Please Start Here, Instructions in Cell A2, Table in A3:B15	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	ROSEVILLE
Housing Element Cycle	6th
Contact Information	
First Name	Lauren
Last Name	Hocker
Title	Senior Planner
Email	lhocker@roseville.ca.us
Phone	(916) 774-5272
Mailing Address	
Street Address	311 Vernon St
City	Roseville
Zip Code	95678

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-001-000		Low Density Residential-3.	Small Lot Residential	0.5	3.4	20.159	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	68	68	AR	AR-1	1056833
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-019-000		Low Density Residential-3.	Small Lot Residential	0.5	3.9	24.709	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	97	97	AR	AR-2	1056834
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-002-000		Low Density Residential-2.	Small Lot Residential	0.5	2.9	27.265	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	80	80	AR	AR-3	1056826
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-001-000		Low Density Residential-5.	Small Lot Residential	0.5	5.6	7.268	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	41	41	AR	AR-4	1056781
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-003-000		Low Density Residential-6.	Small Lot Residential	0.5	6.1	2.781	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	17	17	AR	AR-5	1056785
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-004-000		Low Density Residential-6.	Small Lot Residential	0.5	6.8	4.999	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	34	34	AR	AR-6	1056796
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-011-000		Low Density Residential-5.	Small Lot Residential	0.5	5.8	3.123	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	18	18	AR	AR-7	1056835
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-014-000		Low Density Residential-6.	Small Lot Residential	0.5	6.2	8.441	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	52	52	AR	AR-8	1056819
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-040-000		Low Density Residential-6.	Small Lot Residential	0.5	6.3	6.265	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	40	40	AR	AR-9	1056822
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-020-000		Medium Density Residenti	Small Lot Residential	7	13.1	10.533	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	138	0	138	AR	AR-10	1056839
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-023-000		Low Density Residential-6.	Small Lot Residential	0.5	6.5	8.41	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	55	55	AR	AR-11	1056775
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-007-000		Low Density Residential-6.	Small Lot Residential	0.5	6.2	3.402	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	21	21	AR	AR-12	1056782
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-006-000		Low Density Residential-6.	Small Lot Residential	0.5	6.6	6.113	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	40	40	AR	AR-13	1056792
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-005-000		Low Density Residential-6.	Small Lot Residential	0.5	6.3	7.066	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	45	45	AR	AR-14	1056797
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-036-000		Low Density Residential-6.	Small Lot Residential	0.5	6.1	7.435	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	45	45	AR	AR-15	1056804
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-034-000		Low Density Residential-6.	Small Lot Residential	0.5	6.5	6.562	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	43	43	AR	AR-16	1056809
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-031-000		Low Density Residential-6.	Small Lot Residential	0.5	6.7	3.623	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	24	24	AR	AR-17	1056811
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-030-000		Low Density Residential-6.	Small Lot Residential	0.5	6.1	5.115	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	31	31	AR	AR-18	1056812
ROSEVILLE	4501 WESTBROOK BL	95747	017-470-028-000		High Density Residential-24	Multi-Family Residentia	13	24.7	9.333	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	230	0	0	230	AR	AR-19	1056817
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-009-000		Low Density Residential-5.	Small Lot Residential	0.5	5.4	2.37	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	13	13	AR	AR-21	1056776
ROSEVILLE	4049 WESTBROOK BL	95747	017-480-010-000		Low Density Residential-6.	Small Lot Residential	0.5	6.4	4.354	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	28	28	AR	AR-22	1056784
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-033-000		Low Density Residential-6.	Small Lot Residential	0.5	6.8	2.751	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	19	19	AR	AR-23	1056805
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-030-000		Low Density Residential-5.	Small Lot Residential	0.5	5.2	2.504	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	13	13	AR	AR-24	1056753
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-011-000		Low Density Residential-6	Small Lot Residential	0.5	6	4.722	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	28	28	AR	AR-25	1056773
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-012-000		Low Density Residential-5.	Small Lot Residential	0.5	5.7	9.721	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	55	55	AR	AR-26	1056783
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-015-000		Low Density Residential-6.	Small Lot Residential	0.5	6.3	2.398	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	15	15	AR	AR-27	1056795
ROSEVILLE	4411 WESTBROOK BL	95747	017-470-027-000		Medium Density Residenti	Small Lot Residential	7	12.6	10.156	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	129	0	129	AR	AR-28	1056803
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-013-000		Low Density Residential-7.	Small Lot Residential	0.5	7.2	3.242	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	23	0	23	AR	AR-30	1056786
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-016-000		Low Density Residential-6	Small Lot Residential	0.5	6	4.455	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	27	27	AR	AR-31	1056793
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-046-000		Low Density Residential-6.	Small Lot Residential	0.5	6.6	7.636	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	50	50	AR	AR-32	1056759
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-045-000		Medium Density Residenti	Small Lot Residential	7	11.5	5.305	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	61	0	61	AR	AR-33	1056762
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-021-000		Low Density Residential-5.	Small Lot Residential	0.5	5.1	3.654	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	19	19	AR	AR-34	1056790
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-019-000		Low Density Residential-5	Small Lot Residential	0.5	5	4.757	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	24	24	AR	AR-35	1056788
ROSEVILLE	4315 WESTBROOK BL	95747	017-480-042-000		High Density Residential-15	Multi-Family Residentia	13	15.1	7.531	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	113	0	113	AR	AR-36	1056789
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-031-000		Low Density Residential-4.	Small Lot Residential	0.5	4.9	5.051	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	25	25	AR	AR-37	1056750
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-023-000		High Density Residential-25	Multi-Family Residentia	13	25.2	15.071	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	380	0	0	380	AR	AR-38	1056829
ROSEVILLE	4410 WESTBROOK BL	95747	017-470-025-000		Medium Density Residenti	Small Lot Residential	7	6.9	7.811	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	54	54	AR	AR-39	1056842
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-024-000		Low Density Residential-4.	Small Lot Residential	0.5	4.9	14.416	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	71	71	AR	AR-40	1056818
ROSEVILLE	4300 WESTBROOK BL	95747	017-480-037-000		Medium Density Residenti	Small Lot Residential	7	8.8	7.525	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	66	0	66	AR	AR-42	1056843
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-480-036-000		Low Density Residential-6.	Small Lot Residential	0.5	6.4	12.129	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	78	78	AR	AR-43	1056791
ROSEVILLE	4180 WESTBROOK BL	95747	017-480-040-000		High Density Residential-25	Multi-Family Residentia	13	25.4	5.911	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	150	0	0	150	AR	AR-44	1056774
ROSEVILLE	4080 WESTBROOK BL	95747	017-480-041-000		Medium Density Residenti	Small Lot Residential	7	11.8	7.967	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	94	0	94	AR	AR-45	1056757
ROSEVILLE	Westbrook BL and Sunset BL \	95747	017-470-013-000		Low Density Residential-5.	Small Lot Residential	0.5	5.4	2.377	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	13	13	AR	AR-46	1056808
ROSEVILLE	4081 WESTBROOK BL	95747	017-480-044-000		Community Commercial/V	Base: Commercial Mixe	0	no max	14.331	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	91	0	0	91	AR	AR-51	1056779
ROSEVILLE	4251 WESTBROOK BL	95747	017-480-043-000		Community Commercial/V	Base: Commercial Mixe	0	no max	12.966	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	68	0	0	68	AR	AR-52	1056844
ROSEVILLE	6456 BENCHMARK DR	95747	017-101-057-000		Low Density Residential-4.	Base: Small Lot Reside	0.5	4.8	19.593	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	94	94	CV	C-1	1056746
ROSEVILLE	6292 BENCHMARK DR	95747	017-101-057-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.1	10.126	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	52	52	CV	C-2	1056746
ROSEVILLE	6457 BENCHMARK DR	95747	017-101-056-000		Low Density Residential-4.	Base: Small Lot Reside	0.5	4.8	13.967	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	67	67	CV	C-3	1056745
ROSEVILLE	6339 BENCHMARK DR	95747	017-101-056-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.3	9.672	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	51	51	CV	C-4	1056745
ROSEVILLE	6205 BENCHMARK DR	95747	017-101-056-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.4	13.605	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	74	74	CV	C-5	1056745
ROSEVILLE	5876 HOLT PW	95747	017-101-058-000		Low Density Residential-6.	Base: Small Lot Reside	0.5	6.1	7.95	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	48	48	CV	C-6	1056744
ROSEVILLE	5710 HOLT PW	95747	017-101-058-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.3	13.885	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	74	74	CV	C-7	1056744
ROSEVILLE	5775 HOLT PW	95747	017-101-054-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.7	5.616	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	32	32	CV	C-8	1056742
ROSEVILLE	2816 BLUE OAKS BL	95747	017-101-054-000		Low Density Residential-4.	Base: Small Lot Reside	0.5	4.4	22.101	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	0	97	97	CV	C-9	1056742
ROSEVILLE	3285 WESTBROOK BL	95747	017-490-017-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.1	18.723	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	95	95	CV	C-12	1056741
ROSEVILLE	3240 WESTBROOK BL	95747	017-490-024-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.5	12.926	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	71	71	CV	C-16	1056730
ROSEVILLE	3123 WESTBROOK BL	95747	017-490-009-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.2	6.922	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	36	36	CV	C-17	1056724
ROSEVILLE	3575 WESTBROOK BL	95747	017-101-056-000		Medium Density Residenti	Base: Small Lot Reside	7	12.2	8.693	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	106	0	106	CV	C-20	1056745
ROSEVILLE	3441 WESTBROOK BL	95747	017-101-056-000		Medium Density Residenti	Base: Small Lot Reside	7	12.3	7.697	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	95	0	95	CV	C-21	1056745
ROSEVILLE	3442 WESTBROOK BL	95747	017-101-054-000		Medium Density Residenti	Base: Small Lot Reside	7	11.5	11.332	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	0	130	0	130	CV	C-22	1056742
ROSEVILLE	3170 BLUE OAKS BL	95747	017-490-003-000		Medium Density Residenti	Base: Small Lot Reside	7	8.6	7.234	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	62	0	62	CV	C-25	1056722
ROSEVILLE	3440 WESTBROOK BL	95747	017-101-054-000		High Density Residential-32	Multi-Family Residentia	13	32.3	5.155	Vacant	YES - Planned	NO - Privately-Ow	Available	Not Used in Prio	168	0	0	168	CV	C-40	1056742
ROSEVILLE	3338 BLUE OAKS BL	95747	017-490-001-000		High Density Residential-29	Multi-Family Residentia	13	29.5	4.272	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	127	0	0	127	CV	C-41	1056720
ROSEVILLE	3260 BLUE OAKS BL	95747	017-490-002-000		High Density Residential-31	Multi-Family Residentia	13	31.6	4.331	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	136	0	0	136	CV	C-42	1056721
ROSEVILLE	2930 BLUE OAKS BL	95747	017-490-025-000		High Density Residential-29	Multi-Family Residentia	13	29.7	3.882	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	116	0	0	116	CV	C-43	1056719
ROSEVILLE	412 WASHINGTON BL	95678	011-142-003-000	B	Community Commercial-8.	Base: Commercial Mixe	0	15	0.1	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	34	0	34	DT	DT-1	1000440
ROSEVILLE	209 PLEASANT ST	95678	011-142-004-000	B	Community Commercial-8.	Base: Commercial Mixe	0	15	0.125	Residential, 0	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-1	1000441
ROSEVILLE	210 GROVE ST	95678	011-142-011-000	B	Community Commercial-8.	Base: Commercial Mixe	0	15	0.161	Office	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-1	1000448
ROSEVILLE	400 WASHINGTON BL	95678	011-142-014-000	B	Community Commercial-8.	Base: Commercial Mixe	0	15	0.192	Office	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-1	1000449
ROSEVILLE	211 PLEASANT ST	95678	011-142-015-000	B	Community Commercial-8.	Base: Commercial Mixe	0	15	0.128	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-1	1000450
ROSEVILLE	825 LINCOLN ST	95678	011-063-002-000	A	Community Commercial-15	Base: Commercial Mixe	0	30	0.124	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	63	0	0	63	DT	DT-2	1000036
ROSEVILLE	801 LINCOLN ST	95678	011-063-004-000	A	Community Commercial-15	Base: Commercial Mixe	0	30	0.814	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-2	1029059
ROSEVILLE	845 LINCOLN ST	95678	011-063-005-000	A	Community Commercial-15	Base: Commercial Mixe	0	30	0.159	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-2	1029060
ROSEVILLE	725 WASHINGTON BL	95678	011-101-011-000	A	Community Commercial-15	Base: Commercial Mixe	0	30	0.7	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-2	1029064
ROSEVILLE	751 WASHINGTON BL	95678	011-101-012-000	A	Community Commercial-15	Base: Commercial Mixe	0	30	0.236	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-2	1029065
ROSEVILLE	426 LINCOLN ST	95678	011-147-006-000	C	Central Business District-15	Base: Old Town Histori	0	32	0.249	Parking lot	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	80	0	0	80	DT	DT-4	1000496
ROSEVILLE	420 LINCOLN ST	95678	011-147-007-000	C	Central Business District-15	Base: Old Town Histori	0	32	0.359	Parking lot	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-4	1000497
ROSEVILLE	416 LINCOLN ST	95678	011-147-008-000	C	Central Business District-15	Base: Old Town Histori	0	32	0.137	Parking lot	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-4	1000498
ROSEVILLE	412 LINCOLN ST	95678	011-147-009-000	C	Central Business District-15	Base: Old Town Histori	0	32	0.377	Parking lot	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-4	1000499
ROSEVILLE	400 LINCOLN ST	95678	011-147-011-000	C	Central Business District-15	Base: Old Town Histori	0	32	0.103	Parking lot	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-4	1000500
ROSEVILLE	404 LINCOLN ST	95678	011-147-010-000	C	Central Business District-15	Base: Old Town Histori	0	32	0.206	Parking lot	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		DT	DT-4	1029068
ROSEVILLE	204 PAUL CT	95678	015-360-026-000		Low Density Residential-3.	Single-Family Residenti	0.5	3.1	0.318	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	7	1006602
ROSEVILLE	335 ALTA VISTA AV	95678	011-172-007-000		Low Density Residential-6.	Two-Family Residential	0.5	6.4	0.115	Residential, 1	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	9	1000639
ROSEVILLE	625 ALTA VISTA AV	95678	011-181-006-000		Low Density Residential-6.	Two-Family Residential	0.5	6.4	0.173	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	2	2	IN	9	1000695
ROSEVILLE	305 CAMPO ST	95678	011-182-010-000		Low Density Residential-6.	Two-Family Residential	0.5	6.4	0.167	Small shed, junk sto	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	2	2	IN	9	1029075
ROSEVILLE	941 LAWTON AV	95678	015-080-001-000		Low Density Residential-4	Single-Family Residenti	0.5	4	0.755	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	3	3	IN	13	1005971
ROSEVILLE	309 VALLEJO AV	95678	015-080-019-000		Low Density Residential-4	Single-Family Residenti	0.5	4	0.163	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	13	1029211
ROSEVILLE	246 FIG ST	95678	012-134-031-000		Low Density Residential-6.	Two-Family Residential	0.5	6.8	0.153	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1001679
ROSEVILLE	141 BIRCH ST	95678	012-144-005-000		Low Density Residential-6.	Multi-Family Residentia	0.5	6.8	0.142	Residential, 1	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1001743
ROSEVILLE	213 FIG ST	95678	012-162-009-000		Low Density Residential-6.	Multi-Family Residentia	0.5	6.8	0.146	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1001853
ROSEVILLE	113 ELM ST	95678	012-172-020-000		Low Density Residential-6.	Multi-Family Residentia	0.5	6.8	0.141	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1001955
ROSEVILLE	125 GRAPE ST	95678	012-185-029-000		Low Density Residential-6.	Multi-Family Residentia	0.5	6.8	0.143	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1036695
ROSEVILLE	116 ELM ST	95678	012-142-018-000		Low Density Residential-6.	Multi-Family Residentia	0.5	6.8	0.144	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1039120
ROSEVILLE	262 ELM ST	95678	012-132-047-000		Low Density Residential-6.	Two-Family Residential	0.5	6.8	0.145	Fence and small she	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	18	1044518
ROSEVILLE	408 EARL AV	95678	014-252-003-000		Low Density Residential-5.	Single-Family Residenti	0.5	5.2	0.172	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	30	1005063
ROSEVILLE	532 ALOLA ST	95678	013-053-015-000		Low Density Residential-5.	Multi-Family Residentia	0.5	5.7	0.541	Parking lot	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	3	3	IN	34	1002746
ROSEVILLE	87 PARRY ST	95678	013-022-033-000		Low Density Residential-4.	Single-Family Residenti	0.5	4.4	0.116	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	35	1002652
ROSEVILLE	124 CENTER ST	95678	013-022-047-000		Low Density Residential-4.	Multi-Family Residentia	0.5	4.4	0.695	Junk storage, shed	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	3	3	IN	35	1002664
ROSEVILLE	220 EAST ST	95678	013-024-023-000		Low Density Residential-4.	Single-Family Residenti	0.5	4.4	0.172	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	35	1002698
ROSEVILLE	212 KEEHNER AV	95678	014-113-060-000		Low Density Residential-4	Single-Family Residenti	0.5	4	0.146	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	37	1004467
ROSEVILLE	1123 WAYNE DR	95678	014-130-008-000		Low Density Residential-4	Single-Family Residenti	0.5	4	0.572	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	2	2	IN	37	1029155
ROSEVILLE	600 KINDRED LN	95678	014-263-042-000		Low Density Residential-5.	Single-Family Residenti	0.5	5.3	0.316	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	38	1005119
ROSEVILLE	600 KINDRED LN	95678	014-263-045-000		Low Density Residential-5.	Single-Family Residenti	0.5	5.3	0.234	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	38	1005121
ROSEVILLE	812 MACHADO LN	95678	472-210-033-000		Low Density Residential-4.	Single-Family Residenti	0.5	4.1	0.232	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	39	1017627
ROSEVILLE	1021 CIRBY WY	95661	471-190-046-000		Low Density Residential-3.	Planned Development-	0.5	3.9	1.102	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	1	1	IN	46	1029557
ROSEVILLE	919 OAK RIDGE DR	95661	470-050-008-000		Low Density Residential-3.	Single-Family Residenti	0.5	3.7	0.165	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	1	1	IN	54	1015162
ROSEVILLE	1100 COTTONWOOD DR	95661	469-110-031-000		Low Density Residential-3.	Single-Family Residenti	0.5	3.5	0.511	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	2	2	IN	61	1029513
ROSEVILLE	1995 ROCKY RIDGE DR	95661	469-100-013-000		Medium Density Residenti	Multi-Family Residentia	7	10	1.184	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	12	0	12	IN	86B	1029511
ROSEVILLE	1828 S CIRBY WY	95661	469-280-009-000		Medium Density Residenti	Neighborhood Comme	7	8	0.293	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	2	0	2	IN	87	1014511
ROSEVILLE	904 ATLANTIC ST	95678	013-012-002

