 05

Fee Type	Fee Cost Savings			
	1 - 6.9 units/acre	7 - 12.9 units/acre	> 13 units/acre (single-family)	Multifamily
Public Facilities Fee	\$1,340.00	\$1,042.00	\$447.00	\$447.00
Placer County Public Facilities Fee	\$ 955.06	\$955.06	\$955.06	\$190.09
Park Fees				
NRSP - Phase I	\$1,514.00	\$1,514.00	\$1,514.00	*
NRSP - Phase II	\$147.00	\$147.00	\$147.00	*
NRSP Phase II South	\$2,114.00	\$2,114.00	\$2,114.00	*
WRSP - Westpark	\$1,746.00	\$1,746.00	\$1,746.00	*
SVSP - Westbrook	\$2,861.00	\$2,861.00	\$2,861.00	\$1,776.00
*This is a senior single-family community; there is no age-restricted multifamily in this planning area				
Source: Commercial and Multifamily Development Fees booklet pages 8, 15, and 48				



COUNCIL COMMUNICATION

CC #: 1976
File #: 0111-01

Title: Placer Regional Homelessness Project
Contact: Mark Wolinski 916-774-5179 mwolinski@roseville.ca.us

Meeting Date: 3/16/2022
Item #: 9.2.

RECOMMENDATION TO COUNCIL

Staff requests the City Council's comments and perspectives on the draft Placer Regional Homelessness Project – Phase One. (Attachment A).

BACKGROUND

The last assessment of homelessness conducted by Placer County occurred six years ago. Last year, Placer County initiated the Placer Regional Homelessness Task Force to review current efforts regarding homelessness in South Placer. The focus of the project is to undertake a process to develop a regional strategic plan for homelessness. The project began with a series of research and stakeholder engagement activities to help identify gaps, issues and opportunities, and to create a set of potential strategies to address homelessness in South Placer.

Over the course of time since the project began the project team has accomplished the following:

- Placer County homelessness response system review and inventory of services
- Best practices research
- Consultations with the regional Continuum of Care, the Placer Law Enforcement Agencies (PLEA), individuals with lived experience of homelessness, service providers, and the local Office of Education, etc.
- Mapping of key amenities for a preliminary housing location analysis
- Dialogue among key public agency staff and elected officials, including law enforcement and health care providers
- Convening public safety and legal counsel across the region to discuss potential and aligned responses to the Martin v. Boise decision.

Additionally, the process involved a series of meetings with two working groups. The Ad Hoc Group that was comprised of two elected officials from each city in South Placer and the Regional Working Group that consisted of staff from the same cities and selected organizations that work with the homeless community.

The two groups worked independently until a final meeting when the strategies developed, based on the discussions during these meetings, were presented to the Ad Hoc Group for their consideration.

Strategies for consideration arose from an issues and opportunities analysis and best practices research done in the first few months of the project, as well as from discussions among the stakeholders and Regional Working Group members.

Based on the discussions and recommendations during a December 15, 2021, Ad Hoc Group meeting, an additional meeting was held with the group on February 24, 2022, for the purpose of providing the consultant with additional insights and perspectives before the draft report was finalized.

The consultant is meeting with the City Councils of the cities in South Placer to present the draft report and gain input and layout the proposed next phase of the project. Once the meetings have concluded, the consultant will present the draft report, including the insights and perspectives gained from the meetings with the City Councils, to the Placer County Board of Supervisors for their direction regarding Phase 2 of the project.

FISCAL IMPACT

There is no financial impact associated with this action.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. A presentation about the Placer Regional Homelessness Project meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Mark Wolinski, Government Relations Administrator

Dion Louthan, Assistant City Manager



Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment A - Final Placer Homelessness Response Emerging Strategies Phase One Report

REVIEWERS:

Department	Reviewer	Action	Date
City Manager	Ruiz, Amy	Approved	3/1/2022 - 12:56 PM
City Manager	Casey, Dominick	Approved	3/2/2022 - 6:50 PM
Paralegal	Hakala, Gretchen	Approved	3/3/2022 - 2:58 PM
City Clerk	Six, Katrina	Approved	3/3/2022 - 7:19 PM
Assistant City Manager	Louthan, Dion	Approved	3/4/2022 - 10:49 AM
Chief Financial Officer	Kauffman, Dennis	Approved	3/4/2022 - 4:09 PM
City Attorney	Sheidenberger, Michelle	Approved	3/7/2022 - 8:17 PM
City Manager	Casey, Dominick	Approved	3/8/2022 - 10:46 AM
City Clerk	Six, Katrina	Approved	3/8/2022 - 2:43 PM



ROSEVILLE, CA

TOTAL POPULATION
141,500

POPULATION DENSITY
3215

TOTAL AREA (sq. miles)
44.08

OF LOCAL BICYCLE FRIENDLY BUSINESSES **0**

OF LOCAL BICYCLE FRIENDLY UNIVERSITIES **0**

10 BUILDING BLOCKS OF A BICYCLE FRIENDLY COMMUNITY

	Average Silver	Roseville
High Speed Roads with Bike Facilities	35%	100%
Total on- and off-road Bicycle Network Mileage to Total Road Network Mileage	48%	71%
Bicycle Education in Schools	GOOD	GOOD
Share of Transportation Budget Spent on Bicycling	11%	25%
Bike Month and Bike to Work Events	GOOD	EXCELLENT
Active Bicycle Advocacy Group	YES	NO
Active Bicycle Advisory Committee	MEETS EVERY TWO MONTHS	NONE
Bicycle-Friendly Laws & Ordinances	GOOD	EXCELLENT
Bike Plan is Current and is Being Implemented	YES	SOMEWHAT
Bike Program Staff to Population	1 PER 78K	1 PER 31K

CATEGORY SCORES

ENGINEERING <i>Bicycle network and connectivity</i>	4.4 /10
EDUCATION <i>Motorist awareness and bicycling skills</i>	4.9 /10
ENCOURAGEMENT <i>Mainstreaming bicycling culture</i>	5.6 /10
EVALUATION & PLANNING <i>Setting targets and having a plan</i>	5.8 /10

KEY OUTCOMES

	Average Silver	Roseville
RIDERSHIP <i>Percentage of Commuters who bike</i>	2.7%	0.38%
SAFETY MEASURES CRASHES <i>Crashes per 10k bicycle commuters</i>	537	1,369
SAFETY MEASURES FATALITIES <i>Fatalities per 10k bicycle commuters</i>	6.3	0



KEY STEPS TO SILVER



- » Continue to improve and expand the low-stress bike network for all ages and abilities, and ensure that your community follows a bicycle facility selection criteria that increases separation and protection of bicyclists based on levels of motor vehicle speed and volume.
- » Develop a system of bicycle boulevards, utilizing quiet neighborhood streets, that creates an attractive, convenient, and comfortable cycling environment welcoming to cyclists of all ages and skill levels. Use the Bicycle Boulevards section of the NACTO Urban Bikeway Design Guide for design guidelines.
- » Ensure that your Complete Streets policy is followed for all projects, and that compliance is tracked. Ensuring compliance with a Complete Streets policy is an important and often low-

cost way to add to your bicycle network. Striping bicycle lanes as part of repaving operations can save 40% of the cost of adding a bicycle lane. If necessary, revisit your Complete Streets policy and process to ensure better compliance.

- » Continue to increase the amount of high quality bicycle parking throughout the community, and to upgrade the quality of existing bike parking to meet APBP standards. (See www.apbp.org/bicycle-parking-solutions)
- » Consider launching a bike share system that is open to the public. Bike sharing is a convenient, cost effective, and healthy way of encouraging locals and visitors to make short trips by bike, make bicycling more accessible to all, and to bridge the 'last mile' between public transit and destinations.

KEY STEPS CONTINUED ON PAGE 2...



ROSEVILLE, CA

Fall 2021

KEY STEPS TO SILVER CONTINUED

- » Improve bicycle safety education for students of all ages by incorporating on-bicycle education opportunities and by expanding the program to all K-12 schools. Providing bicycles in schools for on-bike education ensures that all students can learn to safely ride a bicycle regardless of the availability of a bicycle in their household.
- » Host a League Cycling Instructor (LCI) seminar to increase the number of local LCIs in your community. Having several active instructors in the area will enable you to expand cycling education for youth and adults, recruit more knowledgeable cycling ambassadors, deliver Bicycle Friendly Driver education to motorists, and have experts available to assist in encouragement programs. Visit bikeleague.org/ridesmart for more information.
- » Create an official Bicycle & Pedestrian Advisory Committee (BPAC) to create a systematic method for ongoing citizen input into the development of important policies, plans, and projects. Ensure that the members of the committee reflect the diversity and ability levels of cyclists in your community.
- » Begin the process of creating a new Bicycle Master Plan or updating your 2008 Bike Plan. Regularly updating your bicycle plan is key to improving conditions for bicycling, adhering to evolving best practices and national standards, and institutionalizing processes for continual evaluation and improvement. Ensure the new plan includes specific and measurable goals and performance measures to track progress, and is supported by a dedicated budget for implementation.
- » Continue to develop a bicycle count program that utilizes several methods of data collection including automated bicycle counters to provide long-term data on bicycle use at fixed points and mobile counters to provide periodic or before/after data related to a changes in your community's road or bicycle network. Observational counts and surveys can continue to supplement automated data in order to collect demographic information and examine social equity goals.

MORE RESOURCES FOR IMPROVING YOUR COMMUNITY:

- » League of American Bicyclists: <https://www.bikeleague.org>
- » Guide to the BFC Report Card: https://bikeleague.org/sites/default/files/Guide_to_the_Bicycle_Friendly_Community_Report_Card.pdf
- » Resources for Building a Bicycle Friendly Community: https://bikeleague.org/BFC_Resources
- » Building Blocks of a Bicycle Friendly Community: <https://bikeleague.org/content/building-blocks-bicycle-friendly-communities>
- » About the BFC Application Process: <https://bikeleague.org/content/about-bfc-application-process>
- » The Five E's: <https://bikeleague.org/5-es>
- » Tips for Current and Aspiring BFCs: <https://bikeleague.org/BFC-tips>
- » Smart Cycling Program: <https://bikeleague.org/ridesmart>
- » Advocacy Reports and Resources: <https://bikeleague.org/reports>
- » Bicycle Friendly Business Program: <https://bikeleague.org/business>
- » National Bike Month: <https://bikeleague.org/bikemonth>



Report of Required Information per Health and Safety Code 34176.1 (f)
City of Roseville Housing Successor
Fiscal Year 2023-24

1. Any amounts deposited into the Fund, with segregation of amounts deposited from payments pursuant to a Recognized Obligation Payment Schedule ("ROPS") from other sources.

<i>Amount</i>	<i>Source</i>	<i>Purpose</i>
\$60,864	Interest on Investments Earned	Fund Balance-Reserved
\$19,500	Interest on Notes/Loans	Fund Balance-Reserved
\$45,778	Monitoring Fees	Fund Balance-Reserved
\$252,532	20% Deposit from City Loan Payoff	Fund Balance-Reserved
\$56,700	Loan Payoffs-Program Income	Fund Balance-Reserved
\$15,000	Other Income	Fund Balance-Reserved
\$450,374	Total Deposits	

2. The balance in the Fund at the fiscal year end, with segregation of amounts held to meet obligations on a ROPS from other amounts.

Amount	Description
\$1,911,160	Ending Cash
\$6,850	Interest Receivable
\$1,918,010	Fund Balance 6/30/24

3. A description of expenditures from the Fund by category for:
- a. Monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered by the redevelopment agency or the housing successor and administering permitted affordable housing activities. *The amount that can be spent on monitoring and administration is capped at 2% of the value of the assets in the Fund or \$200,000 whichever is greater.*
 - b. Homeless prevention and rapid rehousing services. *This amount is limited to \$250,000 annually.*
 - c. Development of housing affordable to households at or below 80% of area median income ("AMI").

