



TABLE REVISIONS, 2021 HOUSING ELEMENT

The main body of the 2021 Housing Element (excluding Appendices) includes 40 tables. Displaying in-table redlines is visually confusing and difficult to read, and for this reason the tables included in the Redlines–Adoption Draft 2021 Housing Element do not display changes. Instead, this companion document has been created which shows each 2013 Housing Element table followed by the updated version for the 2021 Housing Element. Tables which were deleted are shown with an “X” through the table, followed by a brief explanation for the deletion. Tables which are unmodified or new state “Existing” or “New” in parentheses after the table title, in red text. Tables from the 2013 Housing Element have a blue header while the updated 2021 Housing Element tables have a light brown header.

Table X-1 | Quantified Objectives By Income Group

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction		500	700	4,300	4,700	10,200
Rental Assistance	550	100				650
First Time Homebuyer			20			20
Housing Rehabilitation			120			120
Unit Conservation*			830**			830
Total Qualified Objectives	550	600	1,670	4,300	4,700	11,820

* There are no units at risk of conversion during the 2013–2021 planning period or the subsequent eight-year period.

**Assumes the City will assist 80 households with the City's Paint Program and 750 households with the City's Handyman Program.

Table X-1 | Quantified Objectives By Income Group

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

1. The City's affordable housing agreements will maintain the affordability of 2,000 units during the 8-year housing cycle; details are provided in Table X-20.

2. The City's affordable purchase housing agreements create and secure the affordability of purchase housing for moderate income households. The program will assist a minimum of 45 households during the 8-year housing cycle.

3. The First Time Homebuyer Down Payment Assistance Program targeted to low-income households will assist at least 10 households to secure and maintain affordable housing during the eight-year housing cycle.

4. The City's Housing Choice Voucher Program (HCV) provides rental assistance to extremely and very low income households, to ensure their housing remains affordable. At least 75% of the 735 vouchers are required to target extremely low income households.

5. The City offers multiple other conservation programs, including programs aimed at ensuring housing remains affordable and habitable; utility rate discounts which target extremely low and low income households, as well as households with medical devices in their homes; and allowing shared housing to enable persons with disabilities to use their voucher in housing shared with non-related persons.

Table X-2 Population				
Jurisdiction	Total Population		Growth	
	2000	2010	Total Increase	Percentage
Roseville	80,565	118,788	38,223	32.2%
Placer County	248,399	348,432	100,033	28.7%

Source: 2000 and 2010 Census

Table X-2 Population				
Jurisdiction	Total Population		Growth	
	2010	2020	Total Increase	Percentage
Roseville	118,788	145,163	26,375	18.2%
Placer County	348,432	403,711	55,279	13.7%

Source: 2010 Census and California Department of Finance

Table X-3 Age Characteristics, 2010		
Years of Age	Number	Percentage
0–9	16,994	12.8%
10–19	17,158	14.1%
20–29	14,340	10.8%
30–39	16,516	11.9%
40–49	18,021	14.9%
50–59	14,413	14.1%
60–69	9,635	10.8%
70–79	6,633	6.5%
80 and over	5,078	4.2%
Median Age	36.8 years	

Source: 2010 Census

Table X-3 Age Characteristics, 2014 to 2018		
Years of Age	Number	Percentage
0–5	7,715	5.8%
5–9	9,081	6.8%
10–14	8,940	6.7%
15–19	9,183	6.9%
20–24	7,811	5.9%
25–34	15,711	11.8%
35–44	18,795	14.1%
45–54	18,426	13.8%
55–64	15,225	11.4%
65–74	11,968	9.0%
75–84	6,695	5.0%
85 and over	3,499	2.6%
Median Age	39.1 years	

Source: 2014–2018 ACS

Table X-4 | Race and Ethnicity, 2010

Race/Ethnicity	Number	Percentage
White	94,199	83.5%
African American	2,329	2.1%
American Indian/Alaska Native	885	0.8%
Asian	10,026	8.9%
Hawaiian/Pacific Islander	346	0.3%
Some Other Race	5,087	4.5%
Hispanic	17,359	15.4%

Source: 2010 Census

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

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

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

Table X-5 | Household Characteristics, 2010

	Number	Percentage
Total Households	45,019	100.0%
Family Households	31,039	68.9%
Families with Children Under 18	15,936	35.1%
Non-Family	14,020	31.1%

Average Household Size**2.62 persons**

Source: 2010 Census

Table X-5 | Household Characteristics, 2014–2018

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

Average Household Size**2.68 persons**

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

Table X-6 | Persons Per Room In all Occupied Housing Units

Persons	Owner Households		Renter Households		Total Households	
	Households	Percentage	Households	Percentage	Households	Percentage
1.00 or Less	27,775	99.2%	12,569	95.4%	40,344	98.0%
1.01 to 1.50	190	0.7%	499	3.8%	689	1.7%
1.51 or more	35	0.1%	106	0.8%	141	0.3%
Total Overcrowded Households	28,000	100.0%	13,174	100.0%	41,174	100.0%

Source: 2005–2009 CHAS data

Overcrowding is addressed in more detail in the Fair Housing Assessment section, rather than in this location, and is supported by a figure rather than a table.

Table X-7 | Placer County Income Limits, 2012

Income Category	Household Size							
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Extremely Low	\$16,000	\$18,300	\$20,600	\$22,850	\$24,700	\$26,550	\$28,350	\$30,200
Very Low	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150	\$47,200	\$50,250
Low	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800	\$70,650	\$75,550	\$80,400
Moderate	\$63,900	\$73,050	\$82,150	\$91,300	\$98,600	\$105,900	\$113,200	\$120,500

Source: HCD 2012

Table X-6 | Placer County Income Limits, 2020

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

Source: HCD 2020

Table X-8 | Total Households Overpaying by Income

Income Range	Renter-Occupied		Owner-Occupied		All Occupied Housing	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low (0–30%AMI)	2,125	50.5%	800	14.7%	2,925	30.3%
Very Low (30–50% AMI)	2,079	49.5%	1,355	24.9%	3,434	35.6%
Low (50–80% AMI)	n/a	n/a	3,295	60.5%	3,295	34.1%
Total Households Overpaying	4,204	31.9%	5,450	19.5%	9,654	23.4%
Total Households	13,175	–	28,000	–	41,175	–

Source: 2005–2009 CHAS data

Table X-7 | Total Households Overpaying by Income

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

Source: 2013–2017 CHAS data

Table X-9 | Summary of Labor Force

Summary Information	
Total In civilian labor force	55,641
Civilian employed population 16 years and over	52,448
Unemployment rate	5.74%
Average travel time to work	26.17 minutes

Source: 2005–2009 CHAS data

Table X-8 | Summary of Labor Force

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

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

Table X-10 | Employment by Occupation

Occupation	Number	Percentage	Median Income
Management, business, and financial occupations	21,153	40.3%	\$75,080
Farming, fishing and forestry occupations	31	0.1%	n/a
Service occupations	8,204	15.6%	\$32,720
Sales and office occupations	15,877	30.3%	\$47,891
Construction, extraction, maintenance, and repair occupations	3,825	7.3%	\$49,932
Production, transportation, and material moving occupations	3,358	6.4%	42,014
Total	52,448	-	-

Source: 2005-2009 CHAS data

Table X-9 | Employment by Occupation

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

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

Table X-11 | Business by Sector

Business by Sector	Number of Workers	Number of Jobs
Agriculture, Mining, Oil, and Gas Extraction	184	7
Arts, Entertainment, Accommodations	3,857	5,846
Construction	3,546	2,611
Education and Health Care Services	9,677	6,851
Finance, Insurance, and Real Estate	6,170	5,495
Information	1,134	1,043
Manufacturing	3,241	1,110
Other Services [except Public Administration]	2,610	2,477
Professional, Scientific, Management Services	7,028	5,458
Public Administration	3,676	1,163
Retail Trade	7,365	8,619
Transportation and Warehousing	2,083	389
Wholesale Trade	1,877	820
Total	52,448	41,889

Source: 2005–2009 CHAS data

Table X-10 | Business by Sector

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

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

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

Table X-12 | Housing Units by Housing Type

Housing Type	Number	Percentage
Single-Family Detached	34,392	72.7%
Single-Family Attached	1,417	3.0%
Multi-Family 2–4 Units	2662	5.6%
Multi-Family 5+ Units	8326	17.6%
Mobile Homes	491	1.0%
Total Housing Units	47,288	100.0%

Source: 2008–2010 American Community Survey

Table X-11 | Housing Units by Housing Type

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

Source: 2014–2018 American Community Survey

Table X-13 | Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	45,059	74.3%
Renter-Occupied Households	15,546	25.7%

Source: 2010 Census

Table X-12 | Housing Tenure

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

Source: 2014–2018 American Communities Survey

Table X-14 | Occupancy Status of Housing Stock, 2010

Type	Number	Percentage
Occupied	45,059	94.4%
Vacant	2,698	5.6%
For rent	1,131	2.4%
Rented, not occupied	49	0.1%
For sale	697	1.5%
Sold, not occupied	156	0.3%
For seasonal/recreational or occasional use	144	0.3%
All other vacant	521	1.1%
Total Housing Units	47,757	100.0%
Homeowner Vacancy Rate		2.3%
Rental Vacancy Rate		6.8%

Source: 2010 Census

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

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

Source: 2014–2018 American Community Survey

Table X-15 | Median Sales Prices

No. Bedrooms	July–Sept. 2012	Year of Year Change	3 Months Prior	1 Year Prior	5 Years Prior
1 bedroom	\$77,250	+8.8%	\$73,750	\$71,000	\$185,000
2 bedrooms	\$170,500	+14.4%	\$201,500	\$149,000	\$270,000
3 bedrooms	\$246,000	+11.8%	\$233,908	\$220,000	\$350,000
4 bedrooms	\$315,000	+8.2%	\$310,000	\$291,000	\$455,500
All properties	\$299,500	+22.2%	\$267,500	\$245,000	\$401,875

Source: Trulia.com, October 2012

Table X-14 | Median Sales Prices

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

Source: MetroList Services (MLS) Comparative Market Analysis (CMA) Report, August 2020. Realtor.com.

https://www.realtor.com/realestateandhomes-search/Roseville_CA/housing-market. Redfin.com<https://www.redfin.com/city/16146/CA/Roseville/housing-market>. Accessed September 24, 2020

(1) Realtor.com website data

Table X-16 | Rental Cost

Number of Bedrooms	Monthly Rental Range	Median Monthly Rental
1 bedroom	\$650–\$1,510	\$935
2 bedrooms	\$768–\$2,600	\$1,225
3 bedrooms	\$884–\$2,515	\$1,610
4 bedrooms	\$1,198–\$1,212	\$1,200

Source: Forrent.com, October 2012

Table X-15 | Rental Cost

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

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

Table X-17 | Housing Affordability by Income Level

	Income Level		
	Very Low	Low	Moderate
Annual Income	\$38,050	\$60,900	\$91,300
Monthly Income	\$3,170	\$5,075	\$7,610
Maximum Monthly Gross Rent ¹	\$950	\$1,525	\$2,280
Maximum Purchase Price ²	\$133,926	\$213,149	\$319,165

Source: 2012 income limits: HCD; Monthly mortgage calculation: <http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web>

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

² Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 5% annual interest rate

Table X-16 | Housing Affordability by Income Level

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

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

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

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

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

Roseville Zip Codes	0–14 Years	15–22 Years	23–54 Years	55–65 Years	65+ Years	Total
95661	87	34	52	8	4	185
95677			1			1
95678	127	47	117	10	8	309
95746	1	1		1		3
95747	186	57	81	10	1	335
Total	401	139	251	29	13	833

Source: Placer County Regional Center, November 2012

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

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

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

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

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

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

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

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

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

Table X-19 | Senior Households Overpaying by Income Level and tenure

Income Range	Renter-Occupied Housing	Owner-Occupied Housing	Total Occupied Housing
Extremely Low (0–30%AMI)	420	325	745
Very Low (30–50% AMI)	520	535	1,055
Low (50–80% AMI)	395	490	885
Total	1,555	2,065	2,685

Source: 2005–2009 CHAS data

Supporting data on senior households was included in-text rather than in a separate table.