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
ROSEVILLE	92 VALLEY OAK DR	95678	472-370-016-000		Medium Density Residenti	Planned Development-	7	7.8	0.056	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018290
ROSEVILLE	94 VALLEY OAK DR	95678	472-370-017-000		Medium Density Residenti	Planned Development-	7	7.8	0.037	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018291
ROSEVILLE	96 VALLEY OAK DR	95678	472-370-018-000		Medium Density Residenti	Planned Development-	7	7.8	0.035	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018292
ROSEVILLE	98 VALLEY OAK DR	95678	472-370-019-000		Medium Density Residenti	Planned Development-	7	7.8	0.069	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018293
ROSEVILLE	100 VALLEY OAK DR	95678	472-370-020-000		Medium Density Residenti	Planned Development-	7	7.8	0.06	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018294
ROSEVILLE	102 VALLEY OAK DR	95678	472-370-021-000		Medium Density Residenti	Planned Development-	7	7.8	0.038	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018295
ROSEVILLE	104 VALLEY OAK DR	95678	472-370-022-000		Medium Density Residenti	Planned Development-	7	7.8	0.038	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018296
ROSEVILLE	106 VALLEY OAK DR	95678	472-370-023-000		Medium Density Residenti	Planned Development-	7	7.8	0.06	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018297
ROSEVILLE	108 VALLEY OAK DR	95678	472-370-024-000		Medium Density Residenti	Planned Development-	7	7.8	0.059	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018298
ROSEVILLE	110 VALLEY OAK DR	95678	472-370-025-000		Medium Density Residenti	Planned Development-	7	7.8	0.038	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018299
ROSEVILLE	112 VALLEY OAK DR	95678	472-370-026-000		Medium Density Residenti	Planned Development-	7	7.8	0.038	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018300
ROSEVILLE	114 VALLEY OAK DR	95678	472-370-027-000		Medium Density Residenti	Planned Development-	7	7.8	0.06	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018301
ROSEVILLE	113 VALLEY OAK DR	95678	472-370-028-000		Medium Density Residenti	Planned Development-	7	7.8	0.053	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018302
ROSEVILLE	111 VALLEY OAK DR	95678	472-370-029-000		Medium Density Residenti	Planned Development-	7	7.8	0.037	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018303
ROSEVILLE	109 VALLEY OAK DR	95678	472-370-030-000		Medium Density Residenti	Planned Development-	7	7.8	0.035	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018304
ROSEVILLE	107 VALLEY OAK DR	95678	472-370-031-000		Medium Density Residenti	Planned Development-	7	7.8	0.066	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018305
ROSEVILLE	105 VALLEY OAK DR	95678	472-370-032-000		Medium Density Residenti	Planned Development-	7	7.8	0.066	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018306
ROSEVILLE	103 VALLEY OAK DR	95678	472-370-033-000		Medium Density Residenti	Planned Development-	7	7.8	0.035	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018307
ROSEVILLE	101 VALLEY OAK DR	95678	472-370-034-000		Medium Density Residenti	Planned Development-	7	7.8	0.037	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018308
ROSEVILLE	99 VALLEY OAK DR	95678	472-370-035-000		Medium Density Residenti	Planned Development-	7	7.8	0.053	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	1	0	1	IN	115	1018309
ROSEVILLE	1007 DOUGLAS BL	95678	013-192-036-000		High Density Residential-24	Multi-Family Residenti	13	24.4	0.892	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	22	0	0	22	IN	149	1029120
ROSEVILLE	560 ROSEVILLE PW	95747	481-270-016-000	G	Low Density Residential-6.	Base: Small Lot Reside	0.5	6.1	5.272	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	59	59	NI	CO-2	1050977
ROSEVILLE	550 ROSEVILLE PW	95747	481-270-014-000	G	Low Density Residential-6.	Base: Small Lot Reside	0.5	6.1	2.346	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-2	1050978
ROSEVILLE	530 ROSEVILLE PW	95747	481-270-012-000	G	Low Density Residential-6.	Base: Small Lot Reside	0.5	6.1	0.875	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-2	1050984
ROSEVILLE	570 ROSEVILLE PW	95747	481-270-017-000		Low Density Residential-3.	Base: Small Lot Reside	0.5	3.7	16.581	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	62	62	NI	CO-3	1050976
ROSEVILLE	520 ROSEVILLE PW	95747	481-270-011-000	H	Medium Density Residenti	Base: Small Lot Reside	7	8.3	5.38	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	86	0	86	NI	CO-6	1050975
ROSEVILLE	530 ROSEVILLE PW	95747	481-270-012-000	H	Medium Density Residenti	Base: Small Lot Reside	7	8.3	0.37	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-6	1050984
ROSEVILLE	510 ROSEVILLE PW	95747	481-270-043-000	H	Medium Density Residenti	Base: Small Lot Reside	7	8.3	4.634	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-6	1050989
ROSEVILLE	520 ROSEVILLE PW	95747	481-270-011-000	I	Low Density Residential-6.	Base: Small Lot Reside	0.5	6.8	0.705	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	27	27	NI	CO-12	1050975
ROSEVILLE	530 ROSEVILLE PW	95747	481-270-012-000	I	Low Density Residential-6.	Base: Small Lot Reside	0.5	6.8	0.036	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-12	1050984
ROSEVILLE	510 ROSEVILLE PW	95747	481-270-043-000	I	Low Density Residential-6.	Base: Small Lot Reside	0.5	6.8	0.609	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-12	1050989
ROSEVILLE	6300 CAMPUS PW	95747	481-300-057-000	I	Low Density Residential-6.	Base: Small Lot Reside	0.5	6.8	2.804	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		NI	CO-12	1058233
ROSEVILLE	440 RIVERSIDE AV	95678	014-033-008-000	K	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.445	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	10	0	0	10	RG	RG-6	1004003
ROSEVILLE	440 RIVERSIDE AV	95678	014-033-009-000	K	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.39	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004004
ROSEVILLE	125 RIVERSIDE AV	95678	014-091-020-000	L	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	39	0	0	39	RG	RG-6	1004310
ROSEVILLE	123 RIVERSIDE AV	95678	014-091-021-000	L	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004311
ROSEVILLE	121 RIVERSIDE AV	95678	014-091-022-000	L	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004312
ROSEVILLE	119 RIVERSIDE AV	95678	014-091-023-000	L	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004313
ROSEVILLE	108 DOUGLAS BL	95678	014-091-024-000	L	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.23	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004314
ROSEVILLE	110 DOUGLAS BL	95678	014-091-025-000	L	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.115	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004315
ROSEVILLE	225 RIVERSIDE AV	95678	014-141-022-000	M	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.172	Residential, 0	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	12	0	0	12	RG	RG-6	1004538
ROSEVILLE	201 RIVERSIDE AV	95678	014-141-023-000	M	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.344	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004539
ROSEVILLE	110 BONITA AV	95678	014-141-024-000	M	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.138	Residential, 0	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004540
ROSEVILLE	415 RIVERSIDE AV	95678	014-191-021-000	N	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.344	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	20	0	0	20	RG	RG-6	1004764
ROSEVILLE	411 RIVERSIDE AV	95678	014-191-022-000	N	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.344	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004765
ROSEVILLE	401 RIVERSIDE AV	95678	014-191-023-000	N	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004766
ROSEVILLE	110 CHERRY ST	95678	014-191-024-000	N	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1004767
ROSEVILLE	601 RIVERSIDE AV	95678	014-251-027-000	O	Community Commercial-3.	Base: Commercial Mixe	13	no max	1.172	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	61	0	0	61	RG	RG-6	1005060
ROSEVILLE	601 RIVERSIDE AV	95678	472-180-009-000	O	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.459	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1017502
ROSEVILLE	115 DARLING WY	95678	472-180-010-000	O	Community Commercial-3.	Base: Commercial Mixe	13	no max	0.427	Automotive, used c	YES - Current	NO - Privately-Ow	Available	Used in Prior Ho	0	0	0		RG	RG-6	1017503
ROSEVILLE	4230 MARKET ST	95747	498-010-063-000		Low Density Residential-4.	Base: Small Lot Reside	0.5	4.8	23.867	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	115	115	SV	CG-1	1055939
ROSEVILLE	4178 MARKET ST	95747	498-010-062-000		Medium Density Residenti	Base: Small Lot Reside	7	8.3	5.337	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	44	0	44	SV	CG-20	1055942
ROSEVILLE	1801 VISTA GRANDE BL	95747	498-010-059-000		High Density Residential-30	Multi-Family Residenti	13	30	13.985	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	420	0	0	420	SV	CG-30	1055940
ROSEVILLE	1721 VISTA GRANDE BL	95747	498-010-060-000		High Density Residential-29	Multi-Family Residenti	13	29	14.536	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	420	0	0	420	SV	CG-31	1051648
ROSEVILLE	3900 SANTUCCI BL	95747	499-010-025-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5	16.572	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	86	86	SV	CO-1	1051717
ROSEVILLE	3871 SANTUCCI BL	95747	499-010-007-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5	14.253	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	71	71	SV	CO-2A	1051697
ROSEVILLE	3751 SANTUCCI BL	95747	499-010-007-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5	14.578	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	73	73	SV	CO-2B	1051697
ROSEVILLE	2700 VISTA GRANDE BL	95747	499-010-009-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5	15.655	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	78	78	SV	CO-3	1051662