Amount	Description
\$50,452	a. Staff charges for Monitoring
\$101,046	a. Professional Services
\$12,199	a. Misc Office Charges
\$249,999	b. Homeless Prevention
\$500,000	c. Development of housing
\$913,696	Total Expenditures

Report of Required Information per Health and Safety Code 34176.1 (f)
City of Roseville Housing Successor
Fiscal Year 2023-24

4. The statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts. *"Statutory value of real property" means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer form approved by the Department of Finance ("DOF") and the purchase price of properties purchased by the housing successor.*

<i>Amount</i>	<i>Description</i>
\$875,000	Land - Note Receivable
\$5,760,000	Mercy Housing - Deferred Receivables
\$500,000	Hampstead Prospera at Fiddymont Workforce
\$3,693,755	FTHB/commercial Deferred Receivables
\$861,715	Residential
\$11,690,470	Total Value of Land & A/R

5. A description of any inter-jurisdictional transfers of monies from the Fund in the previous fiscal year as well as any transfer from prior fiscal years if the funds are still unencumbered and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.

None

6. A description of any project for which the housing successor receives or holds real property tax revenue pursuant to the ROPS and the status of that project.

None

7. For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with the development of the property within five (5) years after the DOF approved the property as a housing asset, which would typically be the date of approval of the housing asset transfer list. For interests in real property acquired on or after February 1, 2012, a status update on the project.

Mercy Housing secured a loan from the Housing Successor for \$5,760,000 for the development of a 58-unit mixed-use affordable housing development at 623 Vernon Street, Roseville. The loan was approved by the City Council, acting as the Housing Successor, on November 16, 2016. The project was completed in November 2018.

In 2016, the Housing Successor committed \$600,000 of funding from the low/moderate affordable housing funds towards the Junction Crossing affordable rental housing development at 120 Pacific Street. The deferred low interest loan was approved by the City Council, acting as the Housing Successor, on October 20, 2021. This project includes 80 affordable units available for low- and very low-income households and was completed in February 2024.

Report of Required Information per Health and Safety Code 34176.1 (f)
City of Roseville Housing Successor
Fiscal Year 2023-24

The Housing Successor loaned \$500,000 in gap funding to Hampstead Company's Prospera at Fiddymment - Workforce Housing project for the development of a 104-unit mixed-income affordable housing development. The project is located at 2801 North Hayden Parkway in West Roseville and was completed in October 2024. The loan was approved by the City Council, acting as the Housing Successor, on April 3, 2024.

8. A description of any outstanding replacement housing and housing production obligations that transferred to the housing successor on February 1, 2012, the housing successor's progress in meeting those obligations, and the housing successor's plans to meet the unmet obligations.

The Agency finalized a loan of \$500,000 from Low/Mod funds to one affordable rental project that developed 59 very low- and low-income units. The Agency will continue to use loan portfolio payoffs and 20% set-aside deposits from City loan payments to provide additional assistance for affordable housing developments. The value of the 20% loan receivable from the Successor Agency on June 30, 2024, is \$2,234,941 providing the California Department of Finance approves the payment of the City loans by the Successor Agency.

9. Reporting on income targeting requirements does not need to be included until December 31, 2019 for the period from January 1, 2014 through the end of the fiscal year covered by the report (June 30, 2019 for most housing successors), and every five years thereafter. However, it may be useful for housing successors to track this information on an annual basis to ensure the requirement is met every five years. *The required income targeting expenditures are that, over a five year period, the funds remaining after expenditures for monitoring and administration and rapid rehousing services, if any, must be expended for the development of housing affordable to and occupied by households earning 80% or less of the AMI, with at least 30% of the funds expended on the development of housing affordable to and occupied by households earning 30% or less of the AMI and not more than 20% of the funds expended on the development of housing affordable to and occupied by households earning between 60% and 80% of the AMI.*

<i>Project</i>	<i>Loan Mount</i>	<i>Assisted Units</i>	<i>AMI</i>
Prospera at Fiddymment Workforce	500,000.00	8	30%
Junction Crossing	438,000.00	8	30%
Junction Crossing	162,000.00	3	50%

**Report of Required Information per Health and Safety Code 34176.1 (f)
City of Roseville Housing Successor
Fiscal Year 2023-24**

10. The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the total number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period. *If the percentage of assisted senior rental housing is more than 50 percent of the total of all assisted rental housing, no additional senior rental housing can be assisted until the percentage falls to 50 percent or less.*

In last 10 years:

# of Units	Description
0	Senior Restricted Rental Housing Units
601	Non-Senior Restricted Rental Housing Units
601	Total Units
0%	% of Senior Restricted Rental Housing Units

11. The amount of any excess surplus, the amount of time that the successor agency has had the excess surplus, and the housing successor's plan for eliminating the excess surplus. *The definition of excess surplus has been modified so that an "excess surplus" exists to the extent a housing successor holds unencumbered funds in its Fund in an amount that exceeds the greater of \$1,000,000 or the total amount of deposits into the Fund for the preceding four fiscal years. The housing successor is required to spend the excess surplus amount or transfer that amount to another jurisdiction as provided in Health and Safety Code Section 34176.1(c)(2) within three fiscal years. If not, the excess surplus amount must be transferred to HCD to use pursuant to the Multifamily Housing Program or the Joe Serna, Jr. Farmworker Housing Grant Program.*

Fiscal Year	Amount Deposited
FY2022-23	\$500,424
FY2021-22	\$1,301,704
FY2020-21	\$603,561
FY2019-20	\$419,559
TOTAL	\$2,825,248

Fund Balance – 6/30/23	\$1,918,010
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Amount of Fund Balance does not exceed the sum of the deposits in the prior four years.	\$0
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Report of Required Information per Health and Safety Code 34176.1 (f)
City of Roseville Housing Successor
Fiscal Year 2023-24

12. Inventory of Home Ownership Units: This section provides an inventory of homeownership units assisted by the former Agency or FVHA as Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the former Agency’s investment of moneys from the Low and Moderate Income Fund per Section 33334.3 (f).

<i>Loan Date</i>	<i>Loan Due in yrs</i>	<i>Address</i>	<i>Amount</i>
12/2/2008	45	121 Hickory Street	77,300.00
12/2/2008	45	177 Hickory Street	100,000.00
2/18/2009	45	109 Hickory Street	100,000.00
6/30/2009	45	153 Hickory Street	98,637.00
11/4/2009	45	145 Hickory Street	100,000.00
11/24/2009	45	125 Hickory Street	85,778.00
11/25/2009	45	141 Hickory Street	100,000.00
11/25/2009	45	113 Hickory Street	100,000.00
3/11/2010	45	149 Hickory Street	100,000.00
		TOTAL	\$861,715.00



**2025–26 Community
Development Block Grant
Acquisition of
Affordable Rental Housing
Notice of Funding Availability**

Date Due: 12:00 p.m. – September
5, 2025

2025–26 CDBG
Acquisition of Affordable
Rental Housing
Notice of Funding Availability

INTRODUCTION

The City of Roseville (City) announces the availability of \$700,000 in Community Development Block Grant Program (CDBG) funds to be awarded to qualified nonprofit affordable housing developers/project sponsors. Funding under this Notice of Funding Availability (NOFA) is for the purpose of property acquisition that will assist in the development of affordable rental housing in the City of Roseville to provide permanent or transitional housing for low-and moderate-income (LMI) persons. The funding will be provided for the acquisition of real property or land for the future development of affordable rental housing. The future proposed project must contain 1 unit per \$100,000 (i.e., a minimum of 7 units for \$700,000, etc.).

The amount of financial assistance allocated to eligible acquisitions under this NOFA will be limited to \$700,000. As appropriate, financial assistance will be made in the form of a loan, secured by a lien against the property, and will have a term of 55 years with 3% simple interest. Preference will be given to Applicants who can commit to expending the CDBG funds by March 31, 2026, and an affordable housing project must be developed within a three to four-year period from commitment date. *The award and disbursement of these funds is contingent upon the City of Roseville's receipt of the 2025–26 CDBG Grant Agreement from the U.S. Department of Housing and Urban Development (HUD).*

The City reserves the right to increase or decrease the amount in the NOFA.

Qualified nonprofit affordable housing developers/project sponsors (Applicants) that can meet the NOFA requirements and demonstrate their ability to finance, design, manage affordable rental housing are encouraged to submit proposals. Proposals will be reviewed for compliance with the CDBG Program regulations and the terms of this NOFA. All proposals must be received by 12:00 p.m. on September 5, 2025. Funding will be awarded by the City on a competitive basis to the project or projects that provide the best opportunity to address the City's affordable housing needs.

The City reserves the right to request that Applicants submit additional information to clarify submitted information. Also, the City reserves the right to suspend, amend or modify the provisions of this NOFA, to reject all proposals, to negotiate modifications of proposals, or to award less than the \$700,000 of funding made available.

ELIGIBLE APPLICANTS

Proposals will be accepted from experienced qualified nonprofit organizations and affordable housing developers/project sponsors. Applicants should have experience completing affordable rental housing projects of similar size and complexity as the proposed project, preferably within the Placer/Sacramento regions. ***Acquisition by a private for-profit entity is not eligible under §570.201(a).***

Organizations must have a valid UEI (Unique Identifier Number). For information on how to obtain a UEI number please visit the website: <https://sam.gov/content/duns-uei>. Entities with an exclusion listed on SAM.gov are not eligible to participate in the CDBG program or receive funding.

PREFERECES

Preference will be given to projects located on properties within the areas shown on the maps in Attachment C. These areas are key commercial areas within the City's Douglas-Harding and Douglas-Sunrise Corridor Specific Plans. The City is actively pursuing reinvestment projects in these areas, including opportunities for multifamily housing that will activate and support commercial uses. Multifamily housing is a permitted use in the areas shown on the map and public hearings are not required for affordable housing projects. The City has also provided California Environmental Quality Act (CEQA) clearance, utility capacity, and reduced parking requirements for multifamily projects at densities of 25 units per acre or greater.

Additional preference will be given to projects serving households exiting homelessness.

CDBG PROGRAM OVERVIEW

The Community Development Block Grant (CDBG) Program is one of the longest-running programs administered by HUD. It provides annual funding to entitled cities and counties to carry out a wide range of community development activities to improve the lives of their low- and moderate-income residents through the creation and expansion of economic and community development opportunities in support of livable communities.

CDBG Program statute requires that each activity funded must meet one of the three national objectives; Benefit to low-and moderate-income (LMI) persons (80% AMI or less); Aid in the prevention of elimination of slums or blight; and meet a need having a particular urgency.

HUD REGULATIONS

The availability and use of the funds under this NOFA are subject to the CDBG Program regulations imposed by the United States Department of Housing and Urban Development (HUD) and can be found at 24 CFR Part 570.

ELIGIBLE PROJECTS

The City of Roseville 2025–26 CDBG Affordable Housing award will support rental units designated for lower-income households with household income of no more than 80 percent AMI with a priority for financing for rental projects restricted to households with incomes of no more than 60 percent AMI.

Projects considered for funding must meet all three of the following requirements: (1) be an eligible activity for CDBG funding; (2) qualify for funding on the basis of principally benefiting lower-income persons; and (3) meet the City of Roseville CDBG Consolidated Plan goal of acquisition or development of rental housing affordable to very low- and low-income

households.

Eligible projects must be located within the City of Roseville. Projects which are assisted under this NOFA must create 1 unit per \$100,000 and must provide permanent or transitional affordable rental housing.

