



## GOALS, POLICIES, AND PROGRAMS

GOALS AND POLICIES
Goal H1.1 Provide decent, safe, <b>inclusive</b> <del>adequate</del> , and affordable housing in sufficient quantities for all economic segments of the community.
Goal H1.2 Ensure that all segments of the Roseville community actively work together to provide affordable housing.
Goal H1.3 Preserve <b>affordability</b> , maintain, and improve Roseville’s supply of affordable housing stock.
Goal H1.4 Increase the opportunity for low- and middle-income households to become homeowners, thereby freeing up rental housing for other low-income households.
Goal H1.5 Reduce the overall incidence of homelessness among Roseville individuals and families through regional coordinated and comprehensive housing and supportive services.
Goal H2.1 Work with the development and business communities to provide affordable rental and homeownership opportunities for extremely low-, very low-, low-, and middle-income households.
Goal H2.2 Strive to ensure the affordability of Roseville’s housing supply over time.
Goal H2.3 Maximize efforts to meet affordable housing needs by requiring 10% of new housing units be affordable to extremely low-, very low-, low-, and middle-income households.
Goal H2.4 Integrate the community in terms of income levels to avoid <b>overconcentration of</b> lower-income <del>pocket areas</del> <b>households</b> .
Goal H2.5 Encourage the production of rental and owner-occupied high-density, multi-family housing units.
Policy H2.1 The City shall pursue programs that can provide a range of purchase and rental units affordable to all income categories.
Policy H2.2 Efforts to develop affordable units will be focused on multi-family rental units, with an emphasis on units affordable to the lowest income categories.
Policy H2.3 Multi-family rental units provide the most cost efficient way to provide affordable housing opportunities to extremely low-, very low-, and low-income households.
Policy H2.4 <del>The 10% Affordable Housing Goal shall apply to all new residential properties planned for 4+ units.</del> <b><u>consistent with General Plan Land Use Element Policy LU5.5, which requires 10% of all new housing units to cost no more than 30% of the total monthly income of very low-, low-income, and moderate-income households. The Policy further requires the breakdown of the affordable units will be, at a minimum, 40% for rental to very low- and 40% for rental to low-income households. The remaining 20% may be reserved for moderate-income purchase (which will be priced to be affordable to households earning 95% of the Area Median Income) or may be distributed equally among the rental obligations.</u></b>
Policy H2.5 The City shall strive to maintain an overall vacancy rate of 5% for both owner and rental housing units.

<p>Policy H2.6 The City shall continue to pursue potential federal, state, and local subsidies for construction of new affordable housing as well as the continued availability of existing affordable housing.</p>
<p>Policy H2.7 The City shall provide direct financial assistance in support of local affordable housing activities <b><u>when feasible</u></b>.</p>
<p>Policy H2.8 The City shall encourage the Roseville business and development communities to participate in a community affordable housing goal.</p>
<p>Policy H2.9 Encourage construction of affordable housing units to be intermixed with market-rate units to minimize low-income pocket areas.</p>
<p>Policy H2.10 Encourage developers to incorporate <del>manufactured and second units</del> <b><u>accessory dwelling units, cohousing, and other flexible housing options</u></b> into their projects.</p>
<p>Policy H2.11 Promote efficient and cost-effective development types, such as mixed-use projects, and small-lot subdivisions <b><u>and other medium density housing such as duplexes and townhomes</u></b>, as a means of achieving housing affordability and carrying out the provisions of the Land Use Element.</p>
<p>Policy H2.11 The City shall work to <del>maintain</del> <b><u>preserve</u></b> the affordability of assisted units.</p>
<p>Goal H3 Maintain adequate land within the various land use categories that allows development of housing to meet projected demand for high-density units.</p>
<p>Policy H3.1 Encourage development of mixed-use <b><u>and infill</u></b> projects in accordance with goals and policies contained in the Land Use Element.</p>
<p>Policy H3.2 Continue to encourage developers to use <del>manufactured units</del> <b><u>accessory dwelling units, cohousing, and other flexible housing options</u></b> in their housing projects <b><u>as part of the City strategy for maximizing affordability of land development and the availability of housing</u></b>.</p>
<p>Policy H3.3 <del>Continue to support the use of second units as part of the City strategy for maximizing affordability of land development.</del> <b><u>Encourage the development of accessory dwelling units, including on existing multi-family sites.</u></b></p>
<p>Policy H3.4 Continue to support the use of Voluntary Rezones <b><u>to encourage and facilitate increased land use density, thereby maximizing the affordability of land development</u></b> either through increasing <b><u>the permitted</u></b> density of <b><u>properties zoned for residential use</u></b> <del>current residential zoning or rezoning non-residential parcels</del> <b><u>to mixed use or high density residential use</u></b> which will encourage and facilitate higher densities <del>thereby maximizing affordability of land development.</del></p>
<p>Policy H3.5 Encourage development of higher density residential units by use of mixed use parcels <del>housing overlay zoning</del> <b><u>within three key commercial corridors with</u></b> <del>on currently underutilized infill parcels:</del> <b><u>the Douglas Boulevard/Harding Boulevard corridor, Douglas Boulevard/Sunrise Avenue corridor, and the Atlantic Street corridor.</u></b> <del>within the Downtown Specific Plan.</del></p>
<p>Goal H4.1 Ensure the availability of adequate <b><u>quality</u></b> housing opportunities for the elderly, the disabled, large families, female heads of households, and the homeless.</p>
<p>Goal H4.2 Participate in local and regional efforts to provide a network of facilities and resources to aid the special needs populations.</p>
<p><b><u>Goal H4.3 Design and implement programs to affirmatively further fair housing and promote housing opportunities throughout the City for protected classes to address significant disparities in housing needs and access identified within the Sacramento Valley Fair Housing Collaborative Analysis of Impediments to Fair Housing Choice.</u></b></p>
<p>Policy H4.1 Special housing needs shall be met through direct rental subsidies and below-market construction financing.</p>