ROSEVILLE	3801 SANTUCCI BL	95747	499-010-007-000		Medium Density Residenti	Base: Small Lot Reside	7	8.9	9.385	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	84	0	84	SV	CO-20	1051697
ROSEVILLE	3850 SANTUCCI BL	95747	499-010-005-000	P	Medium Density Residenti	Base: Small Lot Reside	7	7.9	5.574	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	62	0	62	SV	CO-21	1051705
ROSEVILLE	3850 SANTUCCI BL	95747	499-010-025-000	P	Medium Density Residenti	Base: Small Lot Reside	7	7.9	1.958	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		SV	CO-21	1051717
ROSEVILLE	3800 SANTUCCI BL	95747	499-010-024-000		Medium Density Residenti	Base: Small Lot Reside	7	7.9	4.815	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	38	0	38	SV	CO-22	1051698
ROSEVILLE	4141 MARKET ST	95747	498-010-077-000		Low Density Residential-5	Base: Small Lot Reside	0.5	5	19.565	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	100	100	SV	DF-1	1058363
ROSEVILLE	4221 MARKET ST	95747	498-010-078-000		Low Density Residential-4.	Base: Small Lot Reside	0.5	4.7	3.158	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	15	15	SV	DF-2	1058366
ROSEVILLE	1601 VISTA GRANDE BL	95747	498-010-076-000		Medium Density Residenti	Base: Small Lot Reside	7	7.9	14.266	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	18	97	0	115	SV	DF-20	1051653
ROSEVILLE	2751 SILVER SPRUCE DR	95747	498-020-001-000		Low Density Residential-4	Base: Small Lot Reside	0.5	4	18.597	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	74	74	SV	FD-1	1054151
ROSEVILLE	3801 EARL RUSH DR	95747	498-020-017-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.7	17.115	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	97	97	SV	FD-2	1054134
ROSEVILLE	3450 MARKET ST	95747	498-020-012-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.2	17.359	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	90	90	SV	FD-5	1054130
ROSEVILLE	3421 MARKET ST	95747	498-020-042-000		Low Density Residential-6.	Base: Small Lot Reside	0.5	6.6	14.524	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	95	95	SV	FD-6	1054128
ROSEVILLE	2200 SIERRA GLEN DR	95747	498-020-043-000		Low Density Residential-6.	Base: Small Lot Reside	0.5	6.3	8.975	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	57	57	SV	FD-7	1054129
ROSEVILLE	2400 VISTA GRANDE BL	95747	498-020-022-000		Low Density Residential-4.	Base: Small Lot Reside	0.5	4.5	16.505	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	75	75	SV	FD-8A	1054124
ROSEVILLE	1251 WESTBROOK BL	95747	498-020-025-000		Low Density Residential-4.	Base: Small Lot Reside	0.5	4.3	18.907	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	81	81	SV	FD-8B	1054118
ROSEVILLE	1260 WESTBROOK BL	95747	498-020-027-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.6	19.237	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	107	107	SV	FD-9	1054117
ROSEVILLE	2150 VISTA GRANDE BL	95747	498-020-026-000		Medium Density Residenti	Base: Small Lot Reside	0.5	7	20.464	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	143	0	143	SV	FD-10	1054126
ROSEVILLE	1701 WESTBROOK BL	95747	498-020-002-000		Medium Density Residenti	Base: Small Lot Reside	7	7.6	11.561	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	88	0	88	SV	FD-20B	1054148
ROSEVILLE	1501 WESTBROOK BL	95747	498-020-016-000		Medium Density Residenti	Base: Small Lot Reside	7	7.7	24.441	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	187	0	187	SV	FD-21	1054133
ROSEVILLE	2520 VISTA GRANDE BL	95747	498-020-021-000		Medium Density Residenti	Base: Small Lot Reside	7	7.2	17.661	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	127	0	127	SV	FD-23	1054125
ROSEVILLE	3651 MARKET ST	95747	498-180-001-000	Q	Medium Density Residenti	Base: Small Lot Reside	7	7.9	3.529	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	84	0	84	SV	FD-24	1054114
ROSEVILLE	3661 MARKET ST	95747	498-180-002-000	Q	Medium Density Residenti	Base: Small Lot Reside	7	7.9	6.139	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		SV	FD-24	1058367
ROSEVILLE	3750 MARKET ST	95747	498-020-037-000		High Density Residential-20	Multi-Family Residenti	13	20.5	8.748	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	178	0	178	SV	FD-32	1054115
ROSEVILLE	1750 VISTA GRANDE BL	95747	498-020-035-000		High Density Residential-20	Multi-Family Residenti	13	20	8.585	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	172	0	172	SV	FD-33	1054122
ROSEVILLE	1600 WESTBROOK BL	95747	498-020-014-000		High Density Residential-24	Multi-Family Residenti	13	24.6	7.041	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	172	0	0	172	SV	FD-34	1054159
ROSEVILLE	1710 VISTA GRANDE BL	95747	498-020-036-000		Community Commercial-7	Base: Commercial Mixe	0	no max	5.714	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	40	0	0	40	SV	FD-41	1054127
ROSEVILLE	2100 SIERRA GLEN DR	95747	498-010-026-000		Medium Density Residenti	Base: Small Lot Reside	7	7.8	17.004	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	135	0	135	SV	JM-1	1051680
ROSEVILLE	1600 VISTA GRANDE BL	95747	498-180-003-000	R	Medium Density Residenti	Base: Small Lot Reside	7	8.1	5.66	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	90	0	90	SV	JM-20	1058365
ROSEVILLE	3751 MARKET ST	95747	498-180-004-000	R	Medium Density Residenti	Base: Small Lot Reside	7	8.1	3.947	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	0		SV	JM-20	1058368
ROSEVILLE	4250 UPLAND DR	95747	498-010-047-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.1	18.445	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	80	80	SV	JM-21	1051640
ROSEVILLE	4950 UPLAND DR	95747	498-010-024-000		High Density Residential-23	Multi-Family Residenti	13	23.5	7.51	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	146	30	0	176	SV	JM-30	1051672
ROSEVILLE	1690 VISTA GRANDE BL	95747	498-130-076-000		Medium Density Residenti	Base: Small Lot Reside	7	7.6	4.575	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	35	0	35	SV	JM-40	1056552
ROSEVILLE	2901 VISTA GRANDE BL	95747	499-010-087-000		Low Density Residential-4.	Base: Small Lot Reside	0.5	4.3	14.075	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	60	60	SV	KT-1A	1051641
ROSEVILLE	2801 VISTA GRANDE BL	95747	499-010-088-000		Low Density Residential-4.	Base: Small Lot Reside	0.5	4.8	19.597	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	95	95	SV	KT-1B	1058358
ROSEVILLE	1851 VISTA GRANDE BL	95747	499-010-066-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.2	15.89	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	0	82	82	SV	KT-4	1055386
ROSEVILLE	3301 SANTUCCI BL	95747	499-010-089-000		Medium Density Residenti	Base: Small Lot Reside	7	7	24.945	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	0	167	0	167	SV	KT-20	1058359
ROSEVILLE	3101 SANTUCCI BL	95747	499-010-091-000		High Density Residential-22	Multi-Family Residenti	13	22.8	7.509	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	171	0	0	171	SV	KT-30	1058354
ROSEVILLE	6400 BASELINE RD	95747	499-010-014-000		Community Commercial-8.	Base: Commercial Mixe	0	no max	5.297	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	46	0	0	46	SV	KT-40A	1051651
ROSEVILLE	6350 BASELINE RD	95747	499-010-014-000		Community Commercial-8.	Base: Commercial Mixe	0	no max	18.077	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	163	0	0	163	SV	KT-40B	1051651
ROSEVILLE	3380 PLEASANT GROVE BL	95747	496-100-027-000		High Density Residential-29	Multi-Family Residenti	13	29.3	8.058	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	237	0	0	237	SV	WB-30	1052924
ROSEVILLE	3250 PLEASANT GROVE BL	95747	496-100-029-000		High Density Residential-23	Multi-Family Residenti	13	23.7	11.105	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	263	0	0	263	SV	WB-31	1052926
ROSEVILLE	4201 SANTUCCI BL	95747	496-100-034-000		High Density Residential-25	Multi-Family Residenti	13	25.1	5.115	Vacant	YES - Current	NO - Privately-Ow	Available	Not Used in Prio	128	0	0	128	SV	WB-32	1052910
ROSEVILLE	5481 HOLT PW	95747	492-012-088-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.5	32.346	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	179	179	WR	F-6A	1056861
ROSEVILLE	2801 N HAYDEN PW	95747	492-012-088-000		High Density Residential-23	Multi-Family Residenti	13	23.2	8.431	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	132	63	0	195	WR	F-6B	1056861
ROSEVILLE	2701 N HAYDEN PW	95747	492-012-089-000		Medium Density Residenti	Base: Small Lot Reside	7	11.7	26.328	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	307	0	307	WR	F-6C	1056862
ROSEVILLE	2700 N HAYDEN PW	95747	492-012-091-000		High Density Residential-23	Multi-Family Residenti	13	23.7	11.688	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	223	54	0	277	WR	F-8A	1056857
ROSEVILLE	3025 N HAYDEN PW	95747	492-012-100-000		Low Density Residential-5.	Base: Small Lot Reside	0.5	5.3	11.589	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	67	67	WR	F-10B	1056854
ROSEVILLE	3011 N HAYDEN PW	95747	492-012-100-000		Low Density Residential-4	Base: Small Lot Reside	0.5	4	10.636	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	43	43	WR	F-10C	1056854
ROSEVILLE	2151 BLUE OAKS BL	95747	017-101-038-000		High Density Residential-23	Multi-Family Residenti	13	23.7	14.463	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	343	0	0	343	WR	F-21	1038140
ROSEVILLE	5251 FIDDYMENT RD	95747	017-117-097-000		High Density Residential-24	Multi-Family Residenti	13	24.9	9.844	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	244	0	0	244	WR	F-22	1038148
ROSEVILLE	2150 PRAIRIE TOWN WY	95747	492-013-005-000		High Density Residential-24	Multi-Family Residenti	13	24.9	5.489	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	137	0	0	137	WR	F-25	1046960
ROSEVILLE	2151 PRAIRIE TOWN WY	95747	492-013-003-000		High Density Residential-25	Multi-Family Residenti	13	25	5.6	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	140	0	0	140	WR	F-26	1044508
ROSEVILLE	2401 BLUE OAKS BL	95747	492-012-096-000		Low Density Residential-4.	Base: Small Lot Reside	0.5	4.1	24.298	Vacant	YES - Current	NO - Privately-Ow	Available	Used in Two Con	0	0	99	99	WR	F-55A	1051008
ROSEVILLE