Table X-20 | Housing Stock by Bedroom Size

Bedrooms	Number	Percentage
No Bedroom	608	1.3%
1 Bedroom	4,484	9.5%
2 Bedrooms	10,793	22.8%
3 Bedrooms	17,218	36.4%
4 Bedrooms	10,936	23.1%
5 Bedrooms or more	3,249	6.9%
Total	47,288	100.0%

Source: 2008–2010 ACS

Supporting data on large households was included in-text rather than in a separate table.

Table X-21 | Sheltered and Unsheltered Homeless Persons in Placer County, 2012

Homeless Population	Sheltered		Total
	Emergency	Transitional	
Persons in Households with at Least One Adult and One Child			
Number of Households	9	35	40
Number of Persons	33	107	144
Persons in Households without Children			
Number of Households	50	83	133
Number of Persons	52	83	135
Total Households	59	118	177
Total Persons	85	190	275

Source: 2012 Placer County Point-in-Time Count

Table X-20 | Homeless Population Demographics

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

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

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

Table X-22 | Affordable Housing Developments

Apartment Complex	Affordability Period Expires	Very Low-Income Units 0–50%	Low-Income Units 51–80%	Total Units	Units per Acre
Senior Apartments					
Eskaton Roseville Manor 1725 Pleasant Grove Blvd	7/2065	48 @ 50%		48	19.6
Maidu Village I Apts. (Elderly 62+ years/Project Go, Inc.) 1750 Eureka Road	11/2041		80 @ 60%	80	13.6
Maidu Village II Apts. (Senior 55+ years/Project Go, Inc.) 101 Sterling Court	2/2040		84 @ 60%	84	25.6
Maidu Village III Apts. (Senior 55+ years/Project Go, Inc.) 109 Sterling Court	7/2060	23 @ 50%	52 @ 60%	76	22.9
Manzanita Place (Elderly 62+ years and/ or Mobility Impaired/VOA) 1019 Madden Lane	11/2030	63 @ 50%		63	35
Silver Ridge Apts. (Senior 55+ years) 1101 Stone Canyon Drive	4/2033	31 @ 50%	125 @ 60%	156	29
Sutter Terrace Apartments (Elderly 62+ years) 6725 Fiddymont Road	4/2038	20 @ 50%	80 @ 60%	100	25
Vintage Square at Westpark 2351 Wharton Lane	7/2064	75 @ 50% 55	75 @ 60%	150	19.3
Woodcreek Terrace Apts. (Senior 55+ years) 1295 Hemingway Drive	10/2039	4 @ 50%	100 @ 60%	104	19.5
<i>Subtotal of Units per Income Limit</i>		264	596		
Multi-Family Apartments					
Colonial Village Apartments 3881 Eureka Road	2/2025		6 @ 60%	56	12.87
Crocker Oaks Apartments 8000 Painted Desert Way	11/2042	14 @ 50%	38 @ 60%. 66 @ 80%	131	21
Haverhill at Highland Reserve Apartments 701 Gibson Drive	4/2032		20 @ 80%	321	15.3
Heritage Park Apartments 1098 Woodcreek Oaks Blvd.	9/2047	65 @ 50%	263 @ 60%	328	19.4
Highland Creek Apartments 800 Gibson Drive	1/2043	55 @ 50%	129 @ 60%	184	21.5
The Oaks at Woodcreek Apartments 1550 Pleasant Grove Blvd.	9/2031		13 @ 60%	80	14.81
Pinnacle at Galleria Apartments 1100 Roseville Parkway	9/2031		12 @ 60%. 23 @ 80%	200	16.42
Siena Apartments 2501 Hayden Pkwy	7/2064	78 @ 50%	76 @ 60%	156	22.5
State Hotel Apartments 324 Lincoln Street	7/2058	15 @ 50%		15	15
Terraces at Highland Reserve Apartments 700 Gibson Drive	6/2032		27 @ 80%	273	18.2
Trillium at Galleria Apartments 301 Gibson Drive	5/2034		26 @ 80%	258	20.12

Table X-22 | Affordable Housing Developments

Apartment Complex	Affordability Period Expires	Very Low-Income Units 0–50%	Low-Income Units 51–80%	Total Units	Units per Acre
Vineyard Gate Apartments 1601 Vineyard Road	3/2032		5 @ 60% 9 @ 80%	280	19.35
<i>Subtotal of Multi-Family Units per Income Limit</i>		227	713		
Total Number of Units per Income Limit		491	1,309		

Source: City of Roseville, 2012, CHPC, 2012

Table X-21 | Affordable Housing Developments

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

Campus Oaks Apartments Phase II 350 Roseville Parkway	2073	LIHTC	45 @ 50%		210	23.6
Colonial Village Apartments 3881 Eureka Road	2025	LIHTC; City covenant	50 @ 50%	6 @ 60%	56	12.87
Crocker Oaks Apartments 8000 Painted Desert Way	2042	LIHTC; CDBG; City Low Mod Fund	14 @ 50%	52 @ 60%	131	21
Villages at Galleria (formerly Haverhill) 701 Gibson Drive	2032	City covenant		20 @ 80%	321	15.3
Heritage Park Apartments 1098 Woodcreek Oaks Boulevard	2047	LIHTC; City covenant	65 @ 50%	260 @ 60%	328	19.4
Highland by Vintage 800 Gibson Drive	2043	LIHTC; City Low Mod Fund	54 @ 50%	129 @ 60%	184	21.5
Lohse Apartments 623 Vernon Street	2070	LIHTC; City Housing Taxable Bonds Fund	5 @ 30% 15 @ 40% 20 @ 50%	15 @ 60%	56	50
Main Street Plaza Apartments 140 Main Street	2072	LIHTC; HUD, CDBG; City covenant	8 @ 35%	12 @ 60%	21	56
Main Street Plaza Apartments 134 Main Street	2072	LIHTC; CDBG; City covenant	23 @ 30% 6 @ 50%	14 @ 60%	44	56
The Oaks at Woodcreek Apartments 1550 Pleasant Grove Boulevard	2031	LIHTC; City covenant		34 @ 60%	80	14.81
Pearl Creek 1298 Antelope Creek Drive	2044	City covenant	9 @ 50%	14 @ 80%	224	19.1
Pinnacle at Galleria Apartments 1100 Roseville Parkway	2031	City covenant		12 @ 60% 23 @ 80%	200	16.42
Preserve at Creekside 1299 Antelope Creek Drive	2029	City covenant		34 @ 100%	336	19.1
Siena Apartments 2501 Hayden Pkwy	2064	LIHTC; City Low Mod Fund	78 @ 50%	77 @ 60%	156	22.5
Somersett Hill 3 Somer Ridge Drive	2024	CalHFA		25	124	
State Hotel Apartments 324 Lincoln Street	2058	City Low Mod Fund	15 @ 50%		15	15
Terraces at Highland Reserve Apartments 700 Gibson Drive	2032	City covenant		27 @ 80%	273	18.2
Venu at Galleria Apartments 301 Gibson Drive	2034	City covenant		26 @ 80%	258	20.12
Vineyard Gate Apartments 1601 Vineyard Road	2032	City covenant		5 @ 60% 9 @ 80%	280	19.35
<i>Subtotal of Multi-Family Units per Income Limit</i>			449	794		
Total Number of Units per Income Limit			710	1,386		

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

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

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

Table X-23 | New Construction Replacement Cost Estimates (NEW)

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

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

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

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

Table X-23 | Regional Housing Needs Allocation, 2013–2021

Income Category	Regional Housing Needs Allocation	
	Number	Percentage
Extremely Low	1,134	13.4%
Very Low	1,134	13.4%
Low	1,590	18.8%
Moderate	1,577	18.6%
Above Moderate	3,043	35.9%
Total	8,478	100.0%

Source: Sacramento Area Council of Governments, September 2012

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

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

Source: Sacramento Area Council of Governments, March 2020

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

Table X-24 | Affordable Housing Developments, Less Than 22 Units Per Acre

Apartment Complex	Affordability Expires	Very Low Income	Low Income	Total Units	Du/Acre
Colonial Village Apartments 3881 Eureka Road	2/2025		6 @ 60%	56	12.87
Crocker Oaks Apartments 8000 Painted Desert Way	11/2042	14 @ 50%	38 @ 60%. 66 @ 80%	131	21
Haverhill at Highland Reserve Apartments 701 Gibson Drive	4/2032		20 @ 80%	321	15.3
Heritage Park Apartments 1098 Woodcreek Oaks Blvd.	9/2047	65 @ 50%	263 @ 60%	328	19.4
Highland Creek Apartments 800 Gibson Drive	1/2043	55 @ 50%	129 @ 60%	184	21.5
The Oaks at Woodcreek Apartments 1550 Pleasant Grove Blvd.	9/2031		13 @ 60%	80	14.81
Pinnacle at Galleria Apartments 1100 Roseville Parkway	9/2031		12 @ 60% 23 @ 80%	200	16.42

Source: City of Roseville

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

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

Source: City of Roseville

Table X-25 | Comparison of Regional Housing Need and Residential Sites

Income Category	Regional Housing Needs Allocation	Existing Housing Unit Capacity (Undeveloped Units)	Underutilized Sites (Riverside Gateway and Downtown Specific Plans)	Housing Unit Surplus ⁴
Very Low	2,268	3,460 ¹	625	227
Low	1,590			
Moderate	1,577	4,562 ²	60	3,045
Above Moderate	3,043	11,680 ³	0	8,637
Total	8,478	19,702	685	11,909

Source: Sacramento Area Council of Governments; City of Roseville 2013

¹ Capacity based on sites with a density of 21–30+ du/acre

² Capacity based on sites with a density of 10–20 du/acre

³ Capacity based on sites with a density of less than 10 du/acre

⁴ This number is derived from the current vacant existing housing unit capacity minus the regional housing need number for the planning period. The result is a surplus of housing units with land use/zoned to meet the RHNA.