Proposals for the following types of activities will be accepted:

- Acquisition of real property to be used for permanent housing for low-income persons (80% AMI or less);
- Acquisition of real property to be used for transitional housing for low-and moderate-income (LMI) persons;
- Acquisition of vacant land for the development of permanent or transitional housing for low-and moderate-income (LMI) persons:
 - o End use of land is limited to the creation of housing designated for lower-income households with household income of no more than 80 percent of the HUD Area Median Income for Placer County (AMI);
 - o An affordable housing project must be developed and occupied within a four-year period from commitment date.
 - o Land acquired must be retained for its originally intended use, which must qualify as a categorically excluded activity under 24 CFR 58.35.

CDBG funds may be used to reimburse the cost of surveys to identify the property to be acquired, appraisals, the preparation of legal documents, recordation fees, and other costs that are necessary to the acquisition process. Reimbursement for expenses incurred before CDBG funds were allocated or before the National Environmental Policy Act (NEPA) review was completed is not allowed under the regular CDBG program.

AFFORDABILITY COVENANT

Restricted units must remain affordable for the remaining life of the project, which shall be no less than fifty-five (55) years. A restrictive covenant will be recorded against the property to ensure affordability during the term of the agreement. All projects shall be required to agree to maintain the project's affordability for the term of the restrictive covenant, regardless of whether the loan is fully repaid. A draft Regulatory Agreement is included in Attachment A.

The annual reporting requirements will be outlined in the Regulatory Agreement. Projects receiving funds from the City shall be monitored annually to ensure compliance with the occupancy and affordability requirements of the Regulatory Agreement.

ENVIRONMENTAL REVIEW AND ASSESSMENT

Projects must comply with the requirements of the California Environmental Quality Act (CEQA). The Project will also be assessed in accordance with the National Environmental Policy Act (NEPA) requirements. Award of funds will be subject to completion of a Phase 1 Environmental Site Assessment. *If a Phase 1 Environmental Assessment has already been completed, it must*

be included as an attachment with the application.

Hazardous Materials: It is HUD policy, as described in §50.3(i), that "(1)... all property proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gasses, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property. (2) HUD environmental review of multifamily and non- residential properties shall include evaluation of previous uses of the site and other evidence of contamination on or near the site, to assure that occupants of proposed sites are not adversely affected by the hazards..." Sites known or suspected to be contaminated by toxic chemicals or radioactive materials include but are not limited to sites: (i) listed on an EPA Superfund National Priorities or CERCLA List, or equivalent State list; (ii) located within 3,000 feet of a toxic or solid waste landfill site; or (iii) with an underground storage tank (which is not a residential fuel tank).

UNIFORM RELOCATION ASSISTANCE (URA) REQUIREMENTS

Acquisition of real property with CDBG funds is subject to the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA). Specifically, 24 CFR 570.606(e) requires that acquisition of real property for a CDBG-funded activity or series of activities (including CDBG- funded acquisition itself) must comply with the URA real property acquisition requirements at 49 CFR Part 24, Subpart B.

Applicant must be required to follow 49 CFR 24.101(b)(1) for the acquisition to avoid triggering URA. This includes notifying the seller in writing that if negotiations fail to result in an amicable agreement, they will not seek to acquire the property (in other words, will not seek eminent domain); and notifying the seller in writing of what they believe to be the market value of the property.

RELOCATION PLAN

Any Applicant proposing to acquire land using City funds that may result in the displacement of residential or commercial tenants must fully comply with both federal and state relocation laws.

LEAD MITIGATION REQUIREMENT

HUD requires that certain housing projects built before 1978 will need to meet lead-mitigation standards. These include activities involving housing rehabilitation, tenant-based rental assistance, acquisition, leasing, support services, and operations. Housing exclusively for seniors or persons with disabilities is exempted, unless a child under age 6 is expected to reside there. Also exempted are 0- bedroom dwellings, including efficiency apartments, single-room occupancy structures (SROs), or rentals of individual rooms in residential dwellings.

PREVAILING WAGE LAW

Funds awarded under this NOFA may be subject to federal Davis-Bacon law and state prevailing wage law, as set forth in Labor Code Section 1720 et seq., and require the payment of prevailing wages unless the project meets one of the exceptions of Labor Code, Section 1720 (c), as determined by the Department of Industrial Relations (DIR). The DIR can be contacted via its website at <https://www.dir.ca.gov/oprl/DPreWageDetermination.htm>.

Applicants are urged to seek professional advice as to how to comply with state prevailing wage law. *Since funds are limited to acquisition, projects will likely be considered exempt.*

ACCESSIBILITY AND NON-DISCRIMINATION

All projects or programs shall adhere to the accessibility requirements set forth in California Building Code, Chapter 11A and 11B and the Americans with Disabilities Act, Title II. In addition, projects or programs shall adhere to either the Uniform Federal Accessibility Standards, 24 Code of Federal Regulations (CFR) Part 8, or U.S. Department of Housing and Urban Development's (HUD) modified version of the 2010 American Disabilities Act Standards for Accessible Design (Alternative 2010 ADAS), HUD-2014-0042-0001, 79 F.R. 29671 (5/27/14) (commonly referred to as "the Alternative Standards" or "HUD Deeming Memo"). Accessible units shall, to the maximum extent feasible and subject to reasonable health and safety requirements, be distributed throughout the project and be available in a sufficient range of sizes and amenities consistent with 24 CFR, Section 8.26.

Recipients shall adopt a written non-discrimination policy requiring that no person shall, on the grounds of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, age, medical condition, genetic information, citizenship, primary language, immigration status (except where explicitly prohibited by federal law), arbitrary characteristics, and all other classes of individuals protected from discrimination under federal or state fair housing laws, individuals perceived to be a member of any of the preceding classes, or any individual or person associated with any of the preceding classes be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with program funds made available pursuant to this NOFA.

Recipients shall comply with the requirements contained in the Americans with Disabilities Act, the Fair Housing Amendments Act, the California Fair Employment and Housing Act, the Unruh Act, Government Code Section 11135, Section 504 of the Rehabilitation Act, and regulations promulgated pursuant to those statutes, including 24 CFR Part 100, 24 CFR Part 8, and 28 CFR Part 35, in all of the Sponsor's activities.

SUBMITTAL REQUIREMENTS

1. Executed Proposer's Certification Form

See Attachment B.

2. Cover Letter

Provide a brief summary of the proposed project and discuss your firm's qualifications, why you are uniquely qualified to merit the City's investment and why your proposal should be selected for funding. The letter should clearly identify all of the team members and their role. The cover letter should also indicate and provide contact information for the single point of contact/overall project manager.

3. Development Entity

Identify the entity with the legal authority to contract directly with the City, including all joint ventures/limited partners and their percentage ownership interest (if applicable).

Include resumes and a description of background experience of each principal and each person having major responsibilities for the project's development and include a description of their roles in the proposed project.

Identify the type of legal entity with whom the City would contract and the person who has the legal authority to enter into a contractual agreement with the City on behalf of the Applicant.

4. Experience

Provide evidence of past project experience, particularly with developing affordable rental housing projects.

For three (3) projects include:

- a brief narrative description of the project,
- the Applicant's role,
- the cost of the project,
- amounts and sources of funds used to finance the project,
- the date the project was completed,
- indicate if the project was completed on time and within budget,
- include information on the roles the proposed principals and project staff played in these projects.

5. References

For each of the three projects listed above in Section 4, provide a reference with the applicable city or agency including name, title, telephone number and email address.

6. Financial Statements

In order to assess the financial soundness of the Applicant's proposed principal development entity, the submittal shall include copies of the two most recent audited financial statements of the Applicant and each proposed development entity/joint venture partner, as applicable.

7. Description of Proposed Project Concept

Provide a written description of the proposed project, including scale of development:

- Number of stories,
- type of construction,
- number of units/buildings,
- levels of affordability proposed,
- use of proposed tenants of commercial component [if applicable],
- occupancy restrictions,
- number and type of accessible units,
- bedroom size of units,
- number of parking spaces,
- proposed amenities.

Provide basic site information such as property address; Assessor Parcel Number; square footage; existing uses; an initial assessment for the need to relocate existing commercial and/or residential tenants, as may be applicable; current General Plan land use designation and zoning; indicate if the proposed project is consistent with the existing zoning, or if rezoning is required. Describe the property location, neighborhood, transportation options, local services, and amenities (full-service grocery store, neighborhood park, pharmacy, medical facility, schools, etc.) within close proximity to the site (include distance, e.g., ¼ mile, ½ mile).

If available, provide a graphic depiction of the proposed project consisting of a preliminary site plan and elevation.

Describe the proposed plans on how the future project will be managed. For example, if proposing the development of Permanent Supportive Housing, provide the management plan for the program. Also, if applicable, provide a list of affordable rental projects that are currently under the company's management, include each property's location, number of units and number of affordable units.

8. Financing Plan and Pro forma

Provide a narrative description of the proposed method of financing for the proposed project, including all sources of debt and equity. Given the competitive nature of many of the available local, state and federal funding programs, the narrative should describe the Applicant's approach to alternative financing scenarios as a contingency to the preferred plan.

The proposal should also include a complete preliminary financing pro forma of the proposed project including:

- Total development cost budget, itemized for each component of the Project, identifying predevelopment costs, estimates of land acquisition and site preparation costs (if applicable), direct construction costs (for each component) and all indirect and financing costs, including the developer fee, construction escalation, design contingency, and construction contingency of no less than 10%.

- For mixed-use projects, a development budget with the costs attributable to the commercial/retails component clearly delineated from those for the residential component.
- A complete, phased, sources and uses of funds table for acquisition/predevelopment, construction, and permanent financing for each component of the project. The table should clearly indicate the amount of requested City CDBG financial assistance.
- An initial 15-year operating pro forma with estimated income and expenses including rents for each unit type and assumed inflation factors for both revenues and expenses; assumed vacancy rate; projected debt service with commercial lender assumed interest rate, loan term and amortization, as appropriate; and all distributions of remaining cash flow. The pro forma should clearly detail assumptions on rents for all unit types including utility allowance factors and other sources of income.
- An Excel pro forma is required. Utilizing a standard State of California Universal Application for the Development of Affordable Rental Housing is preferred, however other Excel pro formas that includes all of the above information is acceptable.

The proposal should also include a financing plan for how the applicant will fund ongoing costs and supportive activities once the project has been constructed.

9. Evidence of Site Control

At the time of proposal submission, Applicants with site control of the property for the proposed project for which funding is requested will be prioritized.

- **For Applicants with site control**, they must show that if the proposal is selected, site control can be maintained until the property can be acquired. As evidence of site control, one of the following documents may be submitted with the application:
 - Purchase and Sales Agreement, along with a copy of the title report, including evidence that the agreement is for a term that is sufficient to hold the property until the anticipated date of purchase.
 - Option to purchase or lease, binding on seller or landlord, including evidence that options are renewable until the anticipated date of purchase.
 - Executed land sales contract or other enforceable agreement for acquisition; or
 - Other evidence that Applicant has site control acceptable and as determined by the City.
- **For Applicants who do not have site control at the time of application**, CDBG regulations state that once you have applied for funding, there can be no commitment until the National Environmental Policy Act (NEPA) is completed. If anything is signed/committed from the time Applicant has applied for funding, the project becomes ineligible for CDBG funding.

10. Community Outreach Plan

Provide a preliminary plan for conducting community outreach to neighbors of the proposed Project and community groups. The outreach plan should describe how the Applicant intends to build support for the Project and address community concerns. The outreach plan should also discuss any anticipated community concerns and how they would be handled.

11. Residential Services Plan

If applicable, provide a residential services plan that describes services to be provided to tenants (e.g.s. childcare, computer training, etc.) and demonstrates how supportive services for the target tenant population will be provided and funded. The plan should also show funding commitments for services.