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
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Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
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Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
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Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
ROSEVILLE	4501 WESTBROOK BL	95747	017-470-028-000		220			Shortfall of Sites	9.333	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	220	Vacant	Vacant	AR-19	Residential Intensification	
ROSEVILLE	4315 WESTBROOK BL	95747	017-480-042-000		40			Shortfall of Site	7.531	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	40	Vacant	Vacant	AR-36	Residential Intensification	
ROSEVILLE	Westbrook BL and Sunset B	95747	017-470-023-000		70			Shortfall of Site	15.071	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	70	Vacant	Vacant	AR-38	Residential Intensification	
ROSEVILLE	4180 WESTBROOK BL	95747	017-480-040-000		20			Shortfall of Site	5.911	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	20	Vacant	Vacant	AR-44	Residential Intensification	
ROSEVILLE	1721 VISTA GRANDE BL	95747	498-010-060-000		15			Shortfall of Site	14.536	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	15	Vacant	Vacant	CG-31	Residential Intensification	
ROSEVILLE	2801 N HAYDEN PW	95747	492-012-088-000		87			Shortfall of Site	8.431	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	87	Vacant	Vacant	F-6B	Residential Intensification	
ROSEVILLE	2700 N HAYDEN PW	95747	492-012-091-000		46			Shortfall of Site	11.688	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	46	Vacant	Vacant	F-8A	Residential Intensification	
ROSEVILLE	2151 BLUE OAKS BL	95747	017-101-038-000		23			Shortfall of Site	14.463	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	23	Vacant	Vacant	F-21	Residential Intensification	
ROSEVILLE	5251 FIDDYMENT RD	95747	017-117-097-000		20			Shortfall of Site	9.844	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	20	Vacant	Vacant	F-22	Residential Intensification	
ROSEVILLE	2150 PRAIRIE TOWN WY	95747	492-013-005-000		55			Shortfall of Site	5.489	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	55	Vacant	Vacant	F-25	Residential Intensification	
ROSEVILLE	2151 PRAIRIE TOWN WY	95747	492-013-003-000		73			Shortfall of Site	5.6	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	73	Vacant	Vacant	F-26	Residential Intensification	
ROSEVILLE	3750 MARKET ST	95747	498-020-037-000		260			Shortfall of Site	8.748	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	260	Vacant	Vacant	FD-32	Residential Intensification	
ROSEVILLE	1750 VISTA GRANDE BL	95747	498-020-035-000		250			Shortfall of Site	8.585	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	250	Vacant	Vacant	FD-33	Residential Intensification	
ROSEVILLE	1600 WESTBROOK BL	95747	498-020-014-000		38			Shortfall of Site	7.041	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	38	Vacant	Vacant	FD-34	Residential Intensification	
ROSEVILLE	4950 UPLAND DR	95747	498-010-024-000		79			Shortfall of Site	7.51	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	79	Vacant	Vacant	JM-30	Residential Intensification	
ROSEVILLE	3101 SANTUCCI BL	95747	499-010-091-000		49			Shortfall of Site	7.509	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	49	Vacant	Vacant	KT-30	Residential Intensification	
ROSEVILLE	3200 PLEASANT GROVE BL	95747	496-010-001-000		360			Shortfall of Site	12.149	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	360	Vacant	Vacant	W-16	Residential Intensification	
ROSEVILLE	2801 WESTBROOK BL	95747	496-020-014-000		80			Shortfall of Site	7.919	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	80	Vacant	Vacant	W-27	Residential Intensification	
ROSEVILLE	3380 PLEASANT GROVE BL	95747	496-100-027-000		6			Shortfall of Site	8.058	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	6	Vacant	Vacant	WB-30	Residential Intensification	
ROSEVILLE	3250 PLEASANT GROVE BL	95747	496-100-029-000		67			Shortfall of Site	11.105	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	67	Vacant	Vacant	WB-31	Residential Intensification	
ROSEVILLE	4201 SANTUCCI BL	95747	496-100-034-000		22			Shortfall of Site	5.115	High Density Residenti	Multi-Family Resident	High Density R	Multi-Family Res	13	30	22	Vacant	Vacant	WB-32	Residential Intensification	
ROSEVILLE	124 Center Street		013-022-047-000		15			Shortfall of Site	0.7	Low Density Residen	Multi-Family Resident	High Density R	Multi-Family Resi	13	no max	15	Non-Vacant	junk/storage	IN-35	Atlantic SP	
ROSEVILLE	532 Alola		013-053-015-000		35			Shortfall of Site	0.5	Low Density Residen	Multi-Family Resident	High Density R	Multi-Family Resi	13	no max	35	Non-Vacant	parking lot	IN-34	Atlantic SP	
ROSEVILLE	220 Harding Blvd		013-212-014-000		100			Shortfall of Site	3.51	Community Commer	Community Commer	High Density R	Multi-Family Resi	13	no max	100	Non-Vacant	hotel 100 room	IN-187	Douglas Harding SP	
ROSEVILLE	250 Harding Blvd		013-212-046-000		60			Shortfall of Site	2.74	Community Commer	PD246	Community Co	Commercial Mix	no min	no max	60	Non-Vacant	restaurant and	IN-187	Douglas Harding SP	
ROSEVILLE	1123 Wayne Dr		014-130-008-000		10			Shortfall of Site	0.57	Low Density Residen	Single-Family Reside	Community Co	Commercial Mix	no min	no max	10	Non-Vacant	informal gravel/	IN-37	Douglas Harding SP	
ROSEVILLE	260 South Harding Blvd		014-183-029-000		80			Shortfall of Site	2.99	Community Commer	PD192, General Con	Community Co	Commercial Mix	no min	no max	80	Non-Vacant	informal gravel/	IN-187	Douglas Harding SP	
ROSEVILLE	1890 Sierra Gardens Dr		048-011-001-000		100			Shortfall of Site	15.32	Business Profession	PD16	Community Co	Commercial Mix	no min	no max	100	Non-Vacant	commercial bui	IN-240	Douglas Sunrise SP	
ROSEVILLE	1995 Rocky Ridge Dr		469-100-013-000		35			Shortfall of Site	1.18	Medium Density Res	Multi-Family Resident	High Density R	Multi-Family Resi	13	no max	35	Vacant	vacant	IN-86B	Infill Intensification	
ROSEVILLE	707 Sunrise Ave		470-010-001-000		239			Shortfall of Site	1.31	High Density Reside	Multi-Family Resident	High Density R	Multi-Family Resi	13	no max	239	Non-Vacant	small parking lo	IN-138	Infill Intensification	
ROSEVILLE	531 Vallejo Ave		011-250-007-000		20			Shortfall of Site	0.67	Medium Density Res	Single-Family Reside	High Density R	Multi-Family Resi	13	no max	20	Vacant	vacant	IN-102	Infill Intensification	
ROSEVILLE	902 Lawton Ave		011-250-006-000		40			Shortfall of Site	1.54	High Density Reside	Multi-Family Resident	High Density R	Multi-Family Resi	13	no max	40	Non-Vacant	residential, 12	IN-125	Infill Intensification	
ROSEVILLE	910 Lawton Ave		011-250-009-000		35			Shortfall of Site	1.19	Medium Density Res	Multi-Family Resident	High Density R	Multi-Family Resi	13	no max	35	Non-Vacant	residential, 1	IN-103	Infill Intensification	
ROSEVILLE	914 Lawton Ave		011-250-011-000		15			Shortfall of Site	0.72	Medium Density Res	Multi-Family Resident	High Density R	Multi-Family Resi	13	no max	15	Non-Vacant	residential, 6	IN-104	Infill Intensification	
ROSEVILLE	916 Lawton Ave		011-250-010-000		2			Shortfall of Site	0.36	Medium Density Res	Multi-Family Resident	High Density R	Multi-Family Resi	13	no max	2	Non-Vacant	residential, 8	IN-104	Infill Intensification	
ROSEVILLE	2900 Westbrook Blvd		496-020-031-000		150			Shortfall of Site	2.97	Community Commer	Community Commer	Community Co	Commercial Mix	no min	no max	150	Vacant	vacant (City ow	W-30	Opportunity Site	
ROSEVILLE	5480 Phillip Road		017-101-016-000					Shortfall of Site	2.38	Community Commer	Community Commer	Community Co	Commercial Mix	no min	no max		Non-Vacant	City-owned bld	IN-213	Opportunity Site	
ROSEVILLE	5300 Phillip Road		017-101-018-000					Shortfall of Site	8.22	Community Commer	Community Commer	Community Co	Commercial Mix	no min	no max		Vacant	vacant (City ow	IN-213	Opportunity Site	
ROSEVILLE	5480 Phillip Road		017-101-017-000					Shortfall of Site	7.68	Community Commer	Community Commer	Community Co	Commercial Mix	no min	no max		Vacant	vacant (City ow	IN-213	Opportunity Site	
ROSEVILLE	2720 Blue Oaks Blvd		017-101-015-000		600			Shortfall of Site	40.08	Urban Reserve	Urban Reserve	High Density R	Multi-Family Resi	13	30	600	Non-Vacant	residential, 1	C-90	Opportunity Site	
ROSEVILLE	251 Conference Center Dr		363-011-014-000		150			Shortfall of Site	6.71	Business Profession	Community Commer	Business Profe	Community Com	13	30	150	Vacant	vacant	NC-40	Opportunity Site	
ROSEVILLE	250 Conference Center Dr		363-011-013-000		150			Shortfall of Site	7.87	Business Profession	Community Commer	Business Profe	Community Com	13	30	150	Vacant	vacant	NC-40	Opportunity Site	
ROSEVILLE	540 Gibson Dr		363-011-007-000		300			Shortfall of Site	5.23	Business Profession	Business Profession	Business Profe	Business Profes	13	30	300	Vacant	vacant	NC-42A	Opportunity Site	
ROSEVILLE	556 Gibson Dr		363-011-005-000					Shortfall of Site	3.33	Business Profession	Business Profession	Business Profe	Business Profes	13	30		Vacant	vacant	NC-42A	Opportunity Site	
ROSEVILLE	572 Gibson Dr		363-011-004-000					Shortfall of Site	2.95	Business Profession	Business Profession	Business Profe	Business Profes	13	30		Vacant	vacant	NC-42A	Opportunity Site	
ROSEVILLE	564 Gibson Dr		363-011-003-000					Shortfall of Site	5.02	Business Profession	Business Profession	Business Profe	Business Profes	13	30		Vacant	vacant	NC-42A	Opportunity Site	
ROSEVILLE	580 Gibson Dr		363-011-002-000					Shortfall of Site	2.99	Business Profession	Business Profession	Business Profe	Business Profes	13	30		Vacant	vacant	NC-42A	Opportunity Site	
ROSEVILLE																					
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Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
ROSEVILLE																					