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

Income Category	Regional Housing Needs Allocation	Vacant Land	Underutilized Opportunity Sites	Accessory Dwelling Units	Housing Unit Surplus or Deficit ⁴
Very Low ¹	3,855	3,945	357	45	-1,831
Low ¹	2,323				
Moderate ²	1,746	4,676	42	34	3,006
Above Moderate ³	4,142	4,644	0	1	503
Total	12,066	13,265	399	80	1,678

Table X-26 | Summary of Undeveloped Residential Land Inventory by Land Use Density

Land Use Category	Density	Undeveloped Acres	Undeveloped Units
Low Density Residential (LDR)	0.5 to 6.9	1,601.81	7,793
Medium Density Residential (MDR)	7.0 to 12.9	559.61	5,288
High Density Residential (HDR)	13.0 and above	265.35	6,213
Mixed Use (CC)	--	101.56	408
TOTAL		2,527.77	19,702

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

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

Table X-27 | Summary of Undeveloped Residential Land Inventory by Plan Area

Plan Area	Undeveloped Acres					Undeveloped Units				
	LDR	MDR	HDR	Mixed Use	Total	LDR	MDR	HDR	Mixed Use	Total
NCRSP	n/a	20.40	10.90	n/a	31.30	n/a	240	224	n/a	464
NERSP	n/a	30.16	n/a	n/a	30.16	n/a	350	n/a	n/a	350
NRSP	n/a	12.95	13.94	52.16	79.05	n/a	139	499	113	751
NWRSP	n/a	13.97	n/a	n/a	13.97	n/a	124	n/a	n/a	124
SRSP	41.93	14.55	n/a	n/a	56.48	196	149	n/a	n/a	345
WRSP	744.49	68.44	128.01	14.50	955.44	3,458	720	2,631	40	6,849
SVSP	644.90	327.90	95.40	34.90	1,103.10	3,236	2,849	2,339	255	8,679
CSP	155.80	64.30	17.10	n/a	237.20	836	655	520	n/a	2,011
INFILL	14.13	6.94	n/a	n/a	21.07	67	62	n/a	n/a	129
Total	1,601.25	559.61	265.35	101.56	2,527.77	7,793	5,288	6,213	408	19,702

Note: This table includes all formal voluntary rezone submissions as of November 2012

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

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

Table X-28 | Specific Plan and Infill Sites Inventory, (A through I)

A. North Central Roseville Specific Plan (Includes Voluntary Rezone 2012)

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Public Facilities Services Capacity
44	MDR	R3/DS/SA-NC	20.40	240	11.8	240	Y
MDR Subtotal			20.40	240		240	
46*	HDR	R3	10.90	224	20.6	224	Y
HDR Subtotal			10.90	224		224	
Total			10.90	464		464	

Note*: Undeveloped Residential Land Inventory following the adoption of voluntary rezone RZ-000060, Pearl Creek

C. North Central Roseville Specific Plan

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

a. Entitlements for age-restricted apartments which include 20 deed-restricted affordable units are approved on this site.

b. Entitlements for an assisted-living facility are approved on this site.

B. Northeast Roseville Specific Plan

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Public Facilities Services Capacity
15L11	MDR	R3/DS	9.16	106	11.6	106	Y
15L12	MDR	R3/DS	7.80	90	11.5	90	Y
15L13	MDR	R3/DS	5.88	70	11.9	70	Y
15L14	MDR	R3/DS	7.32	84	11.5	84	Y
MDR Subtotal			30.16	350		350	
Total			30.16	350		350	

All of these units were constructed, and no unbuilt units remain in this planning area.

C. North Roseville Specific Plan

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Public Facilities Services Capacity
DC-31A	MDR	RS/DS	12.20	131	10.7	131	Y
DC-31B	MDR	R3	0.75	8	10.7	8	Y
MDR Subtotal			12.95	139		139	
DC-31C	HDR	CMU/SA	6.48	352	54.3	352	Y
WW-17	HDR	R3/SA-NR	7.46	147	19.7	147	Y
HDR Subtotal			13.94	499		499	
EV-1	CC	CC/SA-NR	52.16	386	7.4	113	Y
Mixed Use Subtotal			52.16	386		113	
Total			79.05	1,024		751	

E. North Roseville Specific Plan

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

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

D. Northwest Roseville Specific Plan

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Public Facilities Services Capacity
11B	MDR	R3	6.69	53	7.9	53	Y
47	MDR	R1	7.28	71	9.8	71	Y
MDR Subtotal			13.97	124		124	
Total			13.97	124		124	

All of these units were constructed, and no unbuilt units remain in this planning area.

E. Stoneridge Specific Plan							
Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Public Facilities Services Capacity
51	LDR	RS/DS	7.68	27	3.5	27	Y
52A	LDR	R1	6.91	16	2.3	16	Y
55	LDR	RS/DS	15.07	75	5.0	75	Y
57	LDR	RS/DS	12.27	78	6.4	78	Y
LDR Subtotal			41.93	196		196	
54	MDR	PD/SR	14.55	149	10.2	149	Y
MDR Subtotal			14.55	149		149	
Total			56.48	345		345	

Nearly all remaining units in this planning area have been constructed; there remain two partially built sites with some unbuilt units.

F. West Roseville Specific Plan (Includes Voluntary Rezone 2012)							
Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Public Facilities Services Capacity
F-6A*	LDR	RS/DS	34.32	155	4.5	155	Y
F-7*	LDR	RS/DS	21.77	115	5.3	115	Y
F-8C*	LDR	RS/DS	14.94	83	5.6	83	Y
F-8D*	LDR	RS/DS	11.6	35	3	35	
F-9A*	LDR	RS/DS	23.28	108	4.6	108	Y
F-9B*	LDR	RS/DS	21.37	96	4.5	96	Y
F-9C*	LDR	RS/DS	19.52	107	5.5	107	Y
F-9D*	LDR	RS/DS	12.38	35	2.8	35	Y
F-10A*	LDR	RS/DS	29.03	122	4.2	122	Y
F-10B*	LDR	RS/DS	23.47	118	5	118	Y
F-10C*	LDR	RS/DS	20.42	90	4.4	90	Y
F-11A*	LDR	RS/DS	31.34	172	5.5	172	Y
F-12*	LDR	RS/DS	22.03	113	5.1	113	Y
F-13A*	LDR	RS/DS	19.81	90	4.5	90	Y
F-13B*	LDR	RS/DS	33.22	159	4.8	159	Y
F-15A	LDR	R1/DS	17.74	76	4.3	76	Y
F-15B	LDR	R1/DS	12	45	3.8	45	Y
F-15C	LDR	R1/DS	12.48	46	3.7	46	Y
F-16	LDR	RS/DS	29.27	110	3.8	110	Y
F-19A*	LDR	RS/DS	27.3	135	4.9	135	Y
F-19B*	LDR	RS/DS	34.64	135	3.9	135	Y
W-13	LDR	R1/DS	64.25	309	4.8	309	Y
W-15	LDR	R1/DS	45.06	224	5	224	Y
W-17A	LDR	RS/DS	22.47	132	5.9	132	Y
W-17B	LDR	RS/DS	30	130	4.3	130	Y
W-17C	LDR	R1/DS	26.31	113	4.3	113	Y
W-18A	LDR	RS/DS	25.62	141	5.5	141	Y
W-18B	LDR	RS/DS	32.73	152	4.6	152	Y

F. West Roseville Specific Plan (Includes Voluntary Rezone 2012)

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Public Facilities Services Capacity
W-18C	LDR	R1/DS	26.12	112	4.3	112	Y
LDR Subtotal			744.49	3,458		3,458	
F-6C*	MDR	RS/DS	26.63	300	11.3	300	Y
F-8B*	MDR	RS/DS	11.8	127	10.8	127	Y
F-11B*	MDR	RS/DS	17.37	182	10.5	182	Y
W-24	MDR/VC	R3/DS	12.64	111	8.8	111	Y
MDR Subtotal			68.44	720		720	
F-6B*	HDR	R3	7.8	195	25	195	Y
F-8A*	HDR	R3	11.08	277	25	277	Y
F-21	HDR	R3	14.46	289	20	289	Y
F-22	HDR	R3	10.33	207	20	207	Y
F-23	HDR	R3	11.72	234	20	234	Y
F-24	HDR	R3	12.62	253	20	253	Y
F-25	HDR	R3	5.49	137	25	137	Y
F-26	HDR	R3	5.6	140	25	140	Y
W-16	HDR	R3	12.16	250	20.6	250	Y
W-19	HDR	R3	14.31	252	17.6	252	Y
W-25	HDR/VC	R3/DS	12.45	232	18.6	232	Y
W-26	HDR/VC	R3/DS	9.99	165	16.5	165	Y
HDR Subtotal			128.01	2,631		2,631	
W-32	CC/VC	CC/SA-WR	7.24	20	2.8	20	Y
W-33	CC/VC	CC/SA-WR	7.26	20	2.8	20	Y
Mixed Use Subtotal			14.5	40		40	
Total			955.44	6,849		6,849	

Note*: Undeveloped Residential Land Inventory following the adoption of rezone RZ-000063, Fiddlyment SPA 3, November 2012

G. West Roseville Specific Plan

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Previous Inventory Y/N
Above Moderate Income							
F-6A	LDR	RS/DS	32.4	179	5.5	179	Y
F-10B	LDR	RS/DS	21.9	115	5.3	67	Y
F-10C	LDR	RS/DS	19.9	80	4	43	Y
F-21 ^f	HDR	R3	14.5	343	23.7	343	Y
F-55A	LDR	RS/DS	24.3	99	4.1	99	Y
Above Moderate Subtotal			113	816		731	
Moderate Income							
F-6B ^a	HDR	R3	8.4	195	23.2	63	Y
F-6C	MDR	RS/DS	26.3	307	11.7	307	Y
F-8A ^b	HDR	R3	11.7	277	23.7	277	Y
F-25 ^e	HDR	R3	5.5	137	24.9	95	Y

F-26 ^e	HDR	R3	5.6	140	25	94	Y
W-16	HDR	R3	12.2	250	20.5	250	Y
W-27 ^c	HDR/VC	R3/DS	7.9	20	21.5	20	Y
Moderate Subtotal			77.6	1,326		1,106	
Lower Income							
F-6B ^a	HDR	R3	8.4	195	23.2	132	Y
F-22 ^d	HDR	R3	9.8	244	24.9	244	Y
W-27 ^c	HDR/VC	R3/DS	7.9	150	21.5	150	Y
Lower Subtotal			26.1	589		526	
Total			188.7	2,731		2,363	

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

a. F-6B includes an affordable housing obligation of 66 very low and 66 low, and 63 moderate income units.

b. F-8A includes an affordable housing obligation of 54 moderate income units.

c. W-27 includes an affordable housing obligation of 89 very low and 61 low income units, leaving 20 market-rate units.

d. F-22 includes an affordable housing obligation of 91 very low and 93 low income units.

e. F-25 & F-26 have an application in for apartments (2, 3, and 4 bedroom units) with rents up to \$2,500.

f. F-21 has an application in progress for high-end apartments. Rents expected to exceed \$2,500.