12. Project Schedule

Provide a preliminary Project schedule identifying the estimated date of achieving key milestones including securing of all financing commitments; acquisition of the site; start of construction; completion of construction; and lease-up and stabilization of residential and commercial operations (if applicable).

13. Appraisal

A recent appraisal (within six months) and preliminary title report should be attached to the application if there is already under an agreement or option for the property. *If an appraisal is not available, submit one as soon as is practical (not later than 30 days after application due date).* Acquisition costs may not exceed the fair market value of the property as determined by appraisal. If the acquisition price is significantly higher than appraised value, the City may reject the application or deny the funding unless the price can be negotiated reasonably close to the appraised value.

If any of the required documentation is not provided with your application, it will be deemed non-responsive, and the application will not be considered further.

PROPOSAL SUBMISSION PROCESS

Questions can be sent by email or by telephone to Michelle Wurster, Housing Analyst.

Email: mewurster@roseville.ca.us

Phone: 916-774-5295.

Responses to this NOFA are to be sent by email with the designated subject line:

Subject: **Proposal AH NOFA**

To: mewurster@roseville.ca.us

Please note that the maximum size for attachments is 25 MB

DUE DATE: September 5, 2025.

EVALUATION AND SELECTION

Review of Proposals & Project Selection Process

City staff and technical consultants will review all proposals submitted that meet the NOFA requirements. Proposals will be evaluated based on the Applicant and Project Selection Criteria and NOFA identified priorities. Scoring serves as a basis to compare applications but ultimately the decision to award funds is based on the City Council's approval. Successful respondents to this NOFA will be placed on the City's CDBG Affordable Rental Housing project list, subject to approval of funding by the City of Roseville City Council.

APPLICANT AND PROJECT SELECTION CRITERIA – 100 POINTS TOTAL

Applicants who submit proposals that meet the requirements of this NOFA will be evaluated according to the criteria below:

- 1. Applicant qualifications, experience, and management of affordable rental housing – 30 points:**
 - a. Qualifications of the Applicant and development team.
 - b. Experience completing affordable rental housing projects of similar size and complexity as the proposed project.
 - c. Applicants' track record of successfully developing similar projects on time and within budget.
 - d. Positive track record for collaborative negotiations with public agencies (as demonstrated by references).
 - e. Track record of positive cash flow and compliance with regulatory agreements, property reserves and property management standards for existing projects.

- 2. Applicant Financial Capability and Economic Feasibility of Project: – 30 points**
 - a. Source and amount of equity contributions and other sources of funding.
 - b. Degree of leveraging of City Affordable Housing funds.
 - c. Per unit subsidy of City Affordable Housing funding requested and overall, per unit cost to construct.

- 3. Public Benefit and Response to City's Housing Priorities – 30 points**
 - a. Project has housing units affordable to Extremely Low (highly desirable), Very-Low and Low-income households.
 - b. Project has housing units that address households with special needs (e.g., homeless, seniors, and/or special needs) and has appropriate level of services for the target population and identifies funding to provide for such services.
 - c. Applicant has proven success at gaining community support for affordable housing projects and remaining sensitive to community and neighborhood concerns throughout operations.
 - d. Project results in units that can be counted towards the production totals of the City, pursuant to definitions in California law and adopted by the Sacramento

Area Council of Governments (SACOG) Regional Housing Needs Assessment (RHNA).

- e. Project incorporates Universal Design principles into some or all affordable units.

4. Site Appropriateness – 10 points:

- a. Project site is within ½ mile of a transit station or a transit corridor
- b. Project site has easy access to relevant local services and amenities, such as parks, medical services, fresh foods, schools, etc.
- c. Proposed project is consistent with the proposed site's General Plan land use designation and zoning. In cases where the land use designation and/or zoning would require an amendment, applicant can demonstrate that the proposed project warrants an amendment to land use and zoning designations and is compatible with surrounding land uses.

The site's appropriateness should be described in detail in a prepared narrative. It should be noted that projects are not required to meet every criterion listed.

5. Tie Breaker

Preference will be given to applications that best align with the City's strategic priorities, including projects proposed in one of the Commercial Corridors and projects that serve households exiting homelessness.

NO OBLIGATION

The City reserves the right to modify this NOFA package at any time prior to the proposal due date, or to extend the proposal due date, or to cancel this NOFA package at any time. The City further reserves the right to reject any and all proposals for any reason or to accept any qualifying proposal received which the City, in its sole unrestricted discretion deemed most advantageous to itself. The lowest or any proposal may not necessarily be accepted. The respondent acknowledges the City's rights and this clause and absolutely waives any right of action against the City for the City's failure to accept its proposal whether such right of action arises in contract, negligence, bad faith, or any other cause of action. The acceptance of any proposal is subject to funds being legally available to complete this transaction and/or approval by the City Council or the officer or employee of the City having authority to accept the proposal.

The City of Roseville is not responsible for any loss, damage or expense incurred by a respondent as a result of any inaccuracy or incompleteness in the NOFA, or as a result of any misunderstanding or misinterpretation of the terms of this NOFA on the part of the Applicant. Further, the City of Roseville is not liable for any costs incurred in the preparation of the proposal submittals.

Exceptions Certification

In submitting a proposal in response to this NOFA, Applicant is certifying that it takes no exceptions to this NOFA. If any exceptions are taken, such exceptions must be clearly noted in the proposal and may be reason for rejection of the proposal. Failure to include any exceptions to the NOFA shall be deemed an acceptance of all terms therein by Applicant and Applicant shall not have any further opportunity to request revisions to the same following submission of its proposal.

Cancellation of NOFA

City reserves the right to cancel this NOFA at any time prior to contract award without obligation in any manner for proposal preparation, interview, fee negotiation or other marketing costs associated with this NOFA.

No Commitment to Award

Issuance of this NOFA and receipt of proposals does not commit the City to award a contract. City expressly reserves the right to postpone the NOFA process for its own convenience, to accept or reject any or all proposals received in response to this NOFA, to negotiate with more than one Applicant concurrently, or to cancel all or any part of this NOFA.

Right to Negotiate and/or Reject Proposals

City reserves the right to negotiate any price or provision, task order or service, accept any part or all of any proposals, waive any irregularities, and to reject any and all, or parts of any and all proposals, whenever, in the sole opinion of City, such action shall serve its best interests and those of the tax- paying public.

Attachments:

Attachment A: Sample Loan Documents – Draft Regulatory Agreement

Attachment B: Required Proposer’s Certification

Attachment C: Commercial Corridors Maps

Attachment A
Sample Loan Documents – Draft Regulatory Agreement

SAMPLE

AFFORDABLE HOUSING REGULATORY AGREEMENT

(Project: _____, Roseville)

This Affordable Housing Regulatory Agreement (“Regulatory Agreement”) is made this _____ day of _____, 2025 (“Effective Date”), by and between the City of Roseville, a municipal corporation (“CITY”), and _____, a _____ (“DEVELOPER”).

RECITALS

A. WHEREAS, DEVELOPER proposes to purchase real property located at _____ in Roseville, California as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference.

B. WHEREAS, DEVELOPER specifically proposes to develop a _____ unit multi-family apartment project on the Property, _____ (____) of which shall be rented at rents that are affordable to _____ (____% of Area Median Income (AMI)), and _____ (____% AMI) income households (collectively, the “Regulated Units”), with up to one manager’s unit.

C. WHEREAS, the Project is intended to serve as a community resource by providing decent, safe, and sanitary housing for households which would otherwise be unable to afford such housing.

D. WHEREAS, the CITY has agreed to provide DEVELOPER with financial assistance in the form of a loan in the combined principal amount of _____ dollars (\$ _____) to assist DEVELOPER in the construction and permanent financing of the Project (the “Loan”).

E. Reserved.

F. DEVELOPER is simultaneously: (1) executing one Loan Agreement, one Promissory Note and one Deed of Trust evidencing and regulating certain aspects the Loan; (2) recording the Deed of Trust to secure the Loan; and (3) as further consideration for the Loan, and to further the public interests of the CITY in seeing the Project maintained as affordable housing, DEVELOPER is executing and recording this Regulatory Agreement. The Loan Agreement, the Promissory Note, the Deed of Trust and this Regulatory Agreement are collectively referred to herein as the “Loan Documents.”

G. The Loan is being made to DEVELOPER at an interest rate below the market rate in order to help achieve financial stability for the Project and to increase the supply of affordable rental housing in the CITY. In consideration for the Loan, DEVELOPER has agreed to observe all the terms and conditions set forth below.

NOW, THEREFORE, DEVELOPER and the CITY hereby agree as follows:

DEFINITIONS

The following terms have the meanings set forth herein wherever used in this Regulatory Agreement or attached exhibits. Capitalized terms not defined in this Regulatory Agreement shall have the same meaning as defined in the DDA.

1. **“CITY”** means the City of Roseville, a municipal corporation.
2. **“AREA MEDIAN INCOME”** (referred to herein as “AMI”) means the median income for the Metropolitan Statistical Area which includes the City of Roseville (“MSA”), with adjustments for household size, as determined from time to time by the U.S. Department of Housing and Urban Development (“HUD”) pursuant to Section 8(f)(3) of the United States Housing Act of 1937 as amended, or such other method of median income calculation applicable to the City of Roseville that HUD may hereafter adopt in connection with said Act. If HUD should cease making such determination, the CITY may designate another method of calculation of area median income used by any federal or state agency and applicable to the City of Roseville.
3. Intentionally deleted.
4. **“DEED OF TRUST”** means the Deed of Trust executed contemporaneously with this Regulatory Agreement and recorded against the Property as security for the Loan and other obligations by DEVELOPER, as trustor and the CITY as beneficiary, as well as any amendments to, modifications of, and restatements of said Deed of Trust.
5. **“DEVELOPER”** means _____, together with its permitted successors and assigns.
6. **“LOAN”** means the loan of funds provided by the CITY to DEVELOPER for the Project.
7. **“LOAN DOCUMENTS”** means, collectively, the Promissory Notes, the Deeds of Trust and this Regulatory Agreement for the Project, as they may be amended, modified, or restated from time to time, along with all exhibits and attachments to these documents.
8. **“NOTES”** mean the promissory notes executed contemporaneously with this Regulatory Agreement by DEVELOPER in favor of the CITY evidencing the Loans, which are secured by the Deeds of Trust, as well as any amendments to, modifications of, or restatements of said promissory note(s). The Notes are on file with the City of Roseville.
9. **“PROJECT”** means the development, construction and operation of a no fewer than _____ unit residential, multi-family rental apartment project on the Property to be rented at rents that are affordable to _____ income households, up to one (1) unregulated manager’s unit and any additional improvements, landscaping, roads, and parking spaces existing thereon, as the same may from time to time exist.
10. **“PROPERTY”** means the real property located at _____, Roseville, California, 95_____ identified and described in **Exhibit A**, attached hereto and incorporated into this Regulatory Agreement by this reference, and any buildings or improvements now or hereafter situated on such real property.

11. **“QUALIFYING HOUSEHOLD”** means a household in which household income does not exceed the percentage of Area Median Income prescribed for the applicable housing unit by the terms of this Regulatory Agreement.

12. **“QUALIFYING RENT”** means the maximum monthly rent allowed under **Exhibit B** “adjusted for family size appropriate to the unit” (as such term is defined by California Health and Safety Code Sections 50052.5 and 50053) including a reasonable allowance for tenant-paid utilities (also known as Utility Allowance). During the period a regulatory agreement governing the allocation and award of any federal tax credits is in effect, Qualifying Rent may be determined in accordance with such regulatory agreement and 26 U.S.C., Section 42, for initial and ongoing occupancy of tenants.

13. **“REGULATED UNITS”** means _____ () rental dwelling units of the _____ () rental dwelling units on the Property constructed for the Project that shall be rented at rents that are affordable to _____ income households and having the following composition: _____ () _____ (1) bedroom units, _____ () two (2) bedroom units, and _____ () _____ () bedroom units.