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Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
Small Lot Residential	Detatched or attached single-family dwelling
Single-Family Residential	Detatched single-family dwellings, halfplex
Two-Family Residential	Two dwellings per lot, detatched or attached
Multi-Family Residential	Three or more dwellings per lot, attached or
Commercial Mixed Use	Retail, restaurant, other typical commercial,
Old Town Historic District	Historic district guidelines for development
Planned Development-66	Multi-Family Residential-20
Neighborhood Commercial	Retail, personal service, neighborhood-servir
General Commercial	Service or heavy commercial character uses,
Development Standards	Establishes project-specific standards (e.g. se
Special Area	Use established by base zone; SA establishes
Special Area-Downtown Specific Plan	Neighborhood commercial, office, multi-fam
Special Area-Riverside Gateway Specific Plan	Use established by base zone; SA establishes

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

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Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

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CITY OF ROSEVILLE CALIFORNIA

X HOUSING ELEMENT

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HOUSING

INTRODUCTION

In California, cities and counties are required to adequately plan for existing and future housing needs. This plan is the Housing Element, a component of the General Plan that includes analyses of barriers to housing production and strategies for producing the needed housing. This Housing Element covers the period from 2021–2029. The Housing Element includes the following major sections:

- **Introduction:** This section analyzes the purpose and relationship to other elements, and data sources.
- **Public Participation:** This section includes the outreach efforts taken by the City to engage all segments of the community throughout the Housing Element update process. More details on public outreach, including materials posted, letters received, and how comments were incorporated into the Housing Element can be found in Appendix B.
- **Housing Plan:** This section identifies housing goals, policies, and objectives for the 2021 Housing Element. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

- **Housing Needs Assessment:** This section includes an analysis of the city's demographic profile, housing characteristics, and existing and future housing needs.
- **Housing Resources:** This section includes a discussion of the City's Regional Housing Needs Allocation (RHNA), inventory/land availability, opportunities for energy efficiency and conservation, and financial resources.
- **Housing Constraints:** This section identifies potential governmental and non-governmental constraints, such as land use controls, fees and exactions, permit processing, land and construction costs, availability of financing, and equitable access to housing.
- **Glossary**: This provides an easy reference to explain terms used in the Housing Element.
- **Appendices:** Supporting technical materials and details are found within the appendices below.

  Appendix A – Review of the Previous Housing Element: This is a table of each program included in the 2013–2021 Housing Element which includes an evaluation of progress toward each program goal and an evaluation statement indicating whether the program has been continued, modified, or deleted for the updated 2021–2029 Housing Element.

  Appendix B – Public Outreach: Includes a description of changes to the Housing Element made in response to comments received, copies of letters received, and examples of outreach materials used.

  Appendix C – Rezone Program: This describes the City's program to address the need for additional lower income housing.

  Appendix D – Homeless Resources: A listing of resources for people living without shelter, as well as a listing of other supportive services.

  Appendix E – Maps of Sites Inventory: These are maps showing the location of sites included in the City's inventory.