Policy H4.2 Continue the City's housing rehabilitation loan and grant programs to assist low-income elderly and disabled households.
Policy H4.3 Encourage construction of 3+ bedroom units in multi-family rental complexes to help meet the housing needs of low-income, large families.
Policy H4.4 Actively facilitate construction of rental units that include <u>child day-care facilities which are affordable to lower-income, female heads of households.</u>
Policy H4.5 Work in conjunction with other Placer County jurisdictions, agencies, and organizations to provide shelter and supportive services for homeless individuals and families.
<b><u>Policy H4.6 Encourage programs and developments that support inclusive, racially and ethnically diverse, and mixed-income residential communities throughout the City.</u></b>
<b><u>Policy H4.7 Support resources and assistance that help individuals who were justice-involved to locate, obtain, and maintain affordable housing.</u></b>
<b><u>Policy H4.8 Support programs and services which provide housing discrimination protection.</u></b>
<b><u>Policy H4.9 Support programs and measures that increase the affordability and availability of housing for people with disabilities.</u></b>
Goal H5 Promote affordable housing development through the local government permit process.
Policy H5.1 The City shall continue to explore options to restructure how fees are assessed.
Policy H5.2 The City shall review and modify its Subdivision Improvement Standards, where reasonable, to provide cost savings in the development of residential units while continuing to ensure the public health, safety and welfare.
Policy H5.3 The City shall assign priority to educating the citizens of Roseville regarding <u>recognizes the importance of providing affordable housing to support job growth, and shall prioritize communicating this message to the community.</u>
<b><u>Policy H5.4 The City shall ensure that its Zoning Ordinance is regularly updated to be in compliance with new legislation.</u></b>
<del>Policy H8.4 The City shall attempt to implement a Mortgage Revenue Bond Program for both owner-occupied and rental properties.</del>
Goal H6 Continue efforts to encourage energy efficiency in housing construction and maintenance.
Policy H6.1 Roseville Electric shall <del>commit to offering Energy Efficiency and Renewable Energy programs</del> <b><u>pursue reasonable and cost-effective energy efficiency, conservation, and load management programs that provide benefits to the community.</u></b>
Policy H6.2 Roseville Electric shall continue to apply energy-efficiency requirements to all residential construction.
Policy H6.3 Roseville Electric shall continue the Electric Rate Assistance Programs for residential customers whose medical status or income qualify.
<b>PROGRAMS</b>
<b>Program 1 <del>Section 8</del> Housing Choice Vouchers (Federal)</b>
The <del>Section 8</del> Housing Choice Voucher <b><u>(HCV)</u></b> Program is administered by the Roseville Housing Authority <b><u>(RHA)</u></b> and provides rental assistance to <b><u>extremely and</u></b> very low-income households through direct payments to the property owner. <b><u>The Housing Authority currently has 785 vouchers which includes separate vouchers for the following special needs groups:</u></b>

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

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

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

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

- 1 is a regular HCV voucher

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

- 19 are VASH vouchers

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

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

- **Community Development Block Grant (Federal)**

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

- **Owner Occupied Housing Rehabilitation Program**

The City began the **Owner Occupied** Housing Rehabilitation Program in 1980. The program is considered a key component in the City's affordable housing strategy as a means of preserving Roseville's housing stock affordable to lower-income households. The program, targeted to low-income **homeowners** households, offers grants to elderly and disabled households **homeowners** and deferred loans to all low-income households for health and safety repairs and **home improvements energy efficient upgrades**. Deferred loans become due and payable upon sale, change of title, or change of use **or 30 years**. Any program income received as a result of a loan payoff is used to fund new loans and grants. The Housing Rehabilitation Program is promoted on the City's website and through the use of program brochures.

**Implementation of this program will be directed to disadvantaged geographic areas of the City, where there are overlapping factors such as poverty, overcrowding, cost burden, and poor housing conditions.**

### **Handyperson Program**

The City initiated funding for the Handyperson Program in 1999 as a result of public input, which identified a need for such a program in Roseville. The Handyperson Program provides grants to seniors and disabled homeowners in need of minor home repairs, such as installation of grab bars, repair of minor plumbing leaks, etc. The program is administered by Seniors First. Senior and disabled homeowners may be referred to the Housing Rehabilitation Program for assistance if repairs exceed the scope of the Handyperson Program.

The Handyperson Program is promoted on the City's website, through the use of program brochures, and in the Senior Resource Guide for Placer County.

### **Paint Program**

The City began the Paint Program in 1995, which provides vouchers for exterior paint and materials to assist low-income homeowners and renters with property maintenance. The program is administered by the City's Housing Division and is promoted on the City's website and through program brochures.

- **Home Investment Partnership Program (HOME) (State)**

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

- **Housing Rehabilitation Program**

The CDBG funds are leveraged with HOME funds to provide loans and CDBG grants to low-income homeowners. The Housing Rehabilitation Program is described above.