DEVELOPER’S OBLIGATIONS

14. **COMPLIANCE WITH LOAN DOCUMENTS.** DEVELOPER’s actions with respect to the Property and the use of Loan funds shall at all times be in full conformity with the requirements of the Loan Documents.

15. **TERM OF AGREEMENT.** This Regulatory Agreement shall commence upon the Effective Date and shall remain in full force for the longest feasible time but at least a period of fifty-five (55) years from the date of recordation of the Certificate of Completion. The obligations in this Regulatory Agreement shall remain effective and fully binding on DEVELOPER in perpetuity regardless of any expiration of the term of any loan, any payment, or prepayment of any loan, any assignment of a note, any reconveyance of a deed of trust, or any sale, assignment, transfer, or conveyance of the Property (other than certain transfers by foreclosure, deed in lieu of foreclosure, exercise of the power of sale or other similar transfer), unless terminated earlier by the CITY in a recorded writing.

PROJECT OCCUPANCY AND RENTS

16. **OCCUPANCY OF PROJECT.** DEVELOPER shall limit, for the full term of this Regulatory Agreement identified in paragraph 15, above, the rental of Regulated Units to Qualifying Households according to the schedule contained in **Exhibit B** herein, which is hereby incorporated by reference into this Regulatory Agreement. The income levels and other qualifications of applicants shall be certified prior to initial occupancy in conformance with the Final Management Plan identified in paragraph 25, below, and the City of Roseville’s rules governing income certification, as these rules may be amended from time to time by California law or as required in order to comply with California law. Specifically, DEVELOPER covenants and agrees that for the full term of this Regulatory Agreement it shall reserve for occupancy: (i) _____ () one-bedroom, _____ () two-bedroom, and _____ () three-bedroom Regulated Units for households whose income does not exceed thirty percent (___ %) of AMI; and (iv) _____ () two-bedroom, and _____ () three-bedroom Regulated Units for households whose income does not exceed sixty percent (___ %) of AMI. The remaining one (1) unregulated unit shall be a two bedroom unit reserved for use by on-site Project management staff.

Preference shall be given to prospective tenants who are elderly, disabled, veterans (persons who served in the active military, naval, or air service and who were discharged or released from such service under conditions other than dishonorable), and persons who are residents and/or who are employed within the City of Roseville at the time of rental application.

The Project shall be owned, managed and operated as a single, multi-family residential rental project, which may be comprised of several buildings and structures, each consisting of more than one residential dwelling unit, together with facilities functionally related and subordinate thereto, in accordance with the applicable provisions of the Internal Revenue Code and applicable California law, as the same may be amended from time to time. All of the residential dwelling units in the Project will be similarly constructed and shall contain separate and complete facilities for living, sleeping, eating, cooking and sanitation for a single person or family, including sleeping area, bathing and sanitation facilities and cooking facilities equipped with a cooking range, refrigerator and sink. None of the residential dwelling units shall be utilized, at any time, on a transient basis. Neither the Project, nor any portion thereof, shall ever be used as a hotel, motel, hostel, vacation rental, dormitory, fraternity house, sorority house, rooming house, hospital, nursing home, sanitarium, rest home or trailer park, or court. DEVELOPER shall further ensure that reasonable support services for the residents of this Project are provided, such as, but not limited to, life skills training, social and recreational programs, educational, health and nutritional programs, and computer training.

17. **PROJECT RENTS.** Rents for Regulated Units shall be limited to Qualifying Rents as set forth in **Exhibit B** as the same may be revised from time to time in accordance with this Regulatory Agreement and applicable federal or state laws and regulations. Rent shall be no greater than considered “affordable rent” for the applicable household pursuant to Sections 50052.5 and 50053 of the California Health and Safety Code, as amended, or any successor statute thereto, including the use of a CITY-approved utility allowance. Nothing in this Regulatory Agreement shall prevent DEVELOPER from charging lower rents.

18. **SECURITY DEPOSITS.** Any security deposits collected by DEVELOPER or DEVELOPER’s agent shall be kept separate and apart from all other funds in a trust account with a depository insured by the Federal Deposit Insurance Corporation or other comparable federal deposit insurance program and shall be held and disbursed in accordance with California law. The balance in the trust account shall at all times equal or exceed the aggregate of all outstanding obligations, plus accrued interest thereon.

19. **RENTAL INCREASES FOR EXISTING TENANTS ON THE PROPERTY.** Irrespective of when income limits are published under applicable tax credit law, rents for Regulated Units may be adjusted no more frequently than: (a) after the initial twelve (12) months following the date of initial occupancy or (b) every twelve (12) months following the last permissible date of recorded rental adjustment. Additionally, in no event shall the amount of annual rent increase result in a total rent amount that is in excess of that allowed by the Tax Credit Law. Rents for Regulated Units may be adjusted annually to coincide with the increases in the Annual Adjustment Factors (“AAFs”) as published by the United States Department of Housing and Urban Development (“HUD”) for the West Region.

In the event that HUD terminates publication of the AAFs, rents shall be adjusted annually to coincide with the State Department of Housing and Community Development (“HCD”) State Income Limits, using the limits established for Placer County, adjusted for household size, unit type and affordability. If DEVELOPER does not agree with the adjustment factors provided herein, DEVELOPER may, within fifteen (15) calendar days of notification by the CITY’s Economic Development Director or successor (“the EDD”) of that year’s adjustment, present to the EDD information on which it wishes to base its annual rent adjustment. The EDD

will review this information and decide on which adjustment factor DEVELOPER shall base its annual rent increase. The decision of the EDD shall be final.

20. **CONDOMINIUM CONVERSION PROHIBITED.** DEVELOPER shall not convert Project units, including Regulated Units and/or any unregulated units, to condominium or cooperative ownership or sell condominium or cooperative conversion rights to the Project units, during the term of this Regulatory Agreement.

21. NONDISCRIMINATION.

A. DEVELOPER herein covenants by and for itself, its subcontractors, its successors and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, nor denial of the benefits of this Regulatory Agreement to, any person or group of persons, on the basis of race, color, ancestry, national origin or ethnic group identification, religion or religious creed, sex, gender or self-identified gender, gender expression, sexual orientation, marital status, age, mental disability, physical disability or medical condition (including cancer, HIV and AIDS), genetic information, military or veteran status, familial status, source of income, or political affiliation or belief, nor any unlawful discrimination against any employee or applicant for employment because of race, color, ancestry, national origin or ethnic group identification, religion or religious creed, sex, gender or self-identified gender, gender expression, sexual orientation, marital status, age (over 40), mental disability, physical disability or medical condition (including cancer, HIV and AIDS), use of family care leave, genetic information, military or veteran status, familial status, source of income, or political affiliation or belief. DEVELOPER shall ensure that the evaluation and treatment of employees and applicants for employment are free of such discrimination or harassment. In addition to the foregoing general obligations, DEVELOPER shall comply with the provisions of the Fair Employment and Housing Act (Government Code Section 12900, et seq.), the regulations promulgated thereunder (Title 2, California Code of Regulations, Section 10000, et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Sections 11135-11139.5) and any state or local regulations adopted to implement any of the foregoing, as such statutes and regulations may be amended from time to time. To the extent this Regulatory Agreement subcontracts to DEVELOPER services or works required of the CITY by the State of California pursuant to agreement between the CITY and the State, the applicable regulations of the Fair Employment and Housing Commission implementing Government Code Section 12990 (a) through (f), set forth in Subchapter 5 of Division 4.1 of Title 2 of the California Code of Regulations are expressly incorporated into this Regulatory Agreement by reference and made a part hereof as if set forth in full, and DEVELOPER and any of its subcontractors shall give written notice of their obligations thereunder to labor organizations with which they have collective bargaining or other agreements.

B. The provisions of paragraph (A) shall further apply to the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the Project, and DEVELOPER and any person claiming under or through the DEVELOPER, shall not establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the Project.

C. DEVELOPER shall include the provisions contained in this section in all contracts and subcontracts related to the Project.

D. The requirements in this section shall survive the repayment of the Loan,

and the reconveyance of the Deeds of Trust.

22. **MANAGEMENT RESPONSIBILITIES.** DEVELOPER is specifically responsible, subject to its obligations herein, for all management functions with respect to the Property, including, without limitation, the selection of tenants, certification and recertification of household size and income, evictions, collection of rents and deposits, maintenance, landscaping, routine and extraordinary repairs, replacement of capital items, and security. The CITY shall have no responsibility over management of the Property. A resident manager or an alternative designated contact shall be required to reside on-site.

23. **INTENTIONALLY DELETED.**

24. **DRAFT AND FINAL MANAGEMENT PLANS.**

A. **DRAFT MANAGEMENT PLAN.** DEVELOPER shall prepare and submit to the CITY a Draft Management Plan for the CITY's review and approval. The Draft Management Plan shall be submitted to the CITY at least one hundred eighty (180) calendar days prior to the anticipated date for completion of construction of the Project. The Draft Management Plan shall contain, but is not limited to, specific statement as to (1) the identity, experience and duties of all employees of the Management Agency who intend to manage the Project; (2) marketing policies and strategies; (3) tenancy occupancy rules and regulations; (4) rental procedures and tenant income limitation; (5) eviction procedures; (6) operating policies and guidelines; (7) reserve account policies; (8) maintenance and capital improvement policies; (9) shall provide as an exhibit thereto a sample form of lease agreement; and (10) any provisions required by the DDA. Upon transfer of OWNER/ DEVELOPER's interest in the Project, the party to whom the Project is transferred shall, as a condition of such transfer, provide the CITY with a copy of such party's Management Plan for the Project, which plan shall provide statements as called for herein.

B. **CITY REVIEW OF DRAFT MANAGEMENT PLAN.** Upon submittal of the Draft Management Plan by DEVELOPER to the CITY, the CITY shall review the Draft Management Plan and provide written comments to DEVELOPER within ninety (90) calendar days or as soon thereafter as is practicable.

C. **FINAL MANAGEMENT PLAN.** Prior to issuance of any Certificate of Occupancy for the Project, DEVELOPER shall submit a Final Management Plan to the CITY for its review and final approval no later than thirty (30) calendar days prior to the anticipated date for completion of construction of the Project.

Notwithstanding the foregoing, the CITY shall have the right to review and approve any proposed amendments to DEVELOPER's contract with its management firm, or any new management contracts, during the term of this Regulatory Agreement; provided, however, that the CITY's approval shall not be required for a renewal of the initial management contract.

25. **MANAGEMENT AGENCY.** The Project shall at all times be managed by an experienced Management Agency reasonably acceptable to the CITY, with demonstrated ability to operate residential facilities like the Project in a manner that will provide decent, safe and sanitary housing. The City shall have the right to require a change in the Management Agency or the on-site manager for reasonable cause at any time during the term of this Regulatory Agreement, subject to the prior written consent of any senior lenders and the tax credit investor. During the monitoring as described in paragraph 31, the CITY will assess the Management Agency's ability to operate the Project in a decent, safe and sanitary manner. Calls for police

and fire services at a significantly greater number or with a significantly greater frequency of serious calls and frequent fair housing complaints by tenants or applicants may be among criteria considered by the CITY in determining whether any management change shall be required.

DEVELOPER shall submit for the CITY's approval the identity of any proposed Management Agency. DEVELOPER shall also submit such additional information about the background, experience, and financial condition of any proposed Management Agency as is reasonably necessary for the CITY to determine whether the proposed Management Agency meets the standards for a qualified Management Agency set forth above.