G. Sierra Vista Specific Plan							
Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Public Facilities Services Capacity
CG-1	LDR	RS/DS	23.0	115	5.0	115	Y
CO-1	LDR	RS/DS	17.3	86	5.0	86	Y
CO-2A	LDR	RS/DS	14.2	71	5.0	71	Y
CO-2B	LDR	RS/DS	14.6	73	5.0	73	Y
CO-3	LDR	RS/DS	15.7	78	5.0	78	Y
DF-1	LDR	RS/DS	20.3	101	5.0	101	Y
DF-2	LDR	RS/DS	3.2	16	5.0	16	Y
FD-1	LDR	RS/DS	18.3	91	5.0	91	Y
FD-2	LDR	RS/DS	16.3	81	5.0	81	Y
FD-3	LDR	RS/DS	9.1	45	4.9	45	Y
FD-4	LDR	RS/DS	6.4	32	5.0	32	Y
FD-5	LDR	RS/DS	17.4	87	5.0	87	Y
FD-6	LDR	RS/DS	13.8	69	5.0	69	Y
FD-7	LDR	RS/DS	8.5	42	4.9	42	Y
FD-8A	LDR	RS/DS	15.6	78	5.0	78	Y
FD-8B	LDR	RS/DS	17.3	86	5.0	86	Y
FD-9	LDR	RS/DS	18.3	91	5.0	91	Y
FD-10	LDR	RS/DS	18.7	93	5.0	93	Y
JM-1	LDR	RS/DS	16.9	84	5.0	84	Y
JM-2A	LDR	RS/DS	16.4	82	5.0	82	Y
JM-2B	LDR	RS/DS	13.2	66	5.0	66	Y
JM-3A	LDR	RS/DS	13.8	69	5.0	69	Y
JM-3B	LDR	RS/DS	16.4	82	5.0	82	Y
JM-4	LDR	RS/DS	26.3	131	5.0	131	Y
KT-1A	LDR	RS/DS	12.4	62	5.0	62	Y
KT-1B	LDR	RS/DS	20.4	102	5.0	102	Y

KT-2	LDR	RS/DS	23.7	118	5.0	118	Y
KT-3A	LDR	RS/DS	19.2	96	5.0	96	Y
KT-3B	LDR	RS/DS	19.4	97	5.0	97	Y
KT-4	LDR	RS/DS	14.3	71	5.0	71	Y
KT-5	LDR	RS/DS	23.5	136	5.8	136	Y
WB-1	LDR	RS/DS	19.1	96	5.0	96	Y
WB-2	LDR	RS/DS	18.9	95	5.0	95	Y
WB-3	LDR	RS/DS	14.1	71	5.0	71	Y
WB-4	LDR	RS/DS	11.7	59	5.0	59	Y
WB-5	LDR	RS/DS	30.4	150	4.9	150	Y
WB-6	LDR	RS/DS	31.0	155	5.0	155	Y
WB-7	LDR	RS/DS	15.8	79	5.0	79	Y
LDR Subtotal			644.9	3,236		3,236	
CG-20	MDR	RS/DS	4.9	44	9.0	44	Y
CO-20	MDR	RS/DS	9.4	84	8.9	84	Y
CO-21	MDR	RS/DS	7.8	70	9.0	70	Y
CO-22	MDR	RS/DS	4.8	43	9.0	43	Y
DF-20	MDR	RS/DS	14.5	113	7.8	113	Y
FD-20	MDR	RS/DS	25.2	226	9.0	226	Y
FD-21	MDR	RS/DS	22.7	204	9.0	204	Y
FD-22	MDR	RS/DS	14.3	128	9.0	128	Y
FD-23	MDR	RS/DS	15.9	143	9.0	143	Y
FD-24	MDR	RS/DS	10.7	96	9.0	96	Y
JM-20A	MDR	RS/DS	21.1	190	9.0	190	Y
JM-20B	MDR	RS/DS	18.8	169	9.0	169	Y
JM-21	MDR	RS/DS	18.7	168	9.0	168	Y
KT-20	MDR	RS/DS	22.5	202	9.0	202	Y
KT-21A	MDR	RS/DS	18.6	167	9.0	167	Y
KT-21B	MDR	RS/DS	18.6	167	9.0	167	Y
WB-20	MDR	RS/DS	20.3	162	8.0	162	Y
WB-21	MDR	RS/DS	8.1	65	8.0	65	Y
WB-22	MDR	RS/DS	13.1	104	7.9	104	Y
WB-23	MDR	RS/DS	16.2	130	8.0	130	Y
WB-24	MDR	RS/DS	7.5	60	8.0	60	Y
WB-25	MDR	RS/DS	14.2	114	8.0	114	Y
MDR Subtotal			327.9	2,849		2,849	
CG-30	HDR	R3	14.0	420	30.0	420	Y
CG-31	HDR	R3	14.6	420	28.8	420	Y
FD-30	HDR	R3	4.1	86	21.0	86	Y
FD-31	HDR	R3	4.1	86	21.0	86	Y
FD-32	HDR	R3	8.9	178	20.0	178	Y
FD-33	HDR	R3	8.6	172	20.0	172	Y
JM-30	HDR	R3	6.1	138	22.6	138	Y
KT-30	HDR	R3	7.5	150	20.0	150	Y
WB-30	HDR	R3	4.8	120	25.0	120	Y
WB-31	HDR	R3	8.2	207	25.2	207	Y
WB-32	HDR	R3	8.0	200	25.0	200	Y
WB-33	HDR	R3	6.5	162	24.9	162	Y
HDR Subtotal			95.4	2,339		2,339	

FD-41	CMU	CMU/SA	5.7	40	7.0	40	Y
JM-40	CMU	CMU/SA	5.7	40	7.0	40	Y
KT-40A	CMU	CMU/SA	5.2	39	7.5	39	Y
KT-40B	CMU	CMU/SA	18.3	136	7.4	136	Y
Mixed Use Subtotal			34.9	255		255	
Total			1,103.1	8,679		8,679	

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

FD-33	HDR	R3	8.6	172	20	172	N
JM-1	MDR	RS/DS	17.2	135	7.8	135	N
JM-20	MDR	RS/DS	39.7	322	8.1	90	N
JM-30 ^e	HDR	R3	7.5	30	23.5	30	N
JM-40	MDR	RS/DS	4.6	35	7.6	35	N
KT-20 ^f	MDR	RS/DS	24.6	167	6.8	167	N
KT-40A ^l	CMU	CMU/SA	5.3	46	--	46	N
KT-40B ^l	CMU	CMU/SA	18.1	163	--	163	N
Moderate Subtotal			240.5	2,067		1,827	
Lower Income							
CG-30	HDR	R3	14.0	420	30	420	N
CG-31 ^g	HDR	R3	14.5	420	29	420	N
FD-34 ^h	HDR	R3	7.0	172	24.6	172	N
KT-30 ⁱ	HDR	R3	7.4	171	23.1	171	N
WB-30 ^j	HDR	R3	8.1	237	29.3	237	N
DF-20 ^c	MDR	RS/DS	14.5	18	7.9	18	N
JM-30 ^d	HDR	R3	7.5	146	23.5	146	N
WB-31	HDR	R3	11.1	263	23.7	263	N
WB-32 ^k	HDR	R3	5.1	128	25.1	128	N
HDR Subtotal			89.2	1,975		1,975	
FD-41 ^m	CMU	CMU/SA	5.7	40	--	40	N
Mixed Use Subtotal			5.7	40		40	
Lower Subtotal			94.9	2,007		2,015	
Total			642.4	5,748		5,516	

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

a. CG-20 includes an affordable housing obligation of 20 moderate income units

b. CO-20 includes an affordable housing obligation of 34 moderate income units

c. DF-20 includes an affordable housing obligation of 5 moderate income units

d. FD-32 includes an affordable housing obligation of 43 moderate income units

e. JM-30 includes an affordable housing obligation of 73 very low and 73 low income units

f. KT-20 includes an affordable housing obligation of 31 moderate income units

g. CG-31 includes an affordable housing obligation of 40 very low and 40 low income units

h. FD-34 includes an affordable housing obligation of 86 very low and 86 low income units

i. KT-30 includes an affordable housing obligation of 62 very low and 62 low income units

j. WB-30 includes an affordable housing obligation of 68 very low and 169 low income units

k. WB-32 includes an affordable housing obligation of 36 very low and 92 low income units

l. KT-40a and b have a developer who has expressed interest. Application for market rate apartments anticipated in summer 2021.

m. FD-41 is included in this table because it is a realistic, vacant site, but these 40 units are *not included* in the totals of Table X-27; they are not counted toward the City's total unit capacity.

H. Creekview Specific Plan

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Public Facilities Services Capacity
C-1	LDR	R1/DS	19.8	95	4.8	95	Y
C-2	LDR	R1/DS	9.8	50	5.1	50	Y
C-3	LDR	R1/DS	13.9	70	5.0	70	Y
C-4	LDR	R1/DS	9.7	55	5.7	55	Y
C-5	LDR	R1/DS	13.0	75	5.8	75	Y

C-6	LDR	R1/DS	7.8	46	5.9	46	Y
C-7	LDR	R1/DS	13.5	80	5.9	80	Y
C-8	LDR	R1/DS	5.5	35	6.4	35	Y
C-9	LDR	R1/DS	22.0	110	5.0	110	Y
C-10	LDR	R1/DS	7.0	40	5.7	40	Y
C-11	LDR	R1/DS	6.9	35	5.1	35	Y
C-12	LDR	R1/DS	18.2	90	4.9	90	Y
C-13	LDR	R1/DS	8.7	55	6.3	55	Y
LDR Subtotal			155.8	836		836	
C-20	MDR	RS/DS	8.0	75	9.4	75	Y
C-21	MDR	RS/DS	7.7	95	12.3	95	Y
C-22	MDR	RS/DS	11.4	105	9.2	105	Y
C-23	MDR	RS/DS	6.2	80	12.9	80	Y
C-24	MDR	RS/DS	7.1	65	9.2	65	Y
C-25	MDR	RS/DS	3.5	35	10.0	35	Y
C-26	MDR	RS/DS	3.5	35	10.0	35	Y
C-27	MDR	RS/DS	4.5	50	11.1	50	Y
C-28	MDR	RS/DS	3.9	35	9.0	35	Y
C-29	MDR	RS/DS	4.1	40	9.8	40	Y
C-30	MDR	RS/DS	4.4	40	9.1	40	Y
MDR Subtotal			64.30	655		655	
C-40	HDR	R3	4.5	135	30.0	135	Y
C-41	HDR	R3	5.4	165	30.6	165	Y
C-42	HDR	R3	7.2	220	30.6	220	Y
HDR Subtotal			17.10	520		520	
Total			237.20	2,011		2,011	