- **First Time Home Buyer (FTHB) – Down Payment Assistance (DAP) Program**

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

- **Multi-Family New Construction**

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

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

**Time Frame:** Annual Applications, 2013–2021 **2021–2029**

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

**Implementing Agency:** Housing Division and Roseville Housing Authority

**Funding Source:** **HUD**, HOME, CDBG

### **PROGRAM 2 DENSITY BONUS PROGRAM**

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

The City's Density Bonus Program is consistent with State Government Code Section 65915–65918. The Density Bonus Program provides for a minimum 20% to a maximum ~~35~~**50**% density bonus in the maximum number of dwelling units, in addition to incentives and/or concessions. The concessions and/or incentives may include reduction in zoning standards, development standards, design requirements, mixed-use zoning, financial assistance, or any other incentive that would reduce costs of the developer.

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

- Five percent (5%) of the units affordable to very low-income households
- Ten percent (10%) of the units affordable to lower-income households
- Ten percent (10%) of the units in a condominium project affordable to moderate-income households
- A senior housing development or mobilehome park that limits residency based on age
- Donates land to the City dedicated for the construction of very low income units
- Includes a qualifying child care facility
- Ten percent (10%) of the units for transitional foster youth, disabled veterans, or homeless persons and dedicated to very low income households
- Twenty percent (20%) of the units for lower income students in a student housing development or
- One hundred percent (100%) of the units dedicated to lower income households, except that up to twenty percent (20%) of the units may be dedicated to moderate income households.

The density bonus is increased on a sliding scale, depending on the type and number of affordable units, up to a maximum ~~35~~**50**% density bonus. The number of concessions/incentives granted by the City also increases based on the number and type of affordable units to be constructed. The developer must enter into an Affordable Housing Agreement to secure the affordable units for a minimum of ~~30~~ **55** years prior to issuance of building permits or prior to final map approval.

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

**Time Frame:** Ongoing, and at least annually

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

**Implementing Agency:** Housing Division and Planning Division

**Funding Source:** General Fund

### **PROGRAM 3 ~~SECOND UNIT~~ ACCESSORY DWELLING UNITS ORDINANCE**

**An accessory second dwelling unit (ADU) shall be as defined by Government Code Section 65852.2 as it now exists or may hereafter be amended, and shall mean an attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary dwelling is situated. It also includes an efficiency unit and a manufactured home as defined in the Health and Safety Code. A junior accessory dwelling unit (JADU) shall be as defined by Government Code Section 65852.22, as it now exists or may hereafter be amended, and currently means a unit that is no more than 500 square feet in**

**size and contained entirely within a single-family dwelling. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.**

The floor area of the second dwelling unit for an attached unit shall not exceed 30% of the existing dwelling's living area. The floor area of the detached unit shall not exceed 1,200 square feet. Fees associated with the development of the second units are the same as those for new single-family units. A second unit is permitted provided it complies with the applicable design and development standards identified in Chapter 19.60 of the Zoning Ordinance.

The City currently supports and promotes the development of second **ADUs and JADUs** units on the City's website and information is available at the City's Permit Center.

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

**Time Frame:** Ongoing, **and at least annually**

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

**Implementing Agency:** Planning Division

**Funding Source:** General Fund

#### **PROGRAM 4 CONDOMINIUM CONVERSION ORDINANCE**

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

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

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

**Time Frame:** Ongoing, **and at least annually**

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

**Implementing Agency:** Planning Division and Housing Division

**Funding Source:** General Fund

#### **PROGRAM 5 STREAMLINE PROJECT PROCESSING**

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

liaison between project applicants, the development community, the Chamber of Commerce, and City staff to continually assess the City's existing project processing system and identify short- and long-term areas for improvement of the plan check process.

*(Policies H2.1 and H2.2)*

**Time Frame:** Ongoing, as applications are processed.

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

**Implementing Agency:** Development Services Department

**Funding Source:** General Fund

## **6. REVIEW OF SUBDIVISION IMPROVEMENT STANDARDS AND ZONING ORDINANCES**

The City's intent is to ensure current standards represent the best means to achieve housing and other City objectives. The City, through the Public Works and Planning departments, shall continue to review and modify Subdivision Improvement Standards on an annual basis.

Properly developed and updated standards can help reduce the costs of development while balancing basic environmental, health, safety, and welfare needs.

*(Policies 1 and 2)*

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

**Implementing Agency:** Planning Department

**Funding Source:** General Fund

## **PROGRAM 6 SPECIFIC PLAN AREAS (SPA)**

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

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

**The City's 10% affordable housing policy has produced over 3,000 units since program inception, which is an average of 100 units per year. Furthermore, over the last decade the City's average overall housing production has been approximately 950 units per year, which means that on average 10% of the City's growth during the prior Housing Element cycle has been affordable housing. The 10% goal is applied within each Specific Plan as well, not just**



for the City as a whole. For example, the Stoneridge Specific Plan included capacity for 2,861 total units, 286 units of which were required to be affordable. At the time the Specific Plan was adopted in 1998 the City's policy did not require a 40/40/20 split of very low/low/moderate income units, so the Specific Plan called for a split of 75% very low and low (combined) and 25% moderate income units. The Specific Plan is nearly fully built with a total of 2,745 total units constructed, of which 251 are affordable, with 116 mixed income units remaining, of which 29 are lower income<sup>1</sup>. Of the constructed affordable units, 73 were moderate income purchase, 150 were low and very low income rental (for seniors), and 28 were low income purchase.