If the proposed Management Agency meets the standards for a qualified Management Agency set forth above, the CITY shall approve the proposed Management Agency by notifying OWNER/DEVELOPER in writing. Unless the proposed Management Agency is disapproved by the CITY within thirty (30) calendar days of said submission of identity and qualifications of proposed Management Agency, which disapproval shall state reasonable specificity the basis for disapproval, it shall be deemed approved. The CITY hereby approves of the use of _____, a _____, engaged in the provision of multi-family residential and commercial property management services, as the designated initial Management Agency for the Project.

26. DISMISSAL OF MANAGEMENT AGENCY. Within fifteen (15) calendar days from DEVELOPER's receipt of any recommendation by CITY staff to dismiss the Management Agency, DEVELOPER shall either dismiss the Management Agency or request a meeting with CITY staff representatives to discuss further. If an agreement cannot be reached with CITY staff representatives, DEVELOPER may request a public meeting to discuss the CITY recommendation. If, after conducting a requested public meeting, the CITY Council supports said recommendation of CITY staff, DEVELOPER shall promptly dismiss the Management Agency and shall appoint as the new Management Agency a person or entity which meets the standards for Management Agency and is approved by the CITY as set forth in paragraph 26.

27. MAINTENANCE AND SECURITY. DEVELOPER shall at its own cost and expense maintain the Property in good condition, in good repair, and in decent, safe, sanitary, habitable, and tenantable living condition for the benefit of Project occupants. DEVELOPER shall not commit or permit any waste on or to the Property, and shall prevent and/or rectify any physical deterioration of the Property. DEVELOPER shall provide adequate security equipment for the safety of Project occupants and to minimize the need for public safety calls. DEVELOPER shall maintain the Property in conformance with all applicable state, federal, and local laws, ordinances, codes, and regulations and the Management Plan; but DEVELOPER's maintenance obligations shall not be limited only to the standards contained in these laws or the Management Plan.

In the event the DEVELOPER fails to maintain the Property in accordance with the foregoing standards, and after at least seven (7) calendar days' prior written notice to DEVELOPER and the Senior Lenders, the CITY or its agent may, but shall be under no obligation to, enter upon the Property, make such repairs or replacements as are deemed necessary in the CITY's reasonable discretion (with the prior written consent of the Senior Lenders), and provide for payment thereof. Any amount advanced by the CITY to make such repairs, together with interest thereon from the date of such advance at the same rate of interest as specified in the Notes for the Project (unless payment of such an interest rate would be contrary to applicable law, in which case interest shall accrue at the highest rate then allowed by

applicable law), shall become an additional obligation of DEVELOPER to the CITY, and shall be secured by the Deeds of Trust.

28. **UNIT VACANCIES.** DEVELOPER shall use its best efforts to fill vacancies in Regulated Units as quickly as possible.

29. **INSPECTIONS AND RECORDS.** DEVELOPER shall maintain complete, accurate and current records which clearly document DEVELOPER's performance of its obligations to operate the Property and the Project under the terms of this Regulatory Agreement. DEVELOPER shall submit any records reasonably requested by the CITY in connection with the Project to the CITY within ten (10) business days of the CITY's request. DEVELOPER shall also permit the CITY or its duly authorized representatives to enter and inspect the Property and the Project for compliance with obligations under this Regulatory Agreement upon seventy-two (72) hours advance notice of such visit by the CITY to DEVELOPER or DEVELOPER's Management Agency and to tenants of any inspected Project units, subject to the provisions of the leases regarding inspection and entry rights, which provisions must otherwise be consistent with state law.

All tenant lists, applications and waiting lists relating to the Regulated Units shall at all times be kept separate and identifiable from any other business of the DEVELOPER and shall be maintained as required by the CITY, in a reasonable condition for proper audit and subject to examination during business hours by representatives of the CITY. DEVELOPER shall retain copies of all materials obtained or produced with respect to occupancy of the Regulated Units for a period of at least five (5) years.

The CITY shall also have the right to perform on-site inspections of the Project, including the Regulated Units, as is reasonably required to ensure compliance with the Loan Documents, but in any case at least once per year. DEVELOPER agrees to cooperate in such inspection(s). If the CITY desires to inspect the interior of the Regulated Units, the CITY shall give DEVELOPER sufficient notice to allow DEVELOPER to give seventy-two (72) hours' notice to tenants.

30. **ANNUAL REPORTS.** DEVELOPER shall provide any information reasonably requested by the CITY in connection with the Project. In particular, DEVELOPER shall provide the CITY with annual reports required by the Regulatory Agreement, including but not limited to reports regarding the Project's rent and occupancy levels, as well as the annual operating budget. Without limitation, DEVELOPER shall provide the CITY no later than the ninetieth (90th) day after the close of each calendar year following the date of this Regulatory Agreement, hardcopies and PDF copies of the following documents:

- A. Insurance certificates detailing all coverage required under the Deeds of Trust.
- B. Evidence of payment of property taxes or property tax exemption for the Project, as applicable.
- C. Audited financial statements for the Project and DEVELOPER.
- D. An occupancy report including: (i) the verified income of each tenant or household; (ii) the number and demographic information of tenants in each household; (iii) the

current rents charged each tenant or household and whether these rents include utilities; (iv) the date tenancy commenced for each Unit; and (v) any additional information required by California Health and Safety Code Section 33418.

E. Certifications of eligibility for all tenants of Regulated Units at the time of initial occupancy and upon the yearly anniversary of their continuing tenancies. Such certification shall include verified income statements on a form provided by the CITY. DEVELOPER shall retain in the tenant's file all verifications of tenant's income (tax returns, W-2 forms, paycheck stubs, etc.).

Within fifteen (15) calendar days after receipt of a written request, DEVELOPER shall provide any other information or completed forms requested by the CITY to ensure compliance with the Loan Documents or this Regulatory Agreement.

If similar reports on some or all of the Regulated Units are required for regulatory compliance with other financing programs, those reports may be deemed satisfactory for the purpose of this section by the CITY, with respect to the portion of the requirements of this section covered by such reports, provided that copies are provided on an annual basis to the CITY with an owner certification addressed to the CITY certifying that the DEVELOPER has complied with this Regulatory Agreement.

31. **MONITORING/NON-COMPLIANCE/CURE.** DEVELOPER's compliance with the provisions of this Regulatory Agreement shall be reviewed at least annually, and at such other times as the CITY may require, upon thirty (30) calendar days prior written notice from the CITY. During any such review, DEVELOPER shall bear the burden of proof to demonstrate good faith compliance with the terms of this Regulatory Agreement. If, as a result of such review, the CITY finds and determines that DEVELOPER has not complied in good faith with the terms and conditions of this Regulatory Agreement, the CITY shall give written notice to DEVELOPER of its findings and of the exact nature of DEVELOPER's non-compliance. DEVELOPER shall be given a period of sixty (60) calendar days after delivery of any such notice in which to cure, to the reasonable satisfaction of the CITY, any non-compliance; provided that, if the non-compliance cannot be cured within sixty (60) calendar days, DEVELOPER shall not be in breach so long as DEVELOPER is diligently undertaking to cure such non-compliance. In the event the CITY fails to give DEVELOPER notice of any non-compliance at or before the annual review, DEVELOPER shall not be held responsible for any failure to comply with the terms and conditions of this Regulatory Agreement during the year covered by the annual review.

32. **CITY REMEDIES FOR BREACH.** If DEVELOPER is unable or otherwise fails to cure any non-compliance within sixty (60) calendar days (or longer as provided herein) after the CITY delivers notice of non-compliance pursuant to paragraph 32, the CITY may, in addition to any other remedy provided by law or equity, modify or terminate this Regulatory Agreement, revoke the Project approval, or take any other action available to it under this Regulatory Agreement.

In particular, and without limitation by reason of enumeration, DEVELOPER acknowledges and agrees that failure to cure any non-compliance under this Regulatory Agreement, whether by DEVELOPER or any successor, shall, at the option of the CITY, constitute a breach and default under this Regulatory Agreement as to all other property within the Project. In addition, and without limitation by reason of enumeration, OWNER/DEVELOPER

acknowledges and agrees that the CITY shall have the right to withhold issuance of all building permits within the Project until such breach is cured.

Any partners of DEVELOPER shall have the right to cure any default. The CITY agrees that any cure of a default by any partners of DEVELOPER shall be deemed to be a cure by DEVELOPER, and shall be accepted or rejected on the same basis as if made or tendered by DEVELOPER.

In the event of any breach/default or violation of any agreement, obligation, or warranty under this Regulatory Agreement, the CITY shall give written notice to DEVELOPER, with copies to the Senior Lenders, specifying: (a) the nature of the breach or violation; (b) the action required to cure the breach or violation; and (c) a date, which shall not be less than thirty (30) calendar days from the date of the notice, by which such action to cure must be taken. If DEVELOPER fails to cure the breach or violation within the timeframe specified in the notice, the CITY additionally has the right, at its sole election, to:

- A. Declare a default under the Notes, accelerate the indebtedness evidenced by the Notes, and with respect to the Loan, proceed with foreclosure under the Deeds of Trust;
- B. Bring an action for equitable relief seeking the specific performance by DEVELOPER of the terms and conditions of this Regulatory Agreement, and/or enjoining, abating, or preventing any violation of said terms and conditions, and/or seeking declaratory relief;
- C. Enter upon, take possession of, and manage the Property and the Project, either in person, by agent, or by a receiver appointed by a court, and collect any rents, income, deposits, or reserves and apply them to operate the Property and the Project, and continue in possession until such time as the CITY in its sole judgment determines that DEVELOPER is in a position to operate the Property and the Project in compliance with this Regulatory Agreement;
- D. After notice provided for herein, make such repairs or replacements to the Property as are necessary and provide for payment thereof;
- E. Declare an event of default under the Loan Documents and pursue the remedies described therein; and/or
- F. Pursue any other remedy allowed at law or in equity.

The CITY's rights hereunder shall be in addition to, and not in lieu of, every other right or remedy provided for herein or now or hereafter existing at law or in equity by statute or otherwise, including, but not limited to injunctive relief, specific performance and damages. The exercise or beginning of exercise by the CITY of any one or more rights or remedies, provided herein or now or hereafter existing at law or in equity by statute or otherwise, shall not preclude the simultaneous or later exercise by the CITY of any or all other rights or remedies provided for in this Regulatory Agreement or now or hereafter existing at law or in equity or by statute or otherwise. All such rights and remedies shall be considered cumulative and nonexclusive.

33. **FEES, TAXES, AND OTHER LEVIES.** DEVELOPER shall be responsible for payment of all fees, assessments, taxes, charges, and levies imposed by any public authority or utility company with respect to the Property and the Project, and shall pay such charges prior to delinquency in order to prevent any penalty from accruing or any lien or charge from attaching to the Property or the Project. However, DEVELOPER shall not be required to pay any such charge so long as (a) the legality thereof is being contested in good faith and by appropriate proceedings; and (b) DEVELOPER maintains reserves adequate to pay any contested liabilities. In the event DEVELOPER exercises its right to contest any tax, assessment, or charge against it, DEVELOPER, on final determination of the proceeding or contest, shall immediately pay or discharge any decision or judgment rendered against it, together with all costs, charges and interest.

34. **INSURANCE COVERAGE.** DEVELOPER shall cause to have in full force and effect during the term of this Regulatory Agreement continuous insurance coverage as required by the DDA.

