transit), adequate infrastructure and capacity for water and wastewater facilities, utilities, drainage and flood control, and all other essential public facilities. This ensures that the projects not only are implemented but are able to build out in a timely manner. Community Facilities District ("Mello-Roos") financing provides a stable source of funding for construction and perpetual maintenance of public infrastructure in the specific plan area. Ultimately, the housing units allocated to individual large-lot parcels through the specific plan and development agreement process are used to calculate the financing necessary to adequately fund all required infrastructure, as well as project water supply demands and sewer capacity. The specific plan and development agreement process ultimately provides certainty for the development community by reducing the long-term entitlement risk associated with residential development.

Infill Development

In addition to the opportunities to develop housing within the specific plan areas, infill areas, as well as planning areas which contemplated only nonresidential uses, offer new opportunities to develop a diverse mix of housing. Many developers are looking to the city's infill areas to develop mixed-use developments, which offer commercial and residential units, in an effort to provide more diverse housing opportunities that the community has been recommending through the public process of developing plans for the Downtown and Historic districts. In addition, developers are also approaching the City to rezone nonresidential land uses in strategic locations within the North Industrial Plan area in order to develop residential units, which then also trigger the 10% affordable housing requirement.

Realistic Capacity

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

Zoning to Accommodate the Development of Housing Affordable to Lower-Income Households

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Roseville is 30 dwelling units per acre.

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

As a result of Roseville's Affordable Housing Goal, units affordable to low-income households have been produced on parcels with densities lower than 20 units per acre. For example, North Roseville Specific Plan Parcels WN-4 and WN-5 (medium-density residential parcels with densities of less than 9 units per acre) included a combined affordable housing goal of 43 units. The solution resulted in halfplex developments on corner lots. The halfplexes were priced affordable to low-income households using private financing. In another example, tax credits utilized on Northwest Roseville Specific Plan Parcel 91 allowed affordable units to be developed at 15 units per acre. The project resulted in 80 rental units, 32 of which are affordable to low-income households (60% of median). The remainder is affordable to households of moderate income (80% to 120% of median). These projects demonstrate that an effective affordable housing program can produce affordable units on project sites with densities less than 20 units per acre. Table X-24 demonstrates the capacity for some of the affordable housing developments in the city at less than 22 units per acre. The full list can be found in Table X-22.

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

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

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

In addition, a recent survey completed by SACOG shows that the densities necessary to develop affordable housing range from 6 units per acre to 43 units per acre. Out of approximately 130 projects, 12 were developed between 22 and 25 units per acre, and 10 were developed at 30 units per acre or more. The majority of projects were built at densities between 17 and 24 units per acre.

Based on the above information, taking into account conversations with affordable housing developers, and looking at what has been built in the community in the past ten years, the City of Roseville strongly believes it is appropriate to rely on parcels that allow for less than 30 units per acre to meet a portion of the City's RHNA.

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

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

TABLE X-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

Sites Inventory

Table X-25 compares the City of Roseville's RHNA to the undeveloped land capacity.

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-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		**2527.77**	**19,702**

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

Undeveloped Residential Land Inventory

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

TABLE X-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*

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**	