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

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

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

**Time Frame:** Ongoing, as SPAs are approved

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

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<sup>1</sup> These affordable units are located on Parcel 17 (4 purchase units), Parcel 54 (69 purchase units), Parcel 21 (150 rental units), and Parcel 23 (28 purchase units), which are distributed through the Specific Plan. The map is located here:

[https://www.roseville.ca.us/UserFiles/Servers/Server\\_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/Stoneridge%20Specific%20Plan/Stoneridge%20Tables%20and%20Map.pdf](https://www.roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/Stoneridge%20Specific%20Plan/Stoneridge%20Tables%20and%20Map.pdf)

**Implementing Agency:** Housing Division and Planning Division

**Funding Source:** General Fund

### **PROGRAM 7 PUBLIC/PRIVATE PARTNERSHIPS**

The provision of affordable housing is a societal goal, one that should be achieved through the efforts of the entire community. While the Specific Plan Areas program above establishes the process by which affordable housing is scoped and planned within each Specific Plan, the Public/Private Partnerships program ensures the requirement is recorded on each property and defines the responsibilities of the City and property owner. Within each of the adopted Specific Plans, the City has included a provision for a public/private partnership, between developers of housing and the City, to achieve the 10% Affordable Housing Goal. In addition to implementing the Affordable Housing Goal within the Specific Plan, the City also requires the affordable housing plan to be reflected within a Development Agreement. The Development Agreement restates the land use plan, including the units allocated and the affordable housing obligations, but also includes a financing plan. The financing plan uses the detailed infrastructure and service studies to establish the per-unit fees which will be applied to every residential unit or non-residential project. This makes fees predictable and transparent for developers. Roseville has identified the following specific roles in this partnership to provide affordable housing:

#### **City of Roseville**

The City shall continue with an aggressive affordable housing program designed to maximize potential funds available through existing federal, state, and local programs. Developers for each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the Specific Plan Development Agreement. The Development Agreement requires a developer to enter into an Affordable Housing Agreement Prior to building permits being issued or recording of the final map, developers are required to enter into an Affordable Housing Development Agreement. The City of Roseville will assist all property owners in obtaining appropriate and available subsidies for construction of the affordable housing obligation. ~~If adequate subsidies are unavailable, the affordable housing goal may be deferred to a later phase of the project to allow time to assemble the necessary financing.~~

#### **Development Community**

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

*(Policy H2.7)*

**Time Frame:** Ongoing Roseville Specific Plan Process

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

**Implementing Agency:** Housing Division and Planning Division

**Funding Source:** General Fund

### **PROGRAM 8 AFFORDABLE HOUSING AGREEMENTS**

**Implementation of the City's Affordable Housing Goal begins with planning of the Specific Plan, is established by the Development Agreement, and then when a developer is ready to pursue construction on a site with an affordable housing obligation, is effectuated by the Affordable Housing Agreement.** The City shall require Affordable Housing Agreements for all housing projects subject to affordability requirements. Such agreements shall stipulate: (1) the number of affordable units to be constructed;

(2) the affordable purchase price **calculations** or rental price; (3) the income group to whom the units will be affordable; and (4) the length of time the units will remain affordable. Maximum rents and purchase prices will be determined based on unit size and occupancy levels as follows:

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

~~If adequate subsidies are not available to assist in achieving the 10% Affordable Housing Goal, the goal may be deferred to a future date agreed upon by the property owner and the City. Deferring the goal will give the City an opportunity to assemble the necessary financing.~~

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

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

**Time Frame:** Ongoing and Annual Monitoring

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

**Implementing Agency:** Housing Division

**Funding Source:** General Fund

**PROGRAM 9 IN-LIEU FEES**

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

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

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

**Time Frame:** Ongoing, as SPAs are approved.

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

**Implementing Agency:** Housing Division

**Funding Source:** General Fund

## **PROGRAM 10 NON-RESIDENTIAL CONSTRUCTION FEE**

The City shall consider the establishment of a non-residential construction fee program, **and has initiated a nexus study to review the establishment of a non-residential construction fee** which would levy a fee on non-residential construction to assist in the development and retention of affordable housing. The rationale behind this fee is that new employment is a factor in the need for additional housing. The City ~~expects~~ **will** to review the establishment of a non-residential construction fee by ~~2021~~ **2014-2015**, at which time the City will determine if it will pursue a program and, if so, the specifics of the program. **The program shall prioritize funds for projects in areas of high opportunity or in areas at risk of displacement.**

*(Policy H2.7)*

**Time Frame:** ~~2021~~ **2014-2015**

**Objectives: Provide additional funding sources for affordable housing.**

**Implementing Agency:** ~~Housing Division~~ **Development Services Department, Affordable Housing and Planning Administration for nexus study**

**Funding Source:** General Fund Funds would be generated as part of this program to provide affordable housing.

## **PROGRAM 11 UNITS AT RISK**

As noted, the City does not have any projects at risk of conversion to market rate during the eight year planning period of the Housing Element and subsequent eight year planning period. However, the City has identified the following program for projects at risk of conversion in future years.

On an annual basis, the City will update its list of subsidized rental properties and identify those units at risk of converting to market rate units.

If the City identifies projects with affordable units at risk, the City will contact the owner regarding their interest in selling properties or maintaining the rental units as affordable.

The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units.

The City will maintain a list of nonprofit agencies interested in acquisition/rehabilitation of at-risk units and inform them of the status of such units.

The City will work with nonprofit agencies to identify and apply for federal, state, and local subsidies available to assist with providing funds for the acquisition and rehabilitation of at-risk projects.

The City will make available to tenants of projects at risk of conversion, referral and contact information regarding tenant rights and conversion procedures, as well as information regarding other affordable housing opportunities within the city.