B. Creekview Specific Plan

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Previous Inventory Y/N
Above Moderate Income							
C-1	LDR	R1/DS	19.6	94	4.8	94	N
C-2	LDR	R1/DS	10.1	52	5.1	52	N
C-3	LDR	R1/DS	14	67	4.8	67	N
C-4	LDR	R1/DS	9.7	51	5.3	51	N
C-5	LDR	R1/DS	13.6	74	5.4	74	N
C-6	LDR	R1/DS	7.9	48	6.1	48	N
C-7	LDR	R1/DS	13.9	74	5.3	74	N
C-8	LDR	R1/DS	5.6	32	5.7	32	N
C-9	LDR	R1/DS	22.1	97	4.4	97	N
C-12	LDR	R1/DS	18.7	95	5.1	95	N
C-16	LDR	R1/DS	12.9	71	5.5	71	N
C-17	LDR	R1/DS	6.9	36	5.2	36	N
Above Moderate Subtotal			155	791		791	
Moderate Income							
C-20	MDR	RS/DS	8.7	106	12.2	106	N

C-21	MDR	RS/DS	7.7	95	12.3	95	N
C-22	MDR	RS/DS	11.3	130	11.5	130	N
C-25	MDR	RS/DS	7.2	62	8.6	62	N
C-41 ^c	HDR	R3	4.3	127	29.5	127	N
Moderate Subtotal			39.2	520		520	
Lower Income							
C-40	HDR	R3	5.2	168	32.3	168	N
C-42 ^a	HDR	R3	4.3	136	31.6	136	N
C-43 ^b	HDR	R3	3.9	116	29.7	116	N
Lower Subtotal			13.4	420		420	
Total			207.6	1,731		1,731	

a. C-42 includes an affordable housing obligation of 60 very low and 60 low income units.

b. C-43 includes an affordable housing obligation of 41 very low and 40 low income units.

c. C-41 has a developer who has expressed interest. An application for market rate apartments is anticipated in summer 2021.

I. Infill Plan Area							
Parcel Number	APN	Land Use	Zoning	Net Acres	Density	Potential Units	Public Facilities Services Capacity
IN-10	011-162-015-000	LDR	R1	0.16	5.0	1	Y
IN-13	015-080-019-000	LDR	R1	0.16	4.0	1	Y
IN-17	012-010-022-000	LDR	R1	0.17	5.0	1	Y
IN-30	014-252-003-000	LDR	R1	0.18	5.0	1	Y
IN-31	013-152-019-000	LDR	PD	0.11	5.0	1	Y
IN-35	013-022-033-000	LDR	R1	0.11	4.0	1	Y
IN-35	013-024-023-000	LDR	R1	0.17	4.0	1	Y
IN-37	014-112-018-000	LDR	R1	0.12	4.0	1	Y
IN-37	014-113-060-000	LDR	R1	0.15	4.0	1	Y
IN-37	014-120-010-000	LDR	R1	0.36	4.0	1	Y
IN-38	014-263-045-000	LDR	R1	0.23	5.0	1	Y
IN-38	014-263-042-000	LDR	R1	0.34	5.0	2	Y
IN-39	472-210-033-000	LDR	R1	0.24	4.0	1	Y
IN-46	471-190-046-000	LDR	PD326	1.14	4.0	5	Y
IN-48	471-310-020-000	LDR	R1	0.79	2.8	2	Y
IN-54	470-050-008-000	LDR	R1	0.17	4.0	1	Y
IN-58	469-100-046-000	LDR	R1	1.49	4.0	6	Y
IN-61	469-110-031-000	LDR	R1	0.51	4.5	2	Y
IN-69	467-090-002-000	LDR	RS	6.85	4.8	33	Y
IN-8	015-360-022-000	LDR	R1	0.19	6.0	1	Y
IN-8	015-360-026-000	LDR	R1	0.32	6.0	2	Y
IN-9	011-181-006-000	LDR	R2	0.17	6.0	1	Y
LDR Subtotal				14.13		67	
IN-102	011-250-007-000	MDR	R3	0.80	12.0	10	Y
IN-108	014-051-017-000	MDR	R3	0.16	11.0	2	Y
IN-108	014-062-018-000	MDR	R3	0.24	11.0	3	Y
IN-109	014-252-013-000	MDR	R3	0.18	8.0	1	Y
IN-86	469-100-013-000	MDR	RS	1.18	10.0	12	Y

IN-87	469-280-009-000	MDR	NC	0.29	8.0	2	Y
IN-93	048-260-030-000	MDR	PD7	3.19	8.0	26	Y
IN-97	013-075-010-000	MDR	R1	0.90	7.0	6	Y
MDR Subtotal				6.94		62	
Total				21.07		129	

H. Infill Plan Area							
Parcel Number	APN	Land Use	Zoning	Net Acres	Density	Potential Units	Previous Inventory Y/N
Above Moderate Income							
IN-7	015-360-026-000	LDR	R1	0.32	3.1	1	N
IN-9	011-172-007-000	LDR	R2	0.12	6.4	1	N
IN-9	011-181-006-000	LDR	R2	0.17	6.4	2	Y
IN-9	011-182-010-000	LDR	R2	0.17	6.4	2	N
IN-13	015-080-001-000	LDR	R1	0.76	4	3	N
IN-13	015-080-045-000	LDR	R1	0.26	4	1	N
IN-13	015-080-019-000	LDR	R1	0.16	4	1	Y
IN-18	012-134-031-000	LDR	R2	0.15	6.8	1	N
IN-18	012-144-005-000	LDR	R3	0.14	6.8	1	N
IN-18	012-162-009-000	LDR	R3	0.15	6.8	1	N
IN-18	012-172-020-000	LDR	R3	0.14	6.8	1	N
IN-18	012-185-029-000	LDR	R3	0.14	6.8	1	N
IN-18	012-142-018-000	LDR	R3	0.14	6.8	1	N
IN-18	012-132-047-000	LDR	R2	0.15	6.8	1	N
IN-30	014-252-003-000	LDR	R1	0.17	5	1	Y
IN-34	013-053-015-000	LDR	R3	0.54	5.7	3	N
IN-35	013-022-033-000	LDR	R1	0.12	4.4	1	Y
IN-35	013-022-047-000	LDR	R3	0.70	4.4	3	N
IN-35	013-024-023-000	LDR	R1	0.17	4.4	1	Y
IN-37	014-113-060-000	LDR	R1	0.15	4	1	Y
IN-37	014-130-008-000	LDR	R1	0.57	4	2	N
IN-38	014-263-042-000	LDR	R1	0.32	5.3	1	N
IN-38	014-263-045-000	LDR	R1	0.23	5.3	1	Y
IN-39	472-210-033-000	LDR	R1	0.23	4.1	1	N
IN-46	471-190-046-000	LDR	PD326	1.10	3.9	1	N
IN-54	470-050-008-000	LDR	R1	0.17	3.7	1	Y
IN-61	469-110-031-000	LDR	R1	0.51	3.5	2	Y
IN-86B	469-100-013-000	LDR	R3	1.18	10	12	Y
Above Moderate Subtotal				8.86		48	
Moderate Income							
IN-87	469-280-009-000	MDR	NC	0.29	8	2	Y
IN-98	013-012-002-000	MDR	GC	0.19	8.1	1	N
IN-102	011-250-007-000	MDR	R1	0.67	14.3	10	Y
IN-108	014-051-017-000	MDR	R3	0.16	11.1	3	Y

IN-108	014-062-018-000	MDR	R3	1.07	11.1	11	Y
IN-115	472-370-013-000	MDR	PD66	0.05	7.8	1	N
IN-115	472-370-014-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-015-000	MDR	PD66	0.06	7.8	1	N
IN-115	472-370-016-000	MDR	PD66	0.06	7.8	1	N
IN-115	472-370-017-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-018-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-019-000	MDR	PD66	0.07	7.8	1	N
IN-115	472-370-020-000	MDR	PD66	0.06	7.8	1	N
IN-115	472-370-021-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-022-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-023-000	MDR	PD66	0.06	7.8	1	N
IN-115	472-370-024-000	MDR	PD66	0.06	7.8	1	N
IN-115	472-370-025-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-026-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-027-000	MDR	PD66	0.06	7.8	1	N
IN-115	472-370-028-000	MDR	PD66	0.05	7.8	1	N
IN-115	472-370-029-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-030-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-031-000	MDR	PD66	0.07	7.8	1	N
IN-115	472-370-032-000	MDR	PD66	0.07	7.8	1	N
IN-115	472-370-033-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-034-000	MDR	PD66	0.04	7.8	1	N
IN-115	472-370-035-000	MDR	PD66	0.05	7.8	1	N
IN-118 ^a	048-350-015-000	MDR	RS/DS	0.51	8	5	N
	048-350-016-000	MDR	RS/DS	0.48	8	5	N
	048-350-018-000	MDR	RS/DS	1.07	8	5	N
	048-350-021-000	MDR	RS/DS	0.40	8	5	N
IN-148 ^b	048-260-048-000	HDR	R3	3.36	22.4	70	N
IN-149 ^c	013-192-036-000	HDR	R3	0.89	24.4	20	N
Moderate Subtotal				10.20		160	
Lower Income							
IN-148 ^b	048-260-048-000	HDR	R3	3.36	22.4	5	N
IN-149 ^c	013-192-036-000	HDR	R3	0.89	24.4	2	N
Lower Income Subtotal				4.25		7	
Total				19.06		215	

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

a. Entitlements for a 20-unit duplex project approved. Two units are reserved for lower income, while remainder will be moderate.

b. Entitlements for senior apartment complex approved. Five units are reserved for lower income, while remainder will be moderate.

c. Entitlements for townhome project approved on the site. Two units are reserved for lower income, while remainder will be moderate.