  Appendix F – Detailed Sites Inventory: This is the parcel-level sites inventory.

  Appendix G – Accessory Dwelling Unit Affordability Study: A study documenting the typical rents for accessory dwelling units in the region.

  Appendix H – Regional Analysis of Impediments (Fair Housing): A study describing fair housing issues in the region, including segregation, poverty, overburdened households, and other issues.

PURPOSE

The United States is facing increasing housing issues of housing insecurity as a result of many issues, including insufficient housing, rising housing costs, and rising proportions of cost burdened households (those paying more than 30% of their income on housing). Nationwide, nearly a third of households are cost burdened according to American Community Survey data (2014–2018), while in California nearly 40% of households are cost burdened. While there are many factors contributing to the housing crisis which are not within local government control, local land use regulations, housing plans, and other government constraints can have a significant influence on housing outcomes. This is why a Housing Element is an essential part of a successful and healthy community, because it requires local governments to review their progress on the production of housing, identify the housing needs particular to their community, identify areas for improvement, and establish a future housing plan that will help provide access to affordable housing for all sectors of the community.

The purpose of the Housing Element is to identify and analyze existing and projected housing needs in an effort to preserve, improve, and develop housing for all economic segments of the community. The Roseville Housing Element is an eight-year proactive document, comprising guidelines for the long-term development of housing in the city.

In accordance with Government Code Section 65583, the Housing Element for Roseville includes technical data from the 2010[1] Census and 2014–2018 American Community Survey (e.g., population, housing, growth rates, and income levels), an evaluation of existing policies and implementation measures, and a description of new programs designed to effectively implement the Housing Element.

The overall components of the Housing Element reinforce the City's dedication to provide current and future residents a range of purchase and rental units affordable to all income groups. The City will meet housing affordability goals with policies, programs, and implementation measures detailed in this Element. The City, along with all segments of the community, including the development, business, and manufacturing sectors, will work together to ensure the success of affordable housing programs.

The City of Roseville adopted a 10% Affordable Housing Goal in 1988. The 10% Affordable Housing Goal has been retained and implemented through the General Plan (as amended) and several Housing Element updates. Since its adoption 30 years ago, the 10% Affordable Housing Goal has proven to be an effective tool in the production of affordable housing. . The 10% Affordable Housing Goal is not meant as a maximum goal to the development of affordable housing. In fact, the 10% goal does not ensure that Roseville meets its new RHNA allocation for the low- and very low income units for the 2021–2029 planning period.

The City's Affordable Housing Goal is not intended to be used as an inclusionary zoning program, whereby the property owner would be required to shoulder the entire responsibility of producing the affordable housing on a project-by-project basis. The intent of the 10% Affordable Housing Goal is to ensure City and developer willingness to actively work together to develop housing affordable to households of very low, low, and middle income as new Specific Plan areas in the City are planned. The City's experience has proven that incorporating the 10% Affordable Housing Goal as a long-term policy within the framework of the Housing Element provides the legal and social motivation for the City and developers to work together to designate, finance, and produce affordable housing units. However, the City will consider alternatives to achieving affordable housing within newly annexed areas, should conditions or legislation require the City to alter its approach to affordable housing.

Some of the base assumptions used in the element include:

- Future housing needs were derived from projections provided by the Regional Housing Needs Plan (RHNP), which was adopted by the Sacramento Area Council of Governments (SACOG) in March 2020. The California Government Code requires cities to use the growth rate projections contained in the RHNP.
- The City has established a 10% Affordable Housing Goal, which is based on existing and projected financial feasibility for housing projects.
- The provision of units for new households will not alter the need to maintain a 5% or less vacancy rate for both owner-occupied and rental units.
- The wage level associated with a majority of jobs created during the next eight years will not permit the purchase of a typical single-family detached unit in Roseville, unless a second wage earner contributes to total household income.
- There is a regional goal to continue to reduce commute traffic within the region by providing adequate housing in proximity to jobs, achieved, in part, by matching housing affordability to wage levels.

[1] This Housing Element is being prepared in fall/winter 2020/2021. Updated 2020 census data will not be available until spring 2021, and therefore was not available for use in this Housing Element.

- Of current Roseville residents, very low- and low-income renters allocating in excess of 30% of their income for rent have a current unmet housing need.

- The City's 10% Affordable Housing Goal will be used to provide rental housing affordable to very low-and low-income households and purchase housing affordable to low-and moderate-income homebuyers.

- The State of California prefers to combine middle- and moderate-income levels into the moderate-income category. The City of Roseville considers 80% to 120% of median income too broad a range when dealing with housing affordability and has chosen to keep the two income levels separate. For purposes of clarification, the City of Roseville identifies middle-income households as having 80% to 100% of median income.

- The success of the Housing Element in attaining its goal of ensuring housing for all economic segments of the community will be measured through its ability to:

    - Promote equal and fair housing opportunities for all individuals;
    - Foster and maintain affordable housing for city residents;
    - Promote public-private cooperation in the provision of affordable housing;
    - Minimize governmental and non-governmental constraints to housing production;
    - Incorporate energy efficiency and conservation into residential development;
    - Continue housing monitoring programs.

The components of the Housing Element serve to reinforce the following overall principles:

- Roseville will work to accommodate the housing needs of its current and future residents by providing a range of purchase and rental housing affordable to all income groups.

- The City will strive to guarantee housing affordability over time through the adoption of policies and implementation measures as detailed in this Housing Element.

- The City's policy to provide affordable housing for all income groups is a social objective, and as such, it is the responsibility of all segments of the community to actively work together to achieve the goal. The City of Roseville, its development community, and its business/manufacturing community should work together to ensure the success of an affordable housing program.

- The City will take meaningful actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity.

Summary of Population and Housing Characteristics

- **Population** – According to the California Department of Finance, the population total for the City of Roseville was 145,163 people in 2020.

- **Persons per Household** – According to the 2014 – 2018 American Community Survey (ACS), the citywide person-per-household average was 2.68.

- **Number of Households** – According to the 2014 – 2018 ACS, the number of households in the city was 49,204.

- **Household Income** – According to the California Department of Housing and Community Development (HCD), the area median income (AMI) for a family of four in Placer County in 2020 was $80,100.

- **Employment** – According to the 2014 – 2018 ACS, approximately 63,060 Roseville residents 16 years and over are employed.

- **Regional Fair Share Allocation** – Roseville's fair share of the region's housing needs is 12,066 units, broken down into four income groups as follows:

Very Low income:	3,854 (32%)	Low Income:	2,323 (19%)
Moderate Income:	1,746 (15%)	Above Moderate Income:	4,142 (34%)

- **Residential Units** – According to the 2014 – 2018 ACS, there were 54,621 housing units in Roseville.
- **Owner-Occupied Households** – According to 2014 – 2018 ACS, 32,080 (65.2%) of the households were owner-occupied.
- **Renter-Occupied Households** – According to 2014 – 2018 ACS, 17,124 (34.8%) of households were renter-occupied.
- **Housing Vacancy Rates** – According to the 2014–2018 ACS, Roseville had a rental vacancy rate of 6.6% and an ownership vacancy rate of 0.9%.
- **Housing Stock by Unit Type** – According to the 2014–2018 American Community Survey, 76.4% of the city's housing stock was made up of single-family homes, 22.9% was multi-family units, and the remaining 0.7% was mobile homes.
- **Median Purchase Price** – According to realtor.com, the median sales price for homes in Roseville for the period from July 2020 to September 2020 was $507,000. This figure represents an increase of 4.2%, or $20,500, compared to the prior quarter and an increase of 8.2% compared to the prior year.
- **Rental Prices** – According to Forrent.com, in March 2021, one-bedroom apartments were renting for $744 to $2,790, two-bedroom apartments were renting for $888 to $4,840, and three-bedroom apartments were renting for $1,975 to $5,000, and meanwhile two-bedroom houses were renting for $1,375 to $1,925 and three-bedroom houses were renting for $2,195 to $2,495.

Data Sources

The most current and relevant data sources were used in the preparation of the 2021 Housing Element. The information in this document draws on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the 2014–2018 American Community Survey, the 2013–2017 Comprehensive Housing Affordability Strategy (CHAS) data, the California Department of Finance, Sacramento Area Council of Governments (SACOG) publications, and City documents. Information on available sites and services for housing comes from numerous public agencies. The 2020 Census results were not available during document preparation. Information on constraints on housing production and past and current housing efforts in Roseville comes from City staff, other public agencies, and some private sources.

General Plan Consistency

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city. An update to the City's 2035 General Plan was approved in 2020. The purpose of the update was to incorporate updates based on the California Office of Preservation and Research 2017 update of the General Plan Guidelines, revise outdated information, clarify policy language, and make the General Plan more readable and user-friendly. More specifically, the Open Space and Conservation Element, Circulation Element, Safety Element, Land Use Element, and Noise Element were all updated to reflect changes in state law, such as the need to address travel demand management (vehicle miles traveled), environmental justice, tribal consultation, multi-hazard mitigation, and to urbanize the City's noise standards. All elements of the Roseville General Plan have been reviewed for consistency in

coordination with the update to the Housing Element and were found to be consistent with the other elements of the Roseville 2035 General Plan.

Public Participation

State law requires a diligent effort be made to achieve public participation during the update of the Housing Element. Public participation assists the City with identifying and analyzing existing and projected housing needs in order to achieve the City's goal to preserve, improve, and develop housing for all income segments of the community.

It is important to note that the City of Roseville's effort to encourage community participation in development of its housing policies and programs is an ongoing process.

Public outreach efforts in conjunction with the Housing Element update are described below. Public outreach strategies for the Housing Element focused on digital options due to COVID-19. All of the City's outreach materials, letters received, and a description of changes made to the Housing Element in response to comments are included as part of Appendix B. While the City experienced good levels of participation as part of initial outreach, Flash Vote, and during workshops, staff had concerns that all-virtual outreach might not be reaching lower income households or the spanish-speaking community. To address this, staff specifically engaged in one-on-one interviews with stakeholders and community-based organizations which serve people experiencing homelessness, lower income households, and the Spanish-speaking community.

INITIAL OUTREACH

After presenting the Housing Element update as a publically-noticed informational item at the July 15, 2020 City Council meeting (virtual), staff began preparing for broader community outreach. A comprehensive website with both summary information and detailed information was launched in August 2020, and announcements about the website and the initiation of the project were published through NextDoor, Facebook, Twitter, an article in Roseville Today and in Business Matters, and via e-mail to the City's listserve. These announcements prominently featured an encouragement to sign up for future notification and outreach events, which resulted in over 100 sign-ups within the first week.