## **PROGRAM 11 PRESERVATION OF AFFORDABLE HOUSING**

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

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

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

(Policy H2.6, H2.11)

Time Frame: ~~Annually monitor.~~ Ongoing, and at least annually

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

Implementing Agency: Housing Division

Funding Source: General Fund

#### **PROGRAM 12 HOUSING SUCCESSOR AGENCY**

On 2/22/12 the City became the Housing Successor of the Former Redevelopment Agency and will be working with the Department of Finance, in order to approve 2-3 affordable rental housing projects which were slated for development, using 2006 Housing Bonds in the amount of \$5.5 million. After the expenditure of those funds, there will not be any further assistance for affordable housing development using Low/Moderate Income Housing Fund or bond funds generated through the former Redevelopment Agency's tax increment.

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

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

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

**areas of high opportunity or in areas at risk of displacement will be prioritized to receive any funds collected.**

**Time Frame:** 2021–2029 2013–2021, or until the \$5.5 million is expended.

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

**Implementing Agency:** Housing Division

**Funding Source:** City loan payoffs Housing Bonds

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

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

*(Goal H3)*

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

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

**Implementing Agency:** Planning Division and Housing Division

**Funding Source:** General Fund

**Downtown Specific Plan**

The City will implement the Downtown Specific Plan focusing on infill development, revitalization of older neighborhoods and commercial corridors, as well as encouraging the development of mixed use and high density residential units. The City offers various programs in the Downtown Specific Plan, which encourage and facilitate the development of high density and mixed use housing.

**Time Frame:** Ongoing

**Implementing Agency:** Housing Division

**Funding Source:** General Fund

**PROGRAM 14 REZONE PROGRAM FOR ADEQUATE SITES**

**The City has been allocated a RHNA of 12,066 total units, of which 6,178 units must be lower income (a combination of low and very low income). As of the writing of this Housing Element, the City has insufficient units to meet the lower income RHNA, and has therefore committed to providing adequate sites through a rezone program consisting of the below. Each strategy describes two figures: the total capacity and the realistic capacity. The total capacity describes the total number of units which could result from full implementation of the strategy. The realistic capacity is a smaller number of units and represents the units the rezone program could realistically achieve within the 8-year planning period. The**

rezone program has generally been designed to operate as a menu, identifying a broad array of sites which could accommodate units from which to select in order to achieve the RHNA obligation.

1. Commercial Corridors: The City has identified three commercial corridors for revitalization. The Douglas Boulevard/Harding Boulevard Corridor includes a mix of single-family residential properties, single-family residences which have been converted to businesses, aging hotels, and many older commercial properties with large, minimally improved parking fields. The Douglas Boulevard/Sunrise Avenue Corridor includes a mix of land uses, including commercial businesses and business professional offices with large, minimally improved parking fields and single-family homes, duplexes, and apartments. The Atlantic Street Corridor includes a mix of uses along the street frontage, with residential uses to the rear; many of the residential properties contain more than one housing unit, or room for additional units. The Commercial Corridors strategy will consist of the preparation of Specific Plans for each corridor, the establishment of mixed-use land use and zoning designations to provide more opportunities for redevelopment and reuse, more flexible zoning and development standards, and streamlined approval processes. The City anticipates adding capacity for a minimum of 400 lower income residential units, which represents both the total and realistic capacity. See Appendix E for details.
2. Infill Intensification: The central core of Roseville where development occurred prior to the 1980s is known as the City's "Infill Area," and is approximately 8,500 acres. This older area of the City is not within a Specific Plan, and much of the development occurred prior to the adoption of the City's General Plan or Zoning regulations. Consequently, inconsistencies between a property's land use and zoning designations are relatively common, and the land use designation density typically reflects the built conditions rather than planned future conditions. These factors have presented regulatory barriers to development and redevelopment. The City would amend the land use and zoning designation of selected properties in the Infill Area, to remedy inconsistencies between land use and zoning and to increase the permitted residential densities. This program has the potential to add capacity for 832 units at all levels of affordability. The realistic capacity of this program is 186 units, based on the assumption that vacant or significantly underutilized sites are most likely to develop. See Appendix E for details. This program will include a replacement program, to ensure that if units are demolished and replaced the residents are not displaced and at least as many homes are rebuilt as were removed.
3. Opportunity Sites: Staff examined vacant sites throughout the City to find properties with the potential to be converted to a high density residential land use designation. After screening out sites due to the presence of approved entitlements, Development Agreements, or significant environmental constraints (floodplain, wetland preserves, etc), the City has identified potential sites for evaluation as part of this rezone program. Additional sites may be identified as the City develops this option and sites on this list may be removed due to constraints. The current list of sites has the potential to add a total capacity of 1,350 lower income (high density) residential units. The realistic capacity of this strategy is 600 lower income (high density) units. See Appendix E for details.
4. Vacant Sites—Residential Intensification: The western areas of the City include multiple vacant sites with High Density Residential land uses at densities below 25 units per acre. Increasing the land use density of these sites to 30 units per acre would yield additional units. As part of this strategy the City would develop and adopt a Land Use Amendment Policy requiring all Specific Plan Amendment projects involving land use changes to also amend the land use of High Density Residential sites the applicant/property owner controls to between 25 and 30 units to the acre. If all of the sites were amended to 30 units per acre the total capacity is 1,880 high density units. However, the realistic capacity is 900 units. See Appendix E for details.