D. North Industrial Planning Area (NEW)

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

A. Amoruso Ranch Specific Plan (NEW)

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Previous Inventory Y/N
Above Moderate Income							
AR-1	LDR	R1	20.2	68	3.4	68	N
AR-2	LDR	R1	24.7	97	3.9	97	N
AR-3	LDR	R1	27.3	80	2.9	80	N
AR-4	LDR	RS	7.3	41	5.6	41	N
AR-5	LDR	RS	2.8	17	6.1	17	N
AR-6	LDR	RS	5	34	6.8	34	N
AR-7	LDR	RS	3.1	18	5.8	18	N
AR-8	LDR	RS	8.4	52	6.2	52	N
AR-9	LDR	RS	6.3	40	6.3	40	N
AR-11	LDR	RS	8.4	55	6.5	55	N
AR-12	LDR	RS	3.4	21	6.2	21	N
AR-13	LDR	RS	6.1	40	6.6	40	N
AR-14	LDR	RS	7.1	45	6.3	45	N
AR-15	LDR	RS	7.4	45	6.1	45	N
AR-16	LDR	RS	6.6	43	6.5	43	N
AR-17	LDR	RS	3.6	24	6.7	24	N
AR-18	LDR	RS	5.1	31	6.1	31	N
AR-21	LDR	RS	2.4	13	5.4	13	N
AR-22	LDR	RS	4.4	28	6.4	28	N
AR-23	LDR	RS	2.8	19	6.8	19	N
AR-24	LDR	RS	2.5	13	5.2	13	N
AR-25	LDR	RS	4.7	28	6	28	N
AR-26	LDR	RS	9.7	55	5.7	55	N
AR-27	LDR	RS	2.4	15	6.3	15	N
AR-30	LDR	RS	3.2	23	7.2	23	N
AR-31	LDR	RS	4.5	27	6	27	N
AR-32	LDR	RS	7.6	50	6.6	50	N

AR-34	LDR	RS	3.7	19	5.1	19	N
AR-35	LDR	RS	4.8	24	5	24	N
AR-37	LDR	RS	5.1	25	4.9	25	N
AR-40	LDR	RS	14.4	71	4.9	71	N
AR-43	LDR	RS	12.1	78	6.4	78	N
AR-46	LDR	RS	2.4	13	5.4	13	N
Above Moderate Income Subtotal			239.5	1,252		1,252	
Moderate Income							
AR-10	MDR	RS	10.5	138	13.1	138	N
AR-28	MDR	RS	10.2	129	12.6	129	N
AR-33	MDR	RS	5.3	61	11.5	61	N
AR-39	MDR	RS	7.8	54	6.9	54	N
AR-42	MDR	RS	7.5	66	8.8	66	N
AR-45	MDR	RS	8	94	11.8	94	N
AR-36	HDR	R3	7.5	113	15.1	113	N
Moderate Income Subtotal			56.8	655		655	
Lower Income							
AR-19 ^a	HDR	R3	9.3	230	24.7	230	N
AR-38	HDR	R3	15.1	380	25.2	380	N
AR-44 ^b	HDR	R3	5.9	150	25.4	150	N
HDR Subtotal			30.3	760		760	
AR-51	CC-VC	CMU-SA	14.3	91	--	91	N
AR-52	CC-VC	CMU-SA	13	68	--	68	N
Mixed Use Subtotal			27.3	159		159	
Lower Income Subtotal			57.6	919		919	
Total			353.9	2,826		2,826	

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

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

Table X-29 | Downtown & Riverside Gateway Specific Plan High Density Residential Opportunity Sites

Map #	Address	Total Units	Residential Density (units/acre)	Floor Area Ratio	Zoning*	Existing Use	Proposed Use	Plan Area**	Exhibit #
Historic Old Town									
1	725-845 Lincoln	63	30	0.9	CMU/SA-DT	Vacant lot	Commercial/Residential	DT	H1
2	400-412 Washington , 209/211 Pleasant	34	37.8	--	CMU/SA-DT	Auto Sales/Office	Commercial/Residential	DT	H3
3	308-310 Washington	10	28.6	--	CMU/SA-DT	Gas Station/Office	Commercial/Residential	DT	H3
4	300-304 Washington, 138-140 Main	40	83	0.36	HD/SA-DT	Vacant lot	Commercial/Residential	DT	H3
5	400-430 Lincoln	93	58.1	0.37	HD/SA-DT	Parking lot	Commercial/Residential	DT	H3
6	120 Church				HD/SA-DT	Used Auto Sales	Commercial/Residential	DT	H3
7	120 Pacific	85	70.8	1.8	HD/SA-DT	City Parking lot	Commercial/Residential	DT	H2
Vernon Street									
8	401 Oak	74	23.9	1.7	CBD/SA-DT	Parking/Fire Station	Commercial/Residential	DT	V1
9	401 Vernon	36	90	4.6	CBD/SA-DT	Office/Retail	Commercial/Residential	DT	V2
Riverside Gateway									
10	108-110 Douglas, 119-125 Riverside	39	40.45	1.29	CMU/SA-RG	Hayes Used Auto Sales	Commercial/Residential	RG	R!
11	129-131 Riverside	8	23.25	0.9	CMU/SA	Roseville Used Auto Sales	Commercial/Residential	RG	R4
12	133 Riverside	2	14.3	0.6	CMU/SA	Automotive	Commercial/Residential	RG	R4
13	137-147 Riverside/105- 111 Bonita	8	23.25	0.9	CMU/SA	St. Vincent DePaul's Thrift Shop/Kitchen	Commercial/Residential	RG	R4
14	212 Riverside	2	14.3	0.6	CMU/SA	Vacant lot	Commercial/Residential	RG	R4
15	201-227 Riverside	12	18.3	1	CMU/SA	Auto/Retail/Vacant	Commercial/Residential	RG	R4
16	300-306 Riverside	8	23.5	0.9	CMU/SA	Auto Sales	Commercial/Residential	RG	R4
17	308-312 Riverside	8	23.5	0.9	CMU/SA	Jala & Safe Used Auto Sales	Commercial/Residential	RG	R4
18	305 Riverside	2	14.3	0.6	CMU/SA	Mike Mobile Auto Glass	Commercial/Residential	RG	R4
19	315-319 Riverside	8	23.5	0.9	CMU/SA	Used Auto Sales	Commercial/Residential	RG	R4
20	321 Riverside	2	14.3	0.6	CMU/SA	Used Auto Sales	Commercial/Residential	RG	R4
21	401-415 Riverside, 110 Cherry	20	19.4	0.9	CMU/SA	Used Auto Sales	Commercial/Residential	RG	R4
22	400 Riverside	2	41.3	0.6	CMU/SA	Automotion Auto Sales	Commercial/Residential	RG	R4
23	404-408 Riverside	8	23.5	0.9	CMU/SA	Used Auto Sales	Commercial/Residential	RG	R4

24	440 Riverside	10	14.5	0.8	CMU/SA	Hayes Used Auto Sales	Commercial/Residential	RG	R4
25	110-150 Fifth	8	23.5	0.9	CMU/SA	Used Auto Sales	Commercial/Residential	RG	R4
26	500-504 Riverside	8	23.5	0.9	CMU/SA	Hayes Used Auto Sales	Commercial/Residential	RG	R4
27	505-507 Riverside	8	23.5	0.9	CMU/SA	JT Tire & Wheel Sales	Commercial/Residential	RG	R4
28	510-512 Riverside	8	23.5	0.9	CMU/SA	Hayes Used Auto Sales	Commercial/Residential	RG	R4
29	515 Riverside, 420 Clinton	10	14.5	0.8	CMU/SA	Vacant lot	Commercial/Residential	RG	R4
30	520-550 Riverside	8	23.5	0.7	CMU/SA	Roseville Auto Sales	Commercial/Residential	RG	R4
31	527 Riverside, 424 Clinton, 109-115 Darl	61	29	1.31	CMU/SA	Hertz Auto Sales GM Auto Repair Center Small Retail Strip Mall	Commercial/Residential	RG	R3
Total Units		685							

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

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

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

Map #	Address	Total Units	Residential Density (units/acre)	Floor Area Ratio	Acres	Zoning*	Existing Use	Permitted Use	Previous Inventory Y/N
Historic Old Town									
1	725-845 Lincoln	63	30	0.9	2.0	CMU/SA-DT	Vacant lot	Commercial/Residential	Y
This is a vacant triangular lot with roadway frontage on Lincoln Street and Washington Boulevard. It is also identified in the Downtown Specific Plan as a catalyst site, with pre-design plans for residential development. There are no easements or other such constraints to development, and the City has received inquiries about residential development on this site within the past year.									
2	400-412 Washington, 209-211 Pleasant, 210 Grove	34	37.8	--	0.7	CMU/SA-DT	Auto Sales / Office / Residential	Commercial/Residential	Y
This site consists of five parcels with frontage on Washington Boulevard, Grove Street, and Pleasant Street, as well as an alley access. One parcel contains an older home, a second is a parking lot used by the small auto dealership on the adjacent parcel, another is a small office with a parking lot, and the last parcel is also a small office with parking. Approximately 19% (5,826 square feet) of building area occupies these properties. Existing improvements are minimal and aging, with chain link fencing, minimal or absent landscaping, and small 50-year-old buildings which have not been updated or improved by reinvestment. The City has had recent, positive experiences with affordable housing projects and other housing projects redeveloping sites such as this, within the nearby area (see evaluation preceding this table). There are no easements or other such constraints to development.									
3	400-426 Lincoln	80	58.1	0.37	1.4	HD/SA-DT	Parking lot	Commercial/Residential	Y

This site is multiple parcels under a single private ownership. The site is a parking lot which was constructed by and at the expense of the City to alleviate parking concerns expressed by surrounding businesses. The City has since completed two parking garages. There are no land use restrictions or other restrictions which would preclude or impede redevelopment of this site. Per the evaluation preceding this table, there has been significant market investment in housing in the general area, including multiple affordable housing projects. Site 4, below, is also a parking lot and an application to develop it as affordable apartments was received and approved by the City, at the same density provided for this site. Site 4 included more access and site design constraints, due to its location and the presence of a neighboring building siting directly on the property line.

4	120 Pacific	80	60	1.57	1.4	HD/SA-DT	City Parking lot	Approved 4-story apartments, lower income	Y
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This site is an existing parking lot, and a permit for a 4-story affordable housing apartment project has been approved on this site. Construction is anticipated to begin within the next year.

Subtotal	257			5.3					
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Riverside Gateway

5	108–110 Douglas, 119–125 Riverside	39	40.45	1.29	1.0	CMU/SA-RG	Used Auto Sales	Commercial/Residential	Y
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This site contains a used car dealership with a 9,500-square-foot older building, with the remaining 0.7 acres of the site paved with unmarked asphalt where vehicles are displayed. All of the parcels are under single ownership, and the site has roadway frontage on Riverside Avenue and Douglas Avenue. An alley separates the site from a single-family residential area. The Riverside Avenue, Vernon Street, and Douglas Boulevard intersection is a prime gateway intersection, where the City has invested streetscape improvements and monuments. There is a high potential for this corner to be redeveloped with a mixed use project similar to projects approved nearby on Vernon Street, due to its visibility and location, and due to the fact that the majority of the site is undeveloped paved area. This site is near the Lohse Apartments site, where two existing auto business and buildings were purchased and demolished to make way for housing. There are no easements or other such constraints to development.