FLASHVOTE

The City distributed two Flash Vote surveys, with approximately 1,000 local respondents participating. On September 23, 2020 the City distributed a Flash Vote survey to receive initial feedback on housing types and outreach needs. The survey results suggest that respondents are somewhat evenly split between wanting smaller homes and larger homes; most want a mid-size yard or larger; and the cost of the home, size of the home, and distance to shopping/services are significant determining factors in choosing a home location. Only about a quarter of respondents indicated they understood the City's development process or how affordable housing gets constructed. As a result of this feedback the City devoted significant time to a discussion of processes and affordable housing at the City's first public workshop held on October 20, 2020 (see the Public Meetings and Hearing section, below).

A second Flash Vote survey on housing needs and concerns was distributed on October 20, 2020. When asked what type of housing the City needed most, over half chose single-family, but between 30 to 40 percent of respondents chose townhomes, senior housing, and multi-generational housing. These results speak to the need to provide flexible housing and age-in-place housing options. When asked about future growth concerns, people were most concerned about traffic, public safety, and the natural environment.

INTERVIEWS AND STAKEHOLDER OUTREACH

Outreach was targeted to community-based organizations serving lower-income residents and special needs groups, service providers, and affordable housing developers. Groups and service providers contacted for individual interviews included The Gathering Inn, Volunteers of America, AMI Housing, Meta Housing, Mercy Housing, Placer County Whole Person Care, and the Latino Leadership Council. This included soliciting and receiving oral comments on the December partial draft. City staff also discussed the project and took comments and other feedback at the November

18, 2020 meeting of the North State Building Industry Association and at the November 19, 2020 meeting of the Roseville Coalition of Neighborhood Associations. Key discussion topics received from various topics included:

- Ensuring the housing allocation and rezone program effects are distributed equitably through the community
- Helping low income households build financial equity by increasing access to affordable purchase programs
- Removal of barriers to accessing services and programs, such as poor credit or unavailable personal documentation
- Improving and strengthening the connections between the City's social services unit and community-based organizations
- Increasing trust within vulnerable and disenfranchised sectors of the community
- Providing more one-bedroom housing options as a means of providing more housing for seniors and people with extremely low income
- Supporting more housing for very low and extremely low income populations
- Ensuring that investment of affordable housing within high opportunity areas does not result in disinvestment within other areas of the City

In addition, many service providers and affordable housing developers commended the City of Roseville, indicating that staff were engaged, proactive, and supportive of affordable housing and housing services.

PUBLIC MEETINGS AND HEARINGS

The City of Roseville held a virtual workshop on October 20, 2020 to provide information on the project, the City's development processes, and affordable housing, and to take questions. Subsequently, the City held two virtual community meetings to receive comments and input on Housing Element development, one on October 27, 2020 at 6 p.m. and a second on October 29, 2020 at noon. Notice of these meetings was provided on the Housing Element website, in an e-mail to the City's listserve, and in Citywide communications. The purpose of the community meetings was to solicit public input and encourage public participation in the Housing Element update. Two meeting times were offered, one meeting during the daytime and one in the evening, in order to allow as many as possible from the community to attend the meetings. Each meeting was attended by City Planning staff and City Housing staff, including the Housing Manager. The evening community meeting was attended by seven people, including representatives from House Sacramento, Placer YIMBY, and representatives from local churches and the daytime meeting was attended by five people, including a representative from Placer Independent Resource Services (a non-profit providing advocacy and support for people with disabilities).

Attendees were very engaged and were very supportive of efforts to provide more housing, and more affordable housing. Each meeting group raised many questions and points of discussion on topics ranging from accessory dwelling units to accessibility. Key discussion topics included:

- Prioritizing infill development, particularly in commercial corridors, paired with discussions on how to promote conditions that result in "naturally occurring affordable housing."
- Policies or programs which could result in more medium density housing, such as bungalows and duplexes.
- The role of accessory dwelling units in affordable housing.
- Policies and/or programs which could result in more housing accessible to people with disabilities.
- Affordable housing for seniors and age-in-place development.
- Opportunities for non-profits and places of worship to help meet the region's housing needs.
- Funding and grant opportunities for affordable housing construction and purchase.

A partial preliminary draft of the Housing Element was published on December 18, 2020 and made available for review on the City's Housing Element Update website. The partial draft included the main body of the Housing Element but excluded appendices and the City's inventory; this first level of public review was focused on background, data, the fair housing discussion, and policies/programs. The City published a notice to the City's interested person listserve, Twitter, NextDoor, and Facebook to advertise the availability of the preliminary draft. The notice included a description of the changes which had been made to the Housing Element and, in addition to the standard request for review and comment, specifically asked reviewers to consider key questions in their responses, including: whether they had difficulty finding information and whether there was additional information the document should include. The City received written responses from the Sacramento Housing Alliance and three members of the community, and also received oral comments (see prior section) from community-based organizations.

Written comments covered a wide variety of issues, but areas of focus included jobs-housing, such as living wages, impact fees for commercial development, and housing in proximity to jobs; the addition of "equity earning" housing options for lower income households (i.e. for purchase housing); various recommendations to improve clarity, such as adding a glossary, additional maps, and more explanatory text; various recommendations to add data to supplement the text; recommendations to improve the housing preservation analysis; and fair housing programs. A description of changes made in response to comments is included as Appendix B.

HOUSING PLAN

The City's Housing Plan consists of the goals, policies, and programs the City will implement during the 8-year planning period of the Houisng Element. The stated goals express the overarching vision and intent of each policy section, the policies set forth the actions the City will take in support of the goals, and the programs are the detailed plans that describe how the goals and policies will be implemented.

Citywide Housing Goals

The City of Roseville has the below citywide goals.

CITYWIDE HOUSING

Goal H.1 **Provide decent, safe, inclusive, and affordable housing in sufficient quantities for all economic segments of the community.**

Goal H.2 **Ensure that all segments of the Roseville community actively work together to provide affordable housing.**

Goal H.3 **Preserve affordability, maintain, and improve Roseville's supply of affordable housing stock.**

Goal H.4 **Increase the opportunity for low- and middle-income households to become homeowners, thereby freeing up rental housing for other low-income households.**

Goal H.5 **Reduce the overall incidence of homelessness among Roseville individuals and families through regional coordinated and comprehensive housing and supportive services.**

The following goals, policies, and programs are divided into five sections:

- Affordable Housing

- Residential Land Inventory
- Equitable and Inclusive Housing Choice
- Government and Non-Governmental Constraints to Housing Production
- Residential Energy Efficiency and Conservation

Affordable Housing Goals and Policies

AFFORDABLE HOUSING

Goal H.1 **Work with the development and business communities to provide affordable rental and homeownership opportunities for extremely low-, very low-, low-, and middle-income households.**

Goal H.2 **Strive to ensure the affordability of Roseville's housing supply over time.**

Goal H.3 **Maximize efforts to meet affordable housing needs by requiring 10% of new housing units be affordable to extremely low-, very low-, low-, and middle-income households.**

Goal H.4 **Integrate the community in terms of income levels to avoid overconcentration of lower-income households.**

Goal H.5 **Encourage the production of rental and owner-occupied high-density, multi-family housing units.**

Policy H1.1 *The City shall pursue programs that can provide a range of purchase and rental units affordable to all income categories.*

Policy H1.2 *Efforts to develop affordable units will be focused on multi-family rental units, with an emphasis on units affordable to the lowest income categories.*

Multi-family rental units provide the most cost efficient way to provide affordable housing opportunities to extremely low-, very low-, and low-income households.

Policy H1.3 *The 10% Affordable Housing Goal shall apply consistent with General Plan Land Use Element Policy LU5.5, which requires 10% of all new housing units to cost no more than 30% of the total monthly income of very low-, low-income, and moderate-income households. The Policy further requires the breakdown of the affordable units will be, at a minimum, 40% for rental to very low- and 40% for rental to low-income households. The remaining 20% may be reserved for moderate-income purchase (which will be priced to be affordable to households earning 95% of the Area Median Income) or may be distributed equally among the rental obligations.* ***Policy H1.4*** *The City shall strive to maintain an overall vacancy rate of 5% for both owner and rental housing units.*

Policy H1.5 *The City shall continue to pursue potential federal, state, and local subsidies for construction of new affordable housing as well as the continued availability of existing affordable housing.*

Policy H1.6 *The City shall provide direct financial assistance in support of local affordable housing activities when feasible.*

Policy H1.7 *The City shall encourage the Roseville business and development communities to participate in a community affordable housing goal.*

Policy H1.8 *Encourage construction of affordable housing units to be intermixed with market-rate units..*

Policy H1.9 *Encourage developers to incorporate accessory dwelling units, cohousing, and other flexible housing options into their projects.*

Policy H1.10 *Promote efficient and cost-effective development types, such as mixed-use projects, small-lot subdivisions and other medium density housing such as duplexes and townhomes, as a means of achieving housing affordability and carrying out the provisions of the Land Use Element.*

Policy H1.11 *The City shall work to preserve the affordability of assisted units.*

Implementation Measures/Programs

1. FEDERAL AND STATE PROGRAMS

The City shall pursue and continue to participate in the following federal and state programs:

- Section 8 Housing Choice Vouchers (Federal)

  The Section 8 Housing Choice Voucher (HCV) Program is administered by the Roseville Housing Authority and provides rental assistance to very low-income households through direct payments to the property owner. The Housing Authority currently has the 735 vouchers broken down as follows:

  Housing Choice Voucher (HCV) – 562

  Non-Elderly Disabled (NED) – 75

  Veterans Administration Supportive Housing (VASH) – 65

  Mainstream (MV) – 33

  The HCV rental assistance program is promoted on the City's website, through program brochures and through service providers throughout the region.

- Community Development Block Grant (Federal)

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

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

- Home Investment Partnership Program (HOME) (State)

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

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

First Time Home Buyer (FTHB) – Down Payment Assistance (DAP) Program
The City sets aside a portion of its HOME grant for down payment assistance in the form of deferred, shared appreciation loans (second mortgages). The FTHB-DAP Program is targeted to low-income households. The homebuyer must qualify under the City's definition of a first-time home buyer, be able to provide at least a 1% down payment, and have attended a Home Buyer's Seminar. The buyer must also comply with the City's criteria with regard to home selection.

Multi-Family New Construction
The City also pursues HOME funds for construction of multi-family affordable units. HOME funds are leveraged with other funding sources such as Section 202 funds, Low Income Housing Tax Credits, Tax Exempt Housing Bonds, etc., to provide affordable rental housing targeted to extremely low- and very low-income households.