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

for the realistic capacity which could be added by each. In implementing the rezone program, the City may choose to implement one, all, or portions of these, based on need and to the extent necessary to ensure the City achieves the minimum required RHNA capacity, which currently requires the addition of 1,718 lower income units. The City's rezone program, in combination with other programs, shall result in the City's achievement and maintenance of the minimum required capacity of 6,178 lower income units. As stated in Housing Element Program 15, the City's adopted Zoning Ordinance permits ministerial (by-right) development of multifamily projects where at least 20% of the sites are affordable to lower income households. All of the sites identified in the City's rezone program shall be zoned with a minimum density of at least 20 units per acre, and more than 50% shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted.

(Policy H3.2, H3.4, H3.5)

Time Frame: 2024

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

Implementing Agency: Planning Division

Funding Source: General Fund/Grant Funding

#### PROGRAM 15 AFFORDABLE HOUSING STREAMLINING

The City has a ministerial approval process for affordable housing projects which meet specified criteria. The streamlined approval process is an opt-in program for developers who must request streamlined ministerial approval at the time of application to the City. To qualify, the developer must agree to enter into an affordable housing agreement with the City ensuring a minimum of 20% of the units will be affordable to low, very low, or extremely low income households. A qualifying project may opt to be reviewed for conformity with the City's Objective Design Standards though the ministerial Building Permit process in lieu of the City's discretionary Design Review Permit process. The Objective Design Standards are available on the City's Planning Division website. The City's discretionary Design Review Permit process is required for any developer seeking exceptions, variances, or modifications to objective zoning or objective design standards, excluding modifications granted as part of a density bonus concession, incentive, parking reduction, or waiver of development standards pursuant to Density Bonus Law or the City's density bonus program. The program applies citywide to all affordable housing projects meeting the affordability requirement, including to sites which have been included in the inventory for more than one Housing Element cycle.

(Policy H3.1)

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

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

Implementing Agency: Housing Division and Planning Division

Funding Source: General Fund

#### PROGRAM 16 PRIORITIZE AFFORDABLE HOUSING

The City will prioritize the timely and efficient processing of affordable housing projects through various means, particularly for projects in areas of high opportunity or in areas at risk of displacement, including via the City's ministerial approval process, prioritizing utility services for affordable projects, and providing support and assistance in securing grants and other financial subsidies. The City will



also develop a phasing program for affordable housing sites, which will include streamlined processes for lot line adjustments, parcel maps, and similar entitlements which may be necessary to support construction and financing of affordable housing. At minimum, the phasing program will provide for ministerial processing of lot line adjustments, voluntary mergers, and parcel maps. The City will also investigate the development of fee reductions for affordable housing projects. The City will annually track the use of Program 16 to determine its effectiveness, which will be evaluated based on the percent of affordable housing projects using the program, as well as the percent of large site property owners/developers using the program. The City will annually meet with affordable housing developers to discuss constraints to the production of affordable housing, and based on this feedback, commits to implementing program improvements to ensure the City meets its goal of 100% of affordable housing projects using the program.

(Policy H3.1)

Time Frame: 2024 and ongoing

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

Implementing Agency: Housing Division and Planning Division

Funding Source: General Fund

#### PROGRAM 17 HOUSING REPLACEMENT PROGRAM

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

(Policy H3.1)

Time Frame: Ongoing, as applications are received.

Objectives: To ensure conservation and replacement of affordable units.

Implementing Agency: Housing Division and Planning Division

Funding Source: General Fund

#### PROGRAM 18 ACCESSORY DWELLING UNIT OUTREACH PROGRAM

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

(Policy H3.2, H3.3)

Time Frame: 2022

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

**Implementing Agency: Planning Division and Housing Division**

**Funding Source: General Fund**

#### **PROGRAM 19 FEDERAL AND STATE PROGRAMS**

The City shall pursue the following **below** state and federal sources that will assist the City in addressing the housing and supportive needs of special needs populations. **Implementation of these programs shall include a monitoring component to regularly complete analysis of the characteristics of the beneficiaries of housing and service programs relative to the income-adjusted resident population, and will implement affirmative marketing to groups who are shown to have limited access to the program. The City shall meet a minimum of once annually with affordable housing developers to discuss barriers to the production of affordable housing, with a particular emphasis on the production of extremely low income housing and housing for special needs groups. Consistent with this program and other housing programs (such as Program 8, 9, 10, 12, and 16) the City shall prioritize, incentivize, and facilitate the construction of housing for extremely low income and special needs households, including by using financial resources to provide gap funding.**

#### **Section 8 Housing Choice Voucher Program (Federal)**

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

#### **Section 202 (Federal)**

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

#### **HOME Investment Partnership Program (State)**

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

#### **Community Development Block Grant (CDBG) (Federal)**

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

### **Housing Rehabilitation Program**

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

~~The Roseville Handyperson Program provides grants to elderly and disabled homeowners for minor home repairs and handicapped accessible improvements.~~

### **Public Service Funds**

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

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

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

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

**Implementing Agency:** Housing Division

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

### **PROGRAM 20 HOMELESS PREVENTION AND RAPID REHOUSING PROGRAM LOCAL PROGRAMS**

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

#### **~~Homeless Voucher Program~~**

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

~~The City Council has approved Roseville General Funds to assist homeless persons in Roseville and those about to be homeless with grants up to \$1,500 for payment of past due rent, security deposits, first month's rent, past due utility bills, and emergency motel vouchers. The Salvation Army administers the program and provides dollar-for-dollar matching funds. The program is promoted by the Salvation Army and by referrals from local nonprofit organizations and/or advocates for the homeless.~~

(Policy H4.5)