6	201–227 Riverside	12	18.3	1	0.7	CMU/SA	Auto/Retail/Residential	Commercial/Residential	Y
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This site includes three parcels, two of which are under the same ownership. The site has frontage on Riverside Avenue and Bonita Street. An alley separates the site from a single-family residential area. The 201 Riverside parcel includes a 1,800-square-foot building housing multiple small spaces for offices, which include a psychic, a maid service, a pool service, a loan service, and car sales office. The remainder of that parcel, about 13,000 square feet, is paved with unmarked asphalt and is used for vehicle display. The building is over 100 years old but has had some cosmetic exterior updates. The adjacent parcel at 225 Riverside contains a single-family home, and the parcel at 227 Riverside contains a 1,700 square foot building which is currently a spa. The uses in these commercial buildings have changed multiple times in the past several years. Only 12 units have been assumed, as that would enable units to be built on the site in addition to the existing uses, rather than requiring replacement. Units could be constructed above the existing building, within the current asphalt area, and/or on the parcel with the single-family home. There are no easements or other such constraints to development.

7	401–415 Riverside, 110 Cherry	20	19.4	0.9	0.8	CMU/SA	Used Auto Sales	Commercial/Residential	Y
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This site includes four parcels, all under the same ownership. The site has frontage on Riverside Avenue and Cherry Street. An alley separates the site from a single-family residential area. There are three commercial buildings on the site, totaling approximately 7,000 square feet. One of the structures is a portable building, another is an old building that has not been updated, and the third is also old but has been updated with glass storefront windows. The site is a used car dealership. Most of the site is unmarked asphalt used for displaying vehicles. Only 20 units have been assumed on this site, as that would enable units to be constructed while leaving the more updated commercial building in place. However, as has been seen elsewhere where existing auto businesses have been sold and demolished for mixed use housing, development pressures are sufficient that the entire site could be redeveloped. There are no easements or other such constraints to development.

8	440 Riverside	10	14.5	0.8	1.0	CMU/SA	Used Auto Sales	Commercial/Residential	Y
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This site is two parcels under the same ownership. The site has frontage on Riverside Avenue and Fifth Street. An alley separates the site from a single-family residential area. One parcel contains an approximately 9,000-square-foot building and the second parcel is unmarked pavement and dirt used for vehicle display. The building is old but has updated glass display windows. Only 10 units have been assumed on this site, as that would enable units to be constructed in addition to the existing commercial use, rather than requiring elimination of all commercial use of the site. Utilities in the adjacent roadways have capacity to serve development of this site and there are no easements or other such constraints to development.

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

Subtotal		142			5.6				
Total		399							

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

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

TABLE X-32 | HOUSING TENURE BY RACE/ETHNICITY (NEW)

	Owner Occupied		Renter Occupied		Total Occupied Units
	Number	Percent of Total	Number	Percent of Total	Number
WHITE NON-HISPANIC	25,363	68.1%	11,886	31.9%	37,249
BLACK	489	43.0%	648	57.0%	1,137
ASIAN	3,193	74.1%	1,115	25.9%	4,308
NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER	108	56.0%	85	44.0%	193
AMERICAN INDIAN AND ALASKAN NATIVE	121	37.0%	206	63.0%	327
SOME OTHER RACE	517	47.6%	570	52.4%	1,087
MULTIRACIAL (TWO OR MORE RACES)	973	61.0%	623	39.0%	1,596
HISPANIC OR LATINO	2,842	49.2%	2,934	50.8%	5,776
TOTAL OCCUPIED	32,848	65.8%	17,095	34.2%	49,943

Table X-30 | Land Use Densities (EXISTING)

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

Table X-31 (X-34 in the updated element) is primarily text, so changes are shown within the Redlines – 2021 Housing Element. Consequently, this table is not shown here.

Table X-32 | Development Standards

	R-1 Single Family Residential	RS Small Lot Residential	R-2 Two-Family Residential	R-3 Attached Housing	RMU Residential Mixed Use
Minimum Lot Size (sq. ft.) Interior Lot	6,000 sq ft	4,500 sq ft	6,000 sq ft	6,000 sq ft	See Development Standards or Special Area Overlay Districts
Minimum Lot Size (sq. ft.) Corner Lot	7,500 sq ft	5,500 sq ft	7,500 sq ft	7,500 sq ft	
Minimum Lot Width, Interior Lot	60 ft	45 ft	60 ft	60 ft	
Minimum Lot Width, Corner Lot	75 ft	55 ft	75 ft	75 ft	
Residential Density (Maximum per lot)	1 dwelling 1 second unit	1 dwelling 1 second unit	2 dwellings	As provided by General Plan	As provided by General Plan
Minimum Front Yard Setbacks	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveway depth	15 ft front; 20 ft minimum driveway depth	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveway depth	20 ft minimum on all street frontages	As provided in Development Standards, Overlay, or Special Area Overlay District
Minimum Side Yard Setbacks	5 ft interior; 15 ft street side on corner	5 ft interior; 12.5 ft street side on corner	5 ft interior; 15 ft street side on corner	5 ft; 20 ft minimum on all street frontages	
Minimum Rear Yard Setbacks	20% of lot depth; need not exceed 20 ft; 10 ft minimum	15 ft minimum with minimum useable open space provided	20% of lot depth; need not exceed 20 ft; 10 ft minimum	20 ft; 20 ft minimum on all street frontages	
Site Coverage	35% for 2 story; 40% for 1 story	none	40%	50%	
Height Limit	35 ft	35 ft	35 ft	45 ft	
Parking Requirements	2 per dwelling	2 per dwelling	2 per dwelling	1 bedroom: *1.5 spaces per unit 2+ bedrooms: 2 per unit for	

*Guest parking in projects with 10 or more dwelling units shall provide 1 additional space for each 10 dwelling units or portion thereof.

Table X-35 | Development Standards by Zoning District

	R1	RS with attached sidewalk⁽¹⁰⁾	RS with separated sidewalk^(8, 10)	R2	R3⁽²⁾	RMU
Area, interior lot	6,000 sq ft	4,500 sq ft	4,275 sq ft	6,000 sq ft	6,000 sq ft	None ⁽⁷⁾
Area, corner lot	7,500 sq ft	5,500 sq ft	4,710 sq ft	7,500 sq ft	7,500 sq ft	
Width, interior	60 ft	45 ft	45 ft	60 ft	60 ft	
Width, corner	75 ft	55 ft	50 ft	75 ft	75 ft	
Residential Density						
Maximum number of primary dwelling units per lot	1 dwelling	1 dwelling	1 dwelling	2 dwellings ⁽¹⁾	As provided by General Plan, but a minimum of 3 dwellings	As provided by General Plan

Maximum number of accessory/junior dwelling units per lot ⁽¹¹⁾	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings
See Chapter 19.22 for accessory structure development standards for the following standards						
Setbacks (minimum)						
Front ⁽⁹⁾	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveway depth	15 ft to living space or side wall of garage; 12.5 ft to porch; 18 ft minimum driveway depth ⁽⁶⁾	10 ft to first floor living space or side wall of garage; 7.5 ft to porch, but in no case may encroach into a PUE; 15 ft to second floor living space; 18 ft minimum driveway depth ⁽⁶⁾	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveways depth	20 ft minimum on all street frontages	None ⁽⁷⁾
Sides ⁽⁹⁾	5 ft interior; 15 ft street side on corner	5 ft interior; 12.5 ft street side on first floor; 15 ft street side on second floor	5 ft interior; 10 ft street side on first floor; 13 ft street side on second floor	5 ft interior; 15 ft street side on corner	5 ft interior; 20 ft minimum on all street frontages	None ⁽⁷⁾
Rear	20% of lot depth; need not exceed 20 ft; 10 ft minimum ⁽³⁾	10 ft minimum with minimum useable open space of 700 sq ft or 500 sq ft where a usable front porch is provided ⁽⁴⁾	10 ft minimum with minimum useable open space of 500 sq ft ⁽⁴⁾	20% of lot depth; need not exceed 20 ft; 10 ft minimum	20 ft; 20 ft minimum on all street frontages	None ⁽⁷⁾
Lot Coverage (primary buildings)	35% for 2 story; 45% for 1 story	None ⁽⁴⁾	None ⁽⁴⁾	40%	50%	None ⁽⁷⁾
Height Limits	35 ft	35 ft	35 ft	35 ft	45 ft ⁽⁵⁾	None ⁽⁷⁾
Additions to the primary structure greater than 700 square feet in area⁽¹²⁾	May only be permitted upon approval of an Administrative Permit					

Notes:

- (1) Attached or detached. Detached dwelling units must maintain a minimum 10-foot building separation.
- (2) The general development standards for the R3 district may be modified through approval of a Design Review Permit.
- (3) On corner lots, the minimum rear setback may be determined by using an average of three measurements taken at the ends of the structure and a point midway between the ends of the structure. The measurements shall be made perpendicular to the rear lot line.

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

Table X-33 | Permitted Housing Types by Zone

Residential Use	R-1	RS	R-2	R-3	RMU
Single-Family Dwellings	P	P	P	P	P
Rooming and Boarding House	–	–	–	P	P
Two Family	–	–	P	P	P
Multi-Family Dwellings	–	–	–	P	P
Second Residential Units	P	P	–	–	P
Mobile Home Park	CUP	CUP	CUP	CUP	P
Community Care Facility, Small	P	P	P	P	P
Community Care Facility, Large	CUP	CUP	CUP	P	P
Family Day Care Homes, Small	P	P	P	P	P
Family Day Care Homes, Large	A	A	A	A	P
Transitional and Supportive Housing	P	P	P	P	P

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

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

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

Principally permitted use, designated as “P”

Conditionally permitted use, designated as “CUP”

Administratively permitted use, designated as “A”

Primary use types not listed or designated by a dash (–) are not permitted in that zone district.