35. **PROPERTY DAMAGE OR DESTRUCTION.** Subject to the requirements of Senior Lenders, and if economically feasible in the CITY's reasonable judgment after consultation with the DEVELOPER, if any improvement now or in the future on the Property is damaged or destroyed, then the DEVELOPER shall, at its cost and expense, diligently undertake to repair or restore such improvement consistent with the plans and specifications for the Development. Such work or repair shall be commenced no later than the later of one hundred twenty (120) calendar days, or such longer period approved by the CITY in writing, after the damage or loss occurs or thirty (30) calendar days following receipt of the insurance proceeds, and shall be complete within one year thereafter. Any insurance proceeds collected for such damage or destruction shall be applied to the cost of such repairs or restoration and, if such insurance proceeds shall be insufficient for such purpose, then the DEVELOPER shall make up the deficiency. If the DEVELOPER does not make repairs, then any insurance proceeds collected for such damage or destruction shall be promptly delivered to the CITY as a special repayment of the Loan, subject to the rights of the Senior Lenders, if any.

GENERAL PROVISIONS

36. **SUBORDINATION.** Except as expressly set forth herein or in the DDA, this Regulatory Agreement shall not be subordinated in priority to any other interest in the Property that was not recorded on or prior to the date of recordation of this Regulatory Agreement, unless the CITY expressly consents, in writing, to the subordination or junior priority of this Regulatory Agreement. Such consent, if any, shall be within the CITY's sole discretion, and may only be permitted, if at all, for purposes that conform with the circumstances authorized by California Health and Safety Code Section 33334.14(a), and to the extent the proposed subordination does not jeopardize the CITY's security interest in the property and is otherwise consistent and compliant with all legal standards, including eligibility requirements and other conditions imposed by funding sources for the Project and any Loan.

37. **TRANSFER AND ENCUMBRANCE OF PROPERTY.** During the term of this Regulatory Agreement, DEVELOPER shall not, except as permitted by the DDA, make or permit any sale, agreement to sell, assignment, conveyance, lease (other than the rental of Project units to eligible residential tenant occupants), or transfer of the Property or any part thereof, including the sale of any general or limited partnership interests, the removal of any

general partner, or any substantial change in operational or management control over the Property (collectively referred to as "Transfers"), without the prior written consent of the CITY. The limitations on DEVELOPER's right of assignment or other transfer contained in this paragraph 38 shall not apply to any foreclosure, deed in lieu of foreclosure, or other remedial action lawfully taken by any Senior Lender holding a security interest in the Property with priority over the CITY's interests; nor shall they apply to: (i) the transfer of limited partner interests in DEVELOPER, (ii) the removal of a general partner or a limited partner pursuant to the terms and conditions of DEVELOPER's organizational document; and/or (iii) transfers to a tax-exempt entity under the direct control of or under common control with DEVELOPER.

The CITY shall give its consent to a Transfer provided that it determines all of the following conditions are met: (a) DEVELOPER is in compliance with this Regulatory Agreement and the Loan Documents, or the Transfer will cure existing violations of this Regulatory Agreement or the Loan Documents; (b) the transferee agrees to assume all obligations of DEVELOPER imposed by this Regulatory Agreement and the Loan Documents; (c) the transferee demonstrates to the CITY's satisfaction that it is capable of owning and/or operating the Property and the Project in full compliance with this Regulatory Agreement and the Loan Documents; (d) the terms of the Transfer shall not jeopardize the CITY's security interest in the Property and is otherwise in full compliance with all legal standards, including eligibility requirements and other conditions imposed by funding sources for the Project and any Loan; and (e) the Transfer has been approved by the CITY's governing body, if such approval is required.

During the term of this Regulatory Agreement, DEVELOPER shall not, except as may be contemplated by the DDA, engage in any financing or other transaction creating any mortgage or other encumbrance or lien upon the Property and/or the Project (except for any financing provided by the CITY), without the prior written consent of the CITY, which consent may be withheld in the CITY's sole discretion. The CITY may give its consent to such financing if and only to the extent necessary to maintain or improve the affordability or condition of the Property and/or the Project.

38. NONLIABILITY OF OFFICIALS, EMPLOYEES, AND AGENTS. No member, official, officer, director, employee, agent, or independent contractor of the CITY shall be personally liable to DEVELOPER or third party beneficiaries for any obligation created under the terms of this Regulatory Agreement.

39. INDEMNITY AND WAIVER. Notwithstanding the insurance coverage required herein and to the fullest extent allowed by law, DEVELOPER shall defend, indemnify and save and hold the CITY, its members, officials, officers, directors, employees, agents, and independent contractors (collectively "Indemnitees"), harmless against any losses, damages, liabilities, claims, demands, judgments, actions, court costs, and legal or other expenses (including attorneys' fees) which Indemnitees may incur as a result of (1) DEVELOPER's failure to perform any obligations as and when required by this Regulatory Agreement; (2) any failure of DEVELOPER's representations or warranties to be true and complete in any material respect; or (3) any act or omission by DEVELOPER or any contractor, subcontractor, management agent, or supplier with respect to the Project or the Property, except to the extent that such losses are caused solely by the negligence or willful misconduct of Indemnitees. The duty of the DEVELOPER to indemnify includes the duty to defend Indemnitees in any court action, administrative action, or other proceeding brought by any third party arising from the Project or the Property. DEVELOPER's duty to defend and indemnify Indemnitees shall survive

the term of this Regulatory Agreement, the reconveyance of the Deeds of Trust, and any release of part or all of the Property from the burdens of this Regulatory Agreement. The parties intend that this provision shall be broadly construed.

DEVELOPER hereby waives any claims, suits, or actions against the CITY on account of or arising from the Costa-Hawkins Rental Housing Act, California Civil Code Sections 1954.50 *et seq.* ("CHRHA"). Furthermore, the parties hereby acknowledge and agree that, without limitation, the Loan and any Project entitlements, permits, or approvals have conferred upon the DEVELOPER and/or the Project either a direct financial contribution or other form of assistance pursuant to Section 1954.52(b) of the CHRHA.

40. **GOVERNING LAW AND VENUE.** This Regulatory Agreement shall be interpreted under and be governed by the laws of the State of California, except for those provisions relating to choice of law and those provisions preempted by federal law. Any action arising out of this Regulatory Agreement shall be brought in Placer County, California, regardless of where else venue may lie.

41. **CONFLICTS.** In the event of any conflict among the Loan Documents, the most restrictive requirements shall apply. In addition, the Project may be subject to the terms of other governmental subsidy programs. This Regulatory Agreement and the agreements entered into by DEVELOPER pursuant to these subsidy programs independently regulate the Regulated Units in the Project. If any provision of another regulatory agreement is found in conflict or in contradiction with the terms of this Regulatory Agreement in relation to the Regulated Units, the most restrictive requirement, providing the greatest affordability to the most tenants for the longest term, shall apply to those Regulated Units, except as otherwise specified.

42. **ATTORNEYS' FEES AND COSTS.** In the event that a legal or administrative action is brought to interpret or enforce the terms of this Regulatory Agreement, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees.

43. **TIME.** Time is of the essence in this Regulatory Agreement.

44. **CONSENTS AND APPROVALS.** Except as otherwise expressly provided in this Regulatory Agreement, any consent or approval required under the Regulatory Agreement shall not be unreasonably withheld or delayed.

45. **NOTICES, DEMANDS, AND COMMUNICATIONS.** Formal notices, demands, and communications between DEVELOPER and the CITY shall be given by registered or certified mail, return receipt requested, postage prepaid or delivered personally, to DEVELOPER and the CITY as follows, or at such other address as a party may designate by written notice to the other party:

CITY OF ROSEVILLE

DEVELOPER

Economic Development Director
City of Roseville
311 Vernon Street

with a copy to:

46. **BINDING UPON SUCCESSORS.** All provisions of this Regulatory Agreement shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors in interest, transferees, and assigns of DEVELOPER and the CITY, and shall run with the land for the full term of this Regulatory Agreement, regardless of any assignment, payment, prepayment, expiration, extinguishment of the Loan or Notes, any reconveyance of the Deeds of Trust, or any conveyance or transfer of the Property. Any successor in interest to DEVELOPER and any purchaser or transferee of the Property shall be subject to all of the duties and obligations imposed on DEVELOPER under this Regulatory Agreement for the full term of this Regulatory Agreement. The term "DEVELOPER" as used in this Regulatory Agreement shall include all such assigns, successors-in-interest, and transferees.

47. **RELATIONSHIP OF PARTIES.** The relationship of DEVELOPER and the CITY for this Project during the term of this Regulatory Agreement shall not be construed as a joint venture, equity venture, or partnership. The CITY neither undertakes nor assumes any responsibility or duty to DEVELOPER or to any third party with respect to the operation of the Property or the actions of DEVELOPER. Except as the CITY may specify in writing, DEVELOPER shall have no authority to act as an agent of the CITY or to bind the CITY to any obligation.

48. **WAIVER.** Any waiver by the CITY of any obligation in this Regulatory Agreement must be in writing. No waiver shall be implied from any delay or failure by the CITY to take action on any breach or default of DEVELOPER or to pursue any remedy allowed under this Regulatory Agreement or applicable law. Any extension of time granted to DEVELOPER to perform any obligation under this Regulatory Agreement shall not operate as a waiver or release from any of its obligations under this Regulatory Agreement. Consent by the CITY to any act or omission by DEVELOPER shall not be construed as the consent to any other or subsequent act or omission or to waive the requirement for the CITY's written consent to future waivers.

49. **OTHER AGREEMENTS.** DEVELOPER represents that it has not entered into any agreements that would restrict or compromise its ability to comply with the terms of this Regulatory Agreement. DEVELOPER shall not enter into any agreements that are inconsistent with the terms of this Regulatory Agreement without an express written waiver by the CITY.

50. **AMENDMENTS AND MODIFICATIONS.** Any amendments or modifications to this Regulatory Agreement must be in writing, and shall be effective only if executed by both DEVELOPER and the CITY, following receipt of all required approvals, and only with the consent of the Senior Lenders.

51. **SEVERABILITY.** Every provision of this Regulatory Agreement is intended to be severable. If any provision of this Regulatory Agreement is held invalid, illegal, or

unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not be affected or impaired.

SPECIAL PROVISIONS

52. **ADMINISTRATIVE FEE.** In the event of DEVELOPER's breach or violation of any agreement, obligation or warranty under the Regulatory Agreement that is uncured within the cure periods provided herein, or in the event the Property is transferred in violation of paragraph 38 of this Regulatory Agreement, DEVELOPER shall pay annually, not later than April 15 of each year, a \$10,000 fee ("Administrative Fee"). The CITY shall provide the DEVELOPER with notice and the right to cure, as set forth in above paragraph 32, any event which the CITY believes give rise to an obligation to pay the Administrative Fee. Such fee shall remain in effect during any period of breach or violation. The payment of such Administrative Fee shall be in addition to, and not to the exclusion of, the CITY's other remedies contemplated in paragraph 33 of this Regulatory Agreement; provided however that this provision shall be subject to the nonrecourse provisions set forth in the Notes.

53. **REFINANCING/RESYNDICATION REVIEW FEE.** In the event that the Property and/or the Project is a tax credit project and is refinanced or resyndicated during the term of this Regulatory Agreement, DEVELOPER shall provide the CITY a prepayment in amount to be determined by the CITY, upon request by DEVELOPER, for CITY's staff actual and documented costs in reviewing any refinancing or resyndication documentation submitted to the CITY for the CITY's review and approval. Such prepayment shall be submitted by DEVELOPER prior to the CITY commencing any review and shall not exceed five thousand dollars (\$5,000.00). DEVELOPER shall not be entitled to receive a refund of any such fee in the event that DEVELOPER fails to complete such refinancing or resyndication.

54. **TENANT MONITORING FEE.** Commencing one (1) year after the date of the final Certificate of Occupancy for the Project and annually thereafter, DEVELOPER shall pay to the CITY, not later than March 31 of each year, a tenant monitoring fee equal to FORTY DOLLARS (\$40) for each occupied, rent restricted, apartment unit within the Project. A penalty of ten percent (10%) per month shall be assessed against any fee not paid when due.