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

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

**Implementing Agency: Housing Division & Non-profits that apply for funding,** City Manager, City Council

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

## **PROGRAM 21 ROSEVILLE COMMUNITY GRANT FUNDS**

### **Roseville Community Grant Funds**

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

#### **Citizens' Benefit Fund**

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

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

#### **REACH Fund**

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

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

(Policy H4.5)

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

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

**Implementing Agency: Housing Division, City Manager, City Council**

**Funding Source: Citizens' Benefit Trust, and REACH Fund**

## **PROGRAM 22 ADDRESS SIGNIFICANT DISPARITIES AND INCREASE OPPORTUNITIES**

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

- **Create opportunities for development of permanent supportive housing for people experiencing homelessness, including families, by identifying sites and properties and prioritize local funding and incentives for that use. Current activities include consideration of a Project Homekey development which would create new permanent supportive housing units for people experiencing homelessness.**
- **Create and fund rehousing plans to move people from emergency COVID sheltering to permanent affordable housing, and in the future, respond similarly to major health or housing displacement emergencies. In its COVID response, the City has partnered with Placer County on a COVID rehousing program and will apply for program funding in 2021.**

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

- **Provide Rental Assistance: fund rental assistance and work with tenants, nonprofit housing providers, advocates and the state to find solutions on rent that keeps tenants out of debt, prevents displacement, and sustains financial security of nonprofit housing providers. City's CDBG-CV3 funds are supporting a COVID rental assistance program. The City is partnering with Placer County on rental assistance for low-income households who are facing hardships due to the COVID-19 pandemic.**
- **Continue and adopt policies to prevent displacement as part of all specific plans, master plans, or other redevelopment/reinvestment programs which are proposed in areas that are within the City's Infill area or within areas of the City at risk of displacement including strategies to protect senior and low-income homeowners such as targeting home repair programs and no-net loss policies for existing affordable housing and condo conversion ordinances. The City will continue its income-qualified Owner-Occupied Housing Rehabilitation deferred loan and grant program. Applications and outreach materials are posted in English and Spanish. The City will direct implementation of these policies and programs into geographic areas of the community at greatest sensitivity or risk of displacement.**

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

- **Undertake all preservation programs outlined in the preservation section of the HE which includes continuing to annually monitor and support preservation of existing regulated affordable homes at risk of converting to market rates. The City currently monitors such developments and will enhance its program by naming a Preservation Coordinator.**
- **Provide outreach on targeted first-time homebuyer programs in neighborhoods that have suffered from historic disinvestment to increase awareness and access to such programs like HUD Section 8 Homebuyer assistance. Outreach will be in English and Spanish.**
- **Strengthen its local housing trust fund with local revenue sources. Currently the City's revenue sources include in lieu fees and pay offs from affordable purchase loans. Actions to include re-applying for state Local Housing Trust Fund (LHTF) Program as they are released.**

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

**(Policy H4.10)**

**Time Frame: Ongoing, and at least annually**

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

**Implementing Agency: Housing Division**

**Funding Source: Community Development Block Grant, General Fund**

**PROGRAM 23 HOMELESS OUTREACH**

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

**(Policy H4.5)**

**Time Frame: Ongoing, and at least annually**

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

**Implementing Agency: Roseville Police Department Social Services Unit**

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

**PROGRAM 24 FAMILY MOBILE TEAM**

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

**(Policy H4.5)**

**Time Frame: Ongoing, and at least annually**

**Objectives: A minimum of 350 interactions annually.**

**Implementing Agency: Roseville Police Department Social Services Unit**

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

**PROGRAM 25 FAMILY REUNIFICATION PROGRAM**

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

**(Policy H4.5)**

**Time Frame: Ongoing, and at least annually.**

**Objectives: Reunification of 20 individuals experiencing homelessness**

**Implementing Agency: Roseville Police Department Social Services Unit**

**Funding Source: Grant program or other funding**

#### **PROGRAM 26 REGIONAL HOUSING PROGRAMS**

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

#### **Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act Funds**

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

*(Policy H4.5)*

**Time Frame:** Annually

**Objectives:** Participate in regional approaches to affordable housing.

**Implementing Agency:** Housing Division

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

#### **PROGRAM 27 FAIR HOUSING AND HOUSING DISCRIMINATION LEGAL SERVICES**

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

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

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

- **Regularly complete analysis of the characteristics of the beneficiaries of housing and service programs relative to the income-adjusted resident population**
- **Require that developers receiving public subsidies (monetary or in the form of density bonuses and fast track review) use affirmative fair housing marketing practices**
- **Monitor how public sector investments can contribute to economic changes in neighborhoods, possibly accelerating displacement of low-income residents**

- Conduct robust and meaningful public engagement activities and events when considering adoption of policies to ensure all voices in the community are heard.
- In making planning decisions, be aware of how the built environment communicates inclusiveness or exclusiveness to different types of residents
- Holding monthly housing meetings for non-profit organizations and local stakeholders, including the Latino Leadership Council, to share regional resources and ensure equitable distribution of resources.
- Encourage and support affordable housing across the City in all neighborhoods, with a focus on areas of high opportunity.

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

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

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

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

Time Frame: Ongoing, and at least annually.

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

Implementing Agency: Housing Division and Roseville Housing Authority

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

#### **PROGRAM 26 FAIR HOUSING**

The City will continue to provide assistance regarding equal housing opportunities through its Housing Division and Housing Authority.

The City of Roseville will continue its collaborative Housing Education Campaign to provide fair housing counseling workshops and one-on-one counseling for Roseville residents, landlords/property owners, and tenants, with counseling provided by Legal Services of Northern California through the City's Fair Housing Education Program.