Table X-36 | Permitted Housing Types by Zone

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

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

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

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

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

Principally permitted use, designated as “P”

Conditionally permitted use, designated as “CUP”

Administratively permitted use, designated as “A”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

Table X-34 | Inventory of MP Zone Sites (EXISTING)

Site #	Existing Use	Acreage	Potential Availability
1	Self-storage, auto repair and storage	18.68	Reuse
2	Single-family residence, County services building, light manufacturing, automotive	16.58	Reuse, some vacant
3	Vacant lots, single-family residential, commercial, light industrial	6.58	Reuse, some vacant
4	Auto sales and service, office, light industrial, vacant lots	27.46	Reuse, some vacant

Table X-35 | Permit Processing Timelines (EXISTING)

Application	Time Frame
Single-Family Project	10–12 weeks for construction plan check
Multi-Family Project	12 weeks for design review + 10–12 weeks for construction plan check
Administrative Permit	Approved by the Planning Director. Processing time 4–6 weeks.
Conditional Use Permit	Public hearing before Planning Commission. Processing time between 8 and 12 weeks.
Design Review Permit	Public hearing before Design Committee or Planning Commission. Processing time about 12 weeks. (note: A design review permit is required for MF development but is not a separate entitlement.)
Flood Encroachment Permit	Public hearing before Planning Commission. Processing time between 8 and 12 weeks.
Major Project Permits	Public hearing before Planning Commission for processing Stage 1 (Preliminary Development Plan), Stage 2 (Architectural and Landscaping Plan), staff approval of Stage 3 (Final Plans). Processing time 16–20 weeks.
Tentative Subdivision Maps	Public hearing before Planning Commission. Processing time is between 8 and 10 weeks.
Design Review Permits for Residential Subdivisions	Should be obtained concurrent with or following processing an application for a tentative residential subdivision map or as a separate permit when modifying existing design standards. Public hearing before Planning Commission. Processing time 8–10 weeks (usually tracks concurrent with SUBD).
Grading Plan/Permits	Planning Director approval for minor grading plans, or public hearing before Planning Commission for major grading plans. Processing time is between 4 and 8 weeks.
Tree Permits	Planning Director approval of Administrative Tree Permits or public hearing before Planning Commission or Design Committee if the tree is associated with a design review permit. Processing time between 8 and 12 weeks.
Variance	Public hearing before Planning Commission or Design Committee. Processing time between 8 and 12 weeks.
Rezone	Public hearing by both Planning Commission and City Council. Processing time is between 16 and 20 weeks.
General Plan Amendment	Public hearing by both the Planning Commission and City Council. Processing time between 16 and 20 weeks.
Specific Plan Amendment	Public hearing by both the Planning Commission and City Council. Processing time between 16 and 20 weeks.
Boundary Line Adjustment	Planning Director approval or public hearing before Planning Commission. Processing time between 6 and 8 weeks.

Table X-36 | Residential Fee Comparison By City

Fee/Tax	Roseville		Rocklin		Lincoln		Placer County		Elk Grove	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Processing Fees										
Building Permit Fees	\$1,522	\$687	\$1,470	\$180	\$1,640	\$300	\$2,430	\$1,150	\$4,400	\$470
Plan Review Fee (Building & Planning)	\$977	\$750	\$1,070	\$130	\$1,060	\$190	\$1,180	\$480	\$70	
Long-Range Planning Fee			\$750						\$50	\$20
Strong Motion	\$47	\$15			\$20	\$10	\$30	\$10		
IT Recovery Fee									\$90	\$30
Other	\$10			\$130	\$30	\$30	\$700	\$330	\$150	\$80
Development Impact Fees										
Drainage	\$406	\$335	\$0	\$0	\$2,800	\$670	\$220	\$220	\$2,960	\$900
Health/Social Services	\$0	\$0	\$0	\$0	\$7,180	\$5,200	\$0	\$0	\$0	\$0
Affordable Housing Admin							\$100	\$80	\$0	\$0
Library							\$1,240	\$990	\$0	\$0
Public Facilities	\$4,385	\$2,209	\$6,610	\$3,900	\$1,900	\$1,340	\$3,720	\$2,650	\$2,430	\$1,720
Fire	\$1,134	\$370	\$0	\$0	\$0	\$0	\$1,470	\$570	\$1,730	\$1,140
Parks/Open Spaces	\$5,239	\$2,506	\$2,700	\$2,370	\$450	\$320	\$4,040	\$2,940	\$0	\$0
Solid Waste	\$410	\$140	\$0	\$0	\$90		\$0	\$0	\$0	\$0
Roadway	\$3,070	\$1,885	\$5,690	\$3,860	\$1,390	\$4,230	\$4,890	\$3,000	\$7,050	\$4,910
Sewer (Reg & Local)	\$6,857	\$6,857	\$9,030	\$9,030	\$8,460	\$6,760	\$8,600	\$8,600	\$10,450	\$6,340
Water	\$6,551	\$6,550	\$16,210	\$9,180	\$17,890	\$16,230	\$16,210	\$9,180	\$14,310	\$8,550
Other	\$180	\$50	\$2,460	\$910	\$570	\$520	\$0	\$0	\$0	\$0
Plan Area Impact Fees										
Parks		\$1,800	\$3,820	\$2,210			\$8,150	\$6,040	\$13,270	\$8,850
Admin							\$890	\$660		
General Fund Contribution	\$1,060	\$700								
Public Benefit Fee	\$1,280	\$845								
Air Quality Fee	\$220	\$190								
Corporation Yard							\$2,030	\$1,500		
Government Center							\$1,170	\$870		
Police							\$830	\$610		
Fire							\$1,030	\$1,030		
On-Site Right-of-Way							\$1,410	\$1,040		
Transit	\$60	\$60					\$570	\$450		
Roadway	\$180	\$175	\$2,560	\$1,670						
Water	\$150	\$13								
School Impact Fee										
School District #1	\$4,720	\$5,860	\$6,530	\$2,520	\$9,260	\$3,580	\$7,630	\$2,950	\$9,500	\$3,670
School District #2	\$7,213	\$3,250								
CFD and Special Taxes										
Infrastructure CFD	\$21,400	\$8,230	\$23,090	\$1,080					\$22,360	\$14,910
School CFD			\$9,670	\$4,930	\$17,310	\$6,690			\$2,700	\$1,620
Developer Contribution	\$7,140	\$5,000					\$21,170	\$14,820		
Total	\$74,211	\$48,477	\$91,660	\$42,100	\$70,050	\$46,070	\$89,710	\$60,170	\$96,060	\$55,470

Table X-39 | Residential Fee Comparison By Jurisdiction

2020 Fee/Tax	Roseville		Rocklin		Folsom ⁵		Placer County		Rancho Cordova	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Transportation	5,016	3,110	6,589	4,123	10,057	6,731	7,598	0	10,479	6,821
Capital improvement fees	3,250	2,167			3,311	3,355	4,603	3,305	4,053	3,170
Water connection	9,644	3,857	17,405	7,736	4,262	2,750	3,717	3,717	17,601	13,200 ⁶
Sewer connection	371	371	12,051	12,051	1,052	823	10,519	10,519		
Fire	1,165	1,165					1,940	825	917	1,663
Police/Public Safety									450	450
Recreation/Parks-Citywide parks/rec	2,345	3,155	2,696	2,217	6,900	4,584	4,785	3,480	1,500	1,500
Recreation/Parks-Neighborhood parks / other park	1,255	810			706					
Other (1)			292	116	1,052	823	224	224	175	356
Other (2)			7,103	4,774	1,017	1,017			13,303	912
Other (3)					377	406				
Other (4)					5,400					
School District ⁷			4,080	4,080	45	45	7,880	3,349		
Total	23,046	14,635	50,216	35,097	34,179	20,534	41,266	25,419	48,478	28,072

Table X-40 | Planning Entitlement Fees, 2021 (NEW)

Entitlement (Application Type)	Fixed Fees	Full-Cost Deposit
Appeals		
1. Planning Director's Decision	\$1,553	
2. PC/DC Decision to City Council	\$1,454	
Annexations		
1. Annex/PZ/Detach/SOI		\$20,000
DEVELOPMENT AGREEMENTS (DA)		
1. Adoption of DA		\$20,000
2. Amendment of DA		\$20,000
3. Associated with Affordable Housing	\$2,829	
4. Associated with Single Topic Item	\$6,402	
5. Development Agreement Review / Compliance Fee	\$1,814	
ENVIRONMENTAL REVIEW		
1. Exemption WITHOUT Initial Study	\$394	
2. Exemption WITH Initial Study	\$962	
3. Negative Declaration	\$1,477	
4. Mitigated Negative Declaration		
5. EIR Deposit		\$20,000
GENERAL PLAN AMENDMENT (GPA)		
1. GPA 10 Acres or Less Map/Text		\$10,000
2. GPA 10+Acres, Map/Text		\$17,000
3. GPA – Text Policy Amend		\$15,000
PUBLIC UTILITY EASEMENT ABANDONMENT		

Table X-40 | Planning Entitlement Fees, 2021 (NEW)

Entitlement (Application Type)	Fixed Fees	Full-Cost Deposit
1. Summary Vacation	\$3,270	
2. General Vacation	\$4,880	
SPECIFIC PLAN AMENDMENT (SPA)		
1. SPA Adoption, Map/Text		\$30,000
2. SPA 10 Acres or Less, Map/Text		\$10,000
3. SPA 10+ Acres, Map/Text		\$20,000
4. SPA Text/Policy Deposit		\$15,000
SUBDIVISIONS/CONDOMINIUMS		
1. Grading Plan/Minor	\$3,407	
2. Grading Plan/Major		\$8,000
3. Lot Line Adjustment	\$3,407	
4. Extension to a Tentative Map	\$3,407	
5. Voluntary Merger	\$3,407	
6. Reversion to Acreage	\$4,975	
7. Minor Modification to a Tentative Map		\$2,000
8. Major Modification to a Tentative Map		\$10,000
9. Tentative Parcel Map with 4 or fewer Lots		\$6,000
10. Tentative Map, 5 through 99 Lots		\$11,000
11. Tentative Map, 100 through 499 Lots		\$16,000
12. Tentative Map, 500+ Lots		\$24,000
ZONING ORDINANCE ENTITLEMENTS		
1. Administrative Permit	\$1,361	
2. Conditional Use Permit (CUP)		\$9,000
3. CUP Modification		\$5,000
4. CUP Extension	\$6,047	
5. CUP Vernon St & Historical District only	\$1,549	
6. Design Review Permit (DRP)		\$8,000
7. Design Review Permit Modification		\$5,000
8. DRP Extension	\$5,468	
9. Minor DRP	\$230	
10. DRP – Additions or New Constructions (DTSP Only)	\$230	
11. DRP – Façade Improvements (DTSP only)	\$230	
12. DRP – Predesign (DTSP only)	\$230	
13. DRP – Residential Subdivision w/other Permit	\$6,047	
14. Flood Encroachment Permit		\$8,000
15. MPP Stage 1 or Stages 1 & 2		\$20,000
16. MPP Modification		\$7,000
17. MPP Stage 2, Extend of Stage 1 &/or 2		\$7,000
18. MPP Administrative Modification	\$1,770	
19. Planned Development Permit		\$11,000
20. TP Admin – Approved at Public Counter	\$226	
21. TP – Req. Public Hearing for SFD or 10 trees/less	\$4,082	
22. TP – Req. Public Hearing for DRP/TM or 11+ trees	\$6,284	
23. Administrative Variance	\$1,360	
24. Variance to Develop Standards Req. Public Hearing	\$4,554	
25. Variance to Parking Standards	\$5,728	

Table X-40 | Planning Entitlement Fees, 2021 (NEW)

Entitlement (Application Type)	Fixed Fees	Full-Cost Deposit
26. Zoning Clearance	\$156	
27. Zoning Interpretation – Hearing Req	\$3,610	
28. Zoning Interpretation – Non-Hearing Item	\$141	
ZONING ORDINANCE AMENDMENTS		
1. Ordinance Text Amend (Zoning, Subd, Sign)		\$10,000
2. Zoning Map Change (RZ) 10 Acres or LESS		\$10,000
3. Zoning Map Change (RZ) 10+ Acres		\$17,000