55. **PARTICIPATION IN HOUSING CHOICE VOUCHER PROGRAM.** DEVELOPER agrees to accept tenants who qualify under the Housing Choice Voucher ("HCV") program administered by the Roseville Housing Authority (the "Authority") or its successor.

56. **CHECKLIST FOR REGULATED UNITS.** DEVELOPER agrees that each prospective tenant, prior to rental of a Regulated Unit, shall be required to complete forms required by **Exhibit C**, or DEVELOPER's equivalent as approved in writing by the CITY.

[Signatures Next Page]

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Regulatory Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 2025, and DEVELOPER has caused this Regulatory Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation: _____
_____, a _____:

BY: _____
DOMINICK CASEY
City Manager

BY: _____
NAME
Title

ATTEST:

and

BY: _____
CARMEN AVALOS
City Clerk

BY: _____
NAME
Title

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
MELISSA ANGUIANO
Economic Development Director

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The land described herein is situated in the State of California, County of Placer, City of Roseville, and is described as follows:

SAMPLE

EXHIBIT B
UNIT CONFIGURATION AND INITIAL RENT RESTRICTIONS

Maximum Household Income ___ % AMI

Bedroom size	Number of Units	Gross Rent	Less TCAC approved CUAC*	Allowable Contract Rent
1		\$	\$	\$
2		\$	\$	\$
3		\$	\$	\$

Bedroom size	Number of Units	Gross Rent	Less TCAC approved CUAC*	Allowable Contract Rent
1		\$	\$	\$
2		\$	\$	\$
3		\$	\$	\$

Bedroom size	Number of Units	Gross Rent	Less TCAC approved CUAC*	Allowable Contract Rent
1		\$	\$	\$
2		\$	\$	\$
3		\$	\$	\$

Bedroom size	Number of Units	Gross Rent	Less TCAC approved CUAC*	Allowable Contract Rent
1		\$	\$	\$
2		\$	\$	\$
3		\$	\$	\$

* California Utility Allowance Calculator (CUAC) is California's energy consumption model for calculating utility allowance estimates. These estimates are approved by California's Tax Credit Allocation Committee (TCAC) and are limited to new construction projects in the design phase.

EXHIBIT C

CHECKLIST FOR AFFORDABLE RENTAL UNITS

The following documentation must be present in the Tenant's file (in a form approved by the Housing Manager) for an "affordable renter."

- ___ Certification of Affordable Rental Unit Eligibility
- ___ Calculation of Tenant Eligibility Form
- ___ Record of Rental Increases
- ___ Written, third party verification of all income sources, including:
 - ___ Employment
 - ___ Self-employment (tax return and profit & loss statement for current year)
 - ___ Unemployment
 - ___ AFDC (Welfare) Benefits
 - ___ Child Support
 - ___ Alimony
 - ___ Social Security Benefits
 - ___ Supplemental Security Income (SSK)
 - ___ VA or Military Benefits
 - ___ Pensions and/or Annuities
 - ___ Retirement Funds
 - ___ Savings Accounts (Interest Income)
 - ___ Checking Accounts
 - ___ Government Grants
 - ___ Trust Funds
 - ___ Stocks & Bonds (Cash Value)
 - ___ Life Insurance (Cash Value)

Name _____

Complex

Title _____

Date

SAMPLE

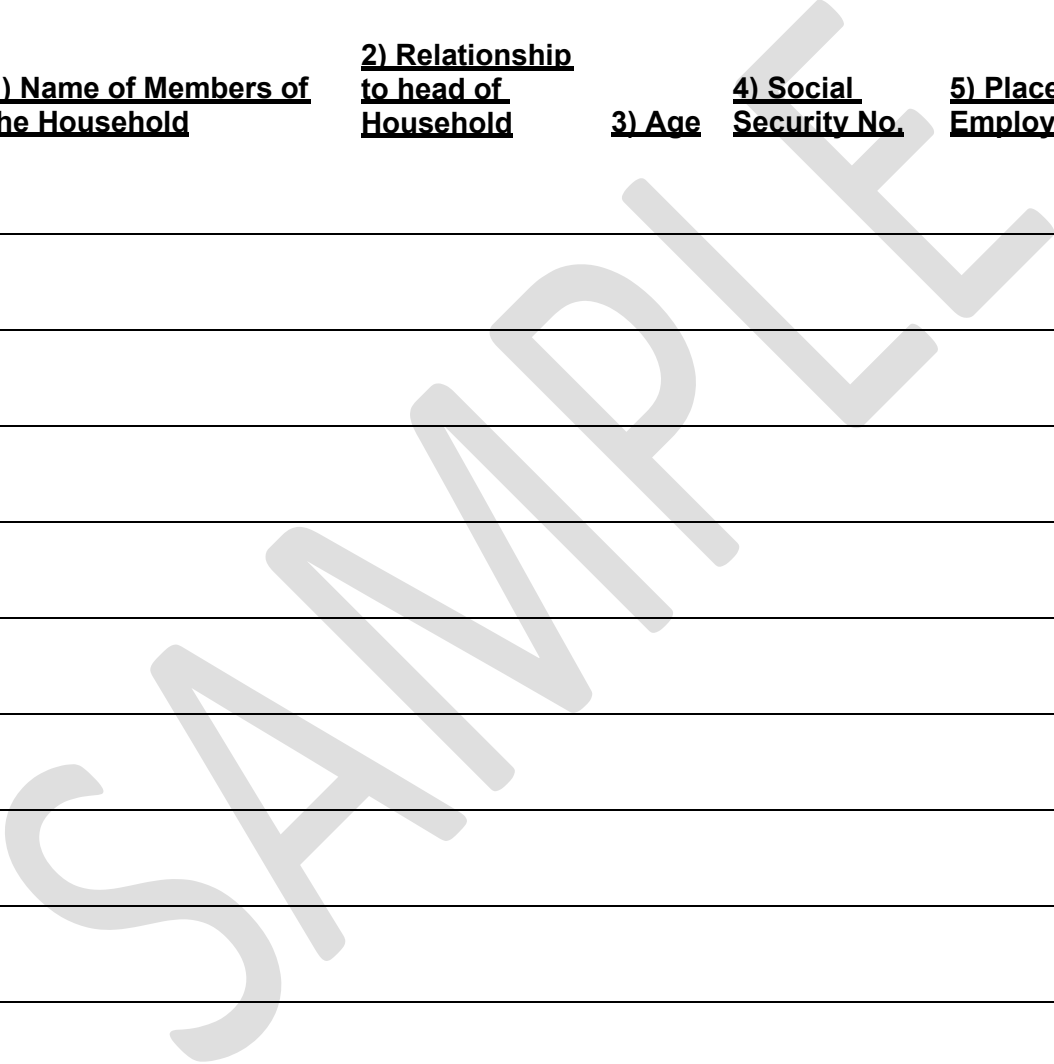
CERTIFICATION OF AFFORDABLE RENTAL UNIT ELIGIBILITY

Re: _____ Apt. # _____
Apartment Complex

I/we have read and answered truthfully, fully frankly and personally each of the following questions for all persons who are to occupy the unit being applied for in the above apartment project. Listed below are the names of all persons who intend to reside in the unit:

<u>1) Name of Members of the Household</u>	<u>2) Relationship to head of Household</u>	<u>3) Age</u>	<u>4) Social Security No.</u>	<u>5) Place of Employment</u>
---	--	----------------------	--------------------------------------	--------------------------------------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____



CERTIFICATION OF AFFORDABLE RENTAL UNIT ELIGIBILITY (CONT.)
INCOME COMPUTATION

- 6) The total anticipated income calculated in accordance with this paragraph 6, of all persons (except children under the age of 18 years) listed above for the 12-month period beginning the date that I/we plan to move into a unit is \$_____.

Included in the total anticipated income listed above are:

- a. All wages and salaries, overtime pay, commissions, fees and other compensation for personal services, before payroll deductions.

Excluded from such anticipated income are:

- a. Casual, sporadic or irregular gifts;
- b. Amounts which are specifically for or in reimbursement of medical expenses;
- c. Lump sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlements for personal or property losses;
- d. Amounts of educational scholarships paid directly to the student or the educational institution and amounts paid by the government to a veteran for use in meeting the costs of tuition, fees, books, and equipment. Any amounts of such scholarships or payments to veterans not used for the above purposes are to be included in income;
- e. Hazardous duty pay to a family member in the Armed Forces who is away from home and exposed to hostile fire;
- f. Relocation payments under Title II of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970;
- g. Foster child care payments;
- h. The value of coupon allotments for the purchase of food pursuant to the Food Stamp Act of 1977.

- 7) This certificate is made with the knowledge that it will be relied upon by the Owner to determine maximum income for eligibility to occupy the unit; and I/we declare that all information set forth herein is true, correct and complete and based upon information I/we deem reliable and that the statement of total anticipated income contained in paragraph 6 is reasonable and based upon such investigation as the undersigned deemed necessary.

- 8) I/We will assist the Owner in obtaining any information or documents required to verify the statement made herein, including either an income verification from my/our present employer(s) or copies of federal tax returns for the immediately preceding calendar year.

Applicant

[All persons listed in number 2 above, except children under the age of 18 must sign this form]

SAMPLE

CALCULATION OF TENANT ELIGIBILITY FORM

(FORM COMPLETION BY APARTMENT OWNER OR AGENT)

NAME: _____ UNIT # _____

<u>SOURCE</u>	<u>MONTHLY</u>	<u>ANNUAL</u>
Social Security	\$ _____	\$ _____
Social Security	\$ _____	\$ _____
Civil Service	\$ _____	\$ _____
Pension _____	\$ _____	Interest _____
	\$ _____	Wages _____
_____	\$ _____	Tips _____
_____	\$ _____	Wages _____
_____	\$ _____	Tips _____
_____	\$ _____	
Child Support	\$ _____	\$ _____
Welfare	\$ _____	\$ _____
Stocks/Bonds	\$ _____	\$ _____
Other _____	\$ _____	\$ _____
Other _____	\$ _____	\$ _____
TOTAL INCOME	\$ _____	\$ _____
	Monthly base rent	\$ _____
	Move-in date	_____

BY _____
TITLE _____
DATE _____

**AFFORDABLE TENANT
RECORD OF RENTAL INCREASES (For Tax Credit Projects Only)**

(FOR COMPLETION BY APARTMENT DEVELOPER OR AGENT)

NAME: _____ APT. # _____

=====

SAMPLE

ACKNOWLEDGMENTS

State of California

County of _____

On _____ before me, _____,
(here insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

ACKNOWLEDGMENTS

State of California

County of _____

On _____ before me, _____,
(here insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

SAMPLE

Attachment B

PROPOSER'S CERTIFICATION

I have carefully examined the Notice of Funding Availability (NOFA) and any other documents accompanying or made a part of this NOFA. The information contained in this proposal is true and correct to the best of my knowledge and is signed under penalty of perjury under the laws of the State of California. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its authorized agent and that the firm is ready, willing, and able to perform if awarded the funding.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or conspiracy with any other person, firm or corporation submitting a proposal for the same funding that this proposal is fair and made without outside control, collusion, fraud or illegal action; that no officer, employee or agent of the City is financially interested in said proposal; that no undue influence or pressure was used against or in concert with any officer, employee or agent of the City in connection with the award or terms of the contract that will be executed as a result of this NOFA; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

NAME OF APPLICANT ENTITY

AUTHORIZED SIGNATORY

NAME & TITLE, TYPED OR PRINTED

DATE

MAILING ADDRESS

TELEPHONE NUMBER

EMAIL

EIN

STATE OF INCORPORATION

Type of Organization:

____ Sole Proprietorship ____ Corporation ____ Non-Profit Organization

____ Partnership ____ Limited Liability Company

Attachment C
Commercial Corridors Maps

SAMPLE

