



## DESCRIPTION OF REVISIONS REVISED SECOND DRAFT HOUSING ELEMENT JUNE 1, 2021

- The following text was added to the end of the General Plan Consistency section (page X-8): All Specific Plan Amendments are accompanied by a General Plan Amendment, which ensures General Plan consistency is maintained on an ongoing basis throughout the Housing Element cycle.
  - Program 1, Federal and State Programs, Section 8 Housing Choice Vouchers (Federal) (page X-13) was revised and expanded to further break down the distribution of vouchers by special needs group (extremely low income, disability, veterans, etc), to include vouchers other than Section 8, and describe program outcomes (e.g. number of vouchers issued per year).
  - Program 1, Federal and State Programs, Home Investment Partnership Program (HOME) (State) (page X-14) was updated to provide an example of a senior housing project serving extremely low income residents.
  - The final sentence of Program 13, Residential Capacity Monitoring (No Net Loss) (page X-21) was revised as follows (bold text is new): "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."
  - Program 14, Rezone Program for Adequate Sites (page X-22), has been augmented to explicitly state consistency with the requirements of Government Code Section 65583.2 (h) and (i), as follows: "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."
  - Program 15, Affordable Housing Streamlining (page X-23), has been augmented to explicitly state that the program applies to sites included in prior Housing Element cycles, as follows: "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."
  - New Program 16 (subsequent programs renumbered, page X-23), Prioritize Affordable Housing: The City will prioritize the timely and efficient processing of affordable housing projects through various means, 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. The City will also investigate the development of fee reductions for affordable housing projects.
-

- New Program 17 (subsequent programs renumbered, page X-24), 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.
- Program 19, Federal and State Programs (page X-25), has been updated similarly to Program 1, to explicitly state where various programs service special needs populations.
- Program 28, Support for Housing for Persons with Developmental Disabilities (page X-30) has been modified as follows (new text in **bold**): 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.
- Program 31, Review of Subdivision Improvement Standards and Zoning Ordinance (page X-32), add the text in bold: "The City will regularly review the Subdivision Improvement Standards and Zoning Ordinance to ensure residential development standards are appropriate, aligned with the City's housing-related policies, reflective of modern planning practices, and are not unduly burdensome or restrictive. **The City will annually review housing legislation and update the Zoning 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).**" The timeframe of this program has also been adjusted so that review is annual.
- For all programs with a time frame of "ongoing," text has been added to clarify this timeline. For example, the time frame may now state "Ongoing, and at least annually."
- The text of the Extremely Low-Income Households section (page X-39) has been augmented to describe the Housing Choice Voucher program and how the program serves the extremely low income population, as well as describe other programs the City has included this cycle to provide support to the extremely low income population.
- The Special Needs Groups section has been updated throughout to specifically reference the City's programs which serve the needs of each group and the effectiveness of past programs.
- New Table X-17 on page X-49 (all subsequent tables renumbered) providing data on disabled Placer County residents by disability type.
- Added three additional bullets in the Unit Conservation section (page X-63) listing the City's Housing Choice Voucher Program, energy programs, and the City's policy to allow shared housing under the voucher program as additional measures to conserve affordable housing.
- Added a description of the City's Commercial Mixed Use zone on page X-65, as follows: "While the City's CMU zone does not require construction of the allocated residential units, it is uncommon for these units to remain unbuilt, for financial reasons. There is a loss of potential revenue and in some Specific Plans there are implications for the financing plans when allocated units are simply unbuilt. More commonly, a developer transfers the allocated units to another High Density Residential site, either through the City's administrative process for unit or acreage transfers in

a Specific Plan, or as part of a larger Specific Plan Amendment where uses are being reconfigured.”

- Added the following text to page X-77: “The City has capacity for full buildout of the adopted General Plan and the City’s RHNA. The City’s detailed planning process ensures that new housing developments have access to water, sewer, power, and other utilities; construction of housing is not delayed or prohibited due to utility capacity constraints.” Despite this, the City has also added prioritization of utilities for affordable housing as part of the new Program 16, Prioritize Affordable Housing.
- Tables X-26 through X-29, representing the City’s inventory, have been modified. The inventory reflected in the previous draft was based on March 2021 existing conditions and projected conditions as of July 2021. The projected July conditions were developed by removing all sites where tentative subdivision maps have been approved. Single-family home construction in the region and in the City is moving rapidly, so removing all approved maps ensures that the City will not accidentally count sites that end up developed with a home prior to July 1, though it also results in some undercounting of above-moderate unit totals. The City has now begun to see the same level of interest in multi-family sites, and now has multiple applications either submitted to the City or anticipated to be submitted over the summer. The City has worked with each of these applicants and prospective applicants to determine the level of anticipated affordability for the projects, and has adjusted the inventory on this basis. The adjustments affect the below sites.
  - Creekview Specific Plan, C-41: Moved from Lower to Moderate Income. This site has received developer interest, and an application for market rate units serving moderate incomes is anticipated over the summer.
  - Sierra Vista Specific Plan, KT-40A and B: Moved from Lower to Moderate Income. This site has received developer interest, and an application for market rate units serving moderate incomes is anticipated over the summer.
  - West Roseville Specific Plan, F-8A: Moved from Lower to Moderate Income. This site has received developer interest, and an application for market rate units serving moderate incomes is anticipated over the summer.
  - West Roseville Specific Plan, F-21: Moved from Lower to Above-Moderate Income. An application for high-end apartments has been submitted, with rents expected to exceed \$2,500/month.
  - West Roseville Specific Plan, F-25 and F-26: Moved from Lower to Moderate Income. An application for apartments with 2- to 4-bedroom units is nearing approval. Maximum rent is expected to be below \$2,500/month for the largest units, but above the lower-income rent limits.