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



**Time Frame:** Ongoing

**Implementing Agency:** Housing Division and Roseville Housing Authority

**Funding Source:** General Fund

**PROGRAM 28 SUPPORT FOR HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES**

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

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

**Time Frame:** Ongoing, and at least annually

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

**Implementing Agency:** Housing Division

**Funding Source:** General Fund

**PROGRAM 29 ALLOW SHARED HOUSING UNDER HOUSING CHOICE VOUCHER FOR PERSONS WITH DISABILITIES**

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

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

(Policies H4.1, H4.9)

**Time Frame:** Ongoing, and at least annually

**Objectives:** To provide rental assistance for residents with disabilities

**Implementing Agency:** Roseville Housing Authority

**Funding Source:** Housing Choice Voucher Rental Assistance

**PROGRAM 30 PROCESS AND FEE STRUCTURE REVIEW**

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

attracting new businesses, and promoting tourism. In order to expedite project facilitation and provide internal support to project applicants, the Economic Development Advisory Committee also functions as a liaison, building relationships between the City, the development community, and business owners. The Committee provides input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas. The Committee regularly reviews the City's fee system to work toward reducing the cost of development impact fees, as well as provide direction on the Economic Development Strategy. function as a liaison building relationships between the City and development community, providing input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas.

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

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

*(Policy H5.1)*

**Time Frame:** Annually review process and fee structure.

**Objectives:** Review process and fee structure once per year.

**Implementing Agency:** Development Services Department

**Funding Source:** General Fund

#### **PROGRAM 31 REVIEW OF SUBDIVISION IMPROVEMENT STANDARDS AND ZONING ORDINANCES**

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

*(Policy H5.2)*

**Time Frame:** Annually review Subdivision Improvement Standards **Ongoing, and at least annually**

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

**Implementing Agency:** Planning Division

**Funding Source:** General Fund

#### **PROGRAM 32 PUBLIC EDUCATION PROGRAM**

The City will continue to educate its citizens **the greater Roseville community about** regarding the necessity of providing the affordable housing needed to support the job growth occurring in Roseville **and the region.** Specifically, this information will focus on the need to provide affordable housing in close proximity to jobs **for**

**multiple reasons, including** ~~in an effort~~ to reduce the traffic and air quality impacts that result from long commutes **and reduce inequities by ensuring all sectors of the City's employment base can afford to live in the community where they work.** In addition, the City will continue to monitor community opposition to affordable housing projects in an effort to remove negative perceptions. Education will occur through public hearings, presentations to various service organizations and other community groups, and articles published in the local newspaper and the City's newsletter.

(Policy H5.3)

**Time Frame:** Bi-annually.

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

**Implementing Agency:** Housing Division, Planning Division

**Funding Source:** General Fund

### **PROGRAM 33 PUBLIC PARTICIPATION**

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

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

**Neighborhood forums and other outreach allows people affected by a project to have their questions and concerns addressed early in the planning process, which can reduce costs by avoiding late-stage design changes due to unexpected comments. Outreach also has the potential to improve community investment in a project and ensure the achievement of equity goals. The intent of the City's public**

**participation process is to provide clear processes and means for community notice and input as part of a timely and transparent decision-making process. This program is also consistent with the City's General Plan, which directs the City to continue and improve our public participation programs.**

encourage developers to meet with interested parties before the public decision-making process begins. Preliminary neighborhood forums allow persons directly affected by the project to have their questions and concerns addressed early in the planning process.

*(Policy H5.3)*

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

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

**Implementing Agency:** Planning Division

**Funding Source:** General Fund

#### **PROGRAM 34 SPECIAL NEEDS HOUSING LAWS**

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

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

*(Policy H5.4)*

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

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

**Implementing Agency:** Planning Division

**Funding Source:** General Fund

#### **PROGRAM 35 ROSEVILLE ELECTRIC PROGRAM**

##### **Peak Load Management Program**

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

##### **Energy Audits**

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

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

**Energy Audits** Roseville Electric will continue to offer online energy audits to aid customers in reducing home energy costs. The audit includes a utility bill analysis to show the customer where energy is being used. Also included are suggested low- and no-cost conservation practices and an analysis of recommended energy efficiency measures.

### **Energy Efficiency Rebates and Renewable Energy Rebates**

**Roseville Electric will continue to offer rebates to electric customers who install or upgrade their homes with qualified energy-efficiency measures. Renewable energy options are available through Roseville Electric's community solar program.** Roseville Electric will continue to offer rebates to electric customers who install or upgrade their homes with qualified energy efficiency measures and/or renewable energy systems. Renewable energy rebates will continue to gradually decline through 2016, in compliance with state law.

### **Electric Rate Assistance Programs**

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

~~Roseville Electric closed the Senior Low-Income Rate Reduction to new applicants effective July 1, 1998. Electric customers receiving the Senior Low-Income Rate may either continue receiving the senior discount or apply for the Electric Rate Assistance Program discount.~~

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

### **Roseville Utility Exploration Center**

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

### **Community Solar Program**

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

### **Green Roseville**

Green Roseville offers residential and commercial customers a way to contribute to Roseville Electric's purchase of renewable energy. The minimum amounts of renewables that must be purchased by Roseville Electric are set by state law.

### **BEST Homes Project**

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

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

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

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

**Implementing Agency:** Roseville Electric Department, Housing Division

**Funding Source:** Roseville Electric

**PROGRAM 36 NEW CONSTRUCTION EFFICIENCY MEASURES**

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

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

**Time Frame:** Ongoing, as applications are received.

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

**Implementing Agency:** Building Department

**Funding Source:** General Fund