These changes increase the City’s anticipated lower income housing deficit from 621 units to 1,791 units. However, the City’s rezone program has a realistic capacity in excess of 2,000 units, so no changes to the rezone program are necessary.

- Added three paragraphs of text on page X-78, following the bullet list of large sites, to explain the financing of affordable housing and how that relates to large sites of greater than 10 acres. A new program (Program 16, Prioritize Affordable Housing) has also been added to the Housing Element related to this discussion.
  - Added text on page X-80 to further explain the infill analysis. A statement was added that staff specifically evaluated each of the Infill sites to determine their capacity, and an explanation was added
-

that all sites zoned R2 and R3 are permitted two units and a minimum of three units, respectively, even though only one unit is conservatively assumed for some of these sites in the table.

- Added text on page X-82 to further explain the Floor Area Ratio standard in the Riverside Gateway Specific Plan (Land Use Strategy), as follows (new text in bold): “The Specific Plan promotes an increase in the Floor Area Ratio (FAR) standard, adding a mix of residential uses and establishing more flexible design and development standards for the Riverside Gateway project area. (Note: FAR is the ratio of developed area, as compared to total area of a parcel.) **The FAR standard in the planning area is a plan-wide average, rather than a site-specific limitation.** This allows individual sites to have a much higher FAR. The previous **average FAR standard** was 0.27 and has been increased to 0.60, allowing for 4 story buildings to be created in the plan area. **The existing average FAR in the Riverside Gateway area is 0.20 and therefore the planning area has an unbuilt capacity of 350,000 square feet.**”
- Added text on page X-122, in the Facilitate Development in High Resource Areas and Increase Housing Mobility section, to reference the City’s shared housing program, which allows voucher holders to use their voucher in housing that is shared with non-related persons.
- In the Residential Development Standards section beginning on page X-128, text was added describing the City’s residential parking standards, as follows: “In addition to these development standards, the City also maintains parking standards for residential development. One parking space per dwelling is required for senior apartments. One and a half parking spaces are required for multi-family studio units and 1-bedroom units. Two parking spaces per dwelling are required for single-family, two-family (duplex), small community care facilities, family day care homes, mobile home parks, and multi-family units with two or more bedrooms. All multifamily projects and mobile home parks must also provide 1 guest parking space for every 10 units and family day care homes must provide one parking space for loading and one for each employee not living in the home (these may be on-street and/or tandem).”
- On page X-130 added the statement: “Manufactured housing constructed on a permanent foundation is a permissible form of single-family home construction, and is therefore allowed by-right.”
- In Table X-35, added Accessory Dwelling units to the list of uses in the Commercial zoning section to clarify that this use is permitted within most commercial zones.
- On page X-132 the statement has been added: “Emergency shelters are required to comply with the development standards of the zoning district; there are no development standards specific to emergency shelters.”
- On page X-137 added the following text to the evaluation of the City’s Design Review Permit findings: “The determination of whether the development is harmonious or compatible is based on general consistency with the City’s Community Design Guidelines. Architectural requirements of the Community Design Guidelines include the use of a consistent design concept to define character; variation in wall planes, rooflines, and building form; variation in color and materials, and the use of architectural treatments on all sides of a building. The guidelines are clearly stated, and none inhibit creativity or novel design. In fact, Community Design Guidelines MF-27 states: “Projects that consider and compliment the context of adjacent and surrounding projects, but are original in design and avoid duplication (“copy cat” effect) are highly encouraged.”
- On page X-140 added two paragraphs analyzing the City’s Planning Entitlement Fee Schedule. Table X-39 (subsequent tables renumbered) was also added, which lists the fees.
- On page X-144, text was added as follows (new text in bold): To provide construction standards for the creation of efficient housing units, the City adopted the 2019 California Building Code based on

the 2018 International Building Code, 2019 California Residential Code based on the 2018 International Residential Code, 2019 California Plumbing Code based on the 2018 Uniform Plumbing Code, 2019 Mechanical Code based on the 2018 Uniform Mechanical Code, 2019 California Electrical Code based on 2017 National Electric Code, the 2019 California Energy Code, 2019 California Green Building Code, 2019 California Fire Code based on the 2018 International Fire Code with City of Roseville amendments, 2019 California Existing Building Code, and 2019 California Historical Code. **The City of Roseville amendments to the Fire Code are minor, consisting mainly of technical changes applicable to non-residential construction (storage racks, fireworks, etc). A handful of revisions may effect residential development, including a requirement that fire access roads be paved with a surface which can sustain fire apparatus loads, addressing requirements, details for fire control rooms, and fire flow requirements for residences. None of these changes represent a barrier or constraint on housing production.**

- Finally, the City reorganized the Appendices. Some of the appendices are quite long, which can “bury” later, smaller appendices. Previously each appendix was in the order of occurrence in the text. The Review of the Prior Housing Element remains the first appendix, but all subsequent appendices are now organized by length, with the lengthiest occurring at the end.
-