(Policies H1.1, H1.2, H1.5, H1.6)

Time Frame: Annual Applications, 2021–2029

Objectives: To support low income households that need assistance in order to stay housed by issuing a minimum of 100 Housing Choice Vouchers per year and assisting 6 low income homeowners per year.

Implementing Agency: Housing Division and Roseville Housing Authority

Funding Source: HUD, HOME, CDBG

2. DENSITY BONUS PROGRAM

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

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

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

- Five percent (5%) of the units affordable to very low-income households
- Ten percent (10%) of the units affordable to lower-income households
- Ten percent (10%) of the units in a condominium project affordable to moderate-income households
- A senior housing development or mobilehome park that limits residency based on age
- Donates land to the City dedicated for the construction of very low income units
- Includes a qualifying child care facility

- Ten percent (10%) of the units for transitional foster youth, disabled veterans, or homeless persons and dedicated to very low income households
- Twenty percent (20%) of the units for lower income students in a student housing development
- One hundred percent (100%) of the units dedicated to lower income households, except that up to twenty percent (20%) of the units may be dedicated to moderate income households.

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

(Policies H1.1, H1.2, H1.4)

Time Frame: Ongoing

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

Implementing Agency: Housing Division and Planning Division

Funding Source: General Fund

3. ACCESSORY DWELLING UNITS ORDINANCE

An accessory dwelling unit (ADU) shall be as defined by Government Code Section 65852.2 as it now exists or may hereafter be amended, and means an attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary dwelling is situated. It also includes an efficiency unit and a manufactured home as defined in the Health and Safety Code. A junior accessory dwelling unit (JADU) shall be as defined by Government Code Section 65852.22, as it now exists or may hereafter be amended, and currently means a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. The City currently supports and promotes the development of ADUs and JADUs on the City's website and information is available at the City's Permit Center.

(Policies H1.1, H1.2, and H1.9)

Time Frame: Ongoing

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

Implementing Agency: Planning Division

Funding Source: General Fund

4. CONDOMINIUM CONVERSION ORDINANCE

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

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

(Policies H1.1, H1.2, H1.4, and H1.11)

Time Frame: Ongoing

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

Implementing Agency: Planning Division and Housing Division

Funding Source: General Fund

5. STREAMLINE PROJECT PROCESSING

To provide certainty and facilitate application processing, the City publishes processing schedules for all entitlements, provides pre-application review to ensure applications are complete prior to submittal, and provides an online permit system. The online permit system allows applicants to submit an application, pay fees, and process comments and revisions entirely online. The online permit system streamlines development and reduces applicant costs by eliminating the need for printing, travel to City offices, and mailing delays. The City's entitlement processing timelines are included within Table X-35 (page #). .

(Policies H1.1 and H1.2)

Time Frame: Ongoing, as applications are processed.

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

Implementing Agency: Development Services Department

Funding Source: General Fund

6. SPECIFIC PLAN AREAS (SPA)

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

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

Compliance with the City's General Plan growth management policies results in a robust and detailed Specific Plan. The City's Specific Plans are divided into large lots, and each of these, if residential, is assigned a specific number of allocated units. This is evident in the City's residential capacity inventory in Table X-24 (page X-64), where each Specific Plan includes a list of numbered large lots (e.g. AR-1 for Amoruso Ranch Specific Plan Large Lot 1) and these are assigned a land use designation, zoning designation, density, and specific number of allocated units. In turn, this allows the City's infrastructure planning for roads, drainage, sewer, and water, as well as service planning for parks,

schools, fire services, and transit to be extremely robust and detailed. Each plan specifically defines the size and location of infrastructure and services, including lift stations, electric substations, wells, and fire stations. The detailed planning process enables the California Environmental Quality Act (CEQA) process to be likewise detailed and specific, resulting in the ability of future subdivision or multifamily projects consistent with the Specific Plan to use CEQA exemptions.

As part of assigning each large lot a specific unit allocation and density, a new Specific Plan must designate at least 10% of the total units as affordable. The affordable housing section or chapter of each Specific Plan includes a table or list of all large lots with an affordable housing obligation, along with the type of units and targeted income categories. Strategies, including City and landowner obligations, are described. A provision for the payment of in-lieu fees for affordable housing may be included, if appropriate. The City works with the Specific Plan applicant(s) to ensure an appropriate mix and type of residential and non-residential uses, and to ensure that affordable housing sites are distributed through the planning area. The City does not meet its affordable housing policy in a piece-meal or project-by-project fashion; the affordable housing plan is established at the time the Specific Plan is approved. Additional discussion regarding the City's Specific Plan Areas is provided under the 10% Affordable Housing Goal in the Housing Constraints section of this Housing Element.

(Policies H1.1, H1.2, H1.3, H1.4, H1.8, and H1.10)

Time Frame: Ongoing, as SPAs are approved

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

Implementing Agency: Housing Division and Planning Division

Funding Source: General Fund

7. PUBLIC/PRIVATE PARTNERSHIPS

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

City of Roseville
The City shall continue with an aggressive affordable housing program designed to maximize potential funds available through existing federal, state, and local programs. Developers for each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the Specific Plan Development Agreement. The Development Agreement requires a developer to enter into an Affordable Housing Agreement prior to building permits being issued or recording of the final map. The City of Roseville will assist all property owners in obtaining appropriate and available subsidies for construction of the affordable housing obligation.

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

(Policy H1.7)

Time Frame: Ongoing Roseville Specific Plan Process

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

Implementing Agency: Housing Division and Planning Division

Funding Source: General Fund

8. AFFORDABLE HOUSING AGREEMENTS

Implementation of the City's Affordable Housing Goal begins with planning of the Specific Plan, is established by the Development Agreement, and then when a developer is ready to pursue construction on a site with an affordable housing obligation, is effectuated by the Affordable Housing Agreement. The City shall require Affordable Housing Agreements for all housing projects subject to affordability requirements. Such agreements shall stipulate: (1) the number of affordable units to be constructed; (2) the affordable purchase calculations or rental price; (3) the income group to whom the units will be affordable; and (4) the length of time the units will remain affordable. Maximum rents and purchase prices will be determined based on unit size and occupancy levels as follows:

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

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

(Policies H1.1, H1.2, H1.3, H1.7, H1.9, and H1.10)

Time Frame: Ongoing and Annual Monitoring

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

Implementing Agency: Housing Division

Funding Source: General Fund

9. IN-LIEU FEES

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

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

(Policies H1.1, H1.2, and H1.3)

Time Frame: Ongoing, as SPAs are approved.

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

Implementing Agency: Housing Division

Funding Source: General Fund

10. NON-RESIDENTIAL CONSTRUCTION FEE

The City shall consider the establishment of a non-residential construction fee program, and has initiated a nexus study to review the establishment of a non-residential construction fee which would levy a fee on non-residential construction to assist in the development and retention of affordable housing. The rationale behind this fee is that new employment is a factor in the need for additional housing. The City will review the establishment of a non-residential construction fee by 2021, at which time the City will determine if it will pursue a program and, if so, the specifics of the program.

(Policy H1.7)

Time Frame: 2021

Objectives: Provide additional funding sources for affordable housing.

Implementing Agency: Development Services Department

Funding Source: Affordable Housing and Planning Administration for nexus study - Funds would be generated as part of this program to provide affordable housing.

11. PRESERVATION OF AFFORABLE HOUSING

The City shall designate a Preservation Coordinator who will:

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

(*Policy H1.6, H1.11)***Time Frame:** Ongoing

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

Implementing Agency: Housing Division

Funding Source: General Fund

12. HOUSING SUCCESSOR AGENCY

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

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

The Housing Successor receives 20% of loan repayment revenues, approximately $240,000 annually, until all loans are paid back, which is projected to be 2036. As of October 2020 there are current projects, planned for yet unencumbered, totaling approximately $1.2 million. The Housing Successor may spend up to $250,000 for Homeless Prevention and Rapid Rehousing (HPRR) each year, the maximum allowed in the law. Going forward the fund's revenues will be only from loan payment funds. Surplus funds may provide small gap funding for future affordable development projects.

Time Frame: 2021-2029

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

Implementing Agency: Housing Division

Funding Source: City loan payoffs

RESIDENTIAL LAND INVENTORY GOALS AND POLICIES

LAND INVENTORY

Goal H6 **Maintain adequate land within the various land use categories that allows development of housing to meet projected demand for high-density units.**

Policy H6.1 *Encourage development of mixed-use and infill projects in accordance with goals and policies contained in the Land Use Element.*

Policy H6.2 *Continue to encourage developers to use accessory dwelling units, cohousing, and other flexible housing options in their housing projects as part of the City strategy for maximizing affordability of land development and the availability of housing.*

Policy H6.3 *Encourage the development of accessory dwelling units, including on existing multi-family sites.*

Policy H6.4 *Continue to support the use of Voluntary Rezones to encourage and facilitate increased land use density, thereby maximizing the affordability of land development either through increasing the permitted density of properties zoned for residential use or rezoning non-residential parcels to mixed use or high density residential use.*

Policy H6.5 *Encourage development of higher density residential units by use of mixed use zoning within three key commercial corridors with underutilized infill parcels: the Douglas*

Boulevard/Harding Boulevard corridor, Douglas Boulevard/Sunrise Avenue corridor, and the Atlantic Street corridor. .

Implementation Measures/Programs

13. RESIDENTIAL CAPACITY MONITORING (NO NET LOSS)

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

(Goal H6)

Time Frame: Ongoing

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

Implementing Agency: Planning Division and Housing Division

Funding Source: General Fund

14. REZONE PROGRAM FOR ADEQUATE SITES

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

1. **Commercial Corridors:** The City has identified three commercial corridors for revitalization. The Douglas Boulevard/Harding Boulevard Corridor includes a mix of single-family residential properties, single-family residences which have been converted to businesses, aging hotels, and many older commercial properties with large, minimally improved parking fields. The Douglas Boulevard/Sunrise Avenue Corridor includes a mix of land uses, including commercial businesses and business professional offices with large, minimally improved parking fields and single-family homes, duplexes, and apartments. The Atlantic Street Corridor includes a mix of uses along the street frontage, with residential uses to the rear; many of the residential properties contain more than one housing unit, or room for additional units. The Commercial Corridors strategy will consist of the preparation of Specific Plans for each corridor, the establishment of mixed-use land use and zoning designations to provide more opportunities for redevelopment and reuse, more flexible zoning and development standards, and streamlined approval processes. The City anticipates adding capacity for a minimum of 400 lower income residential units, which represents both the total and realisitic capacity. See Appendix C for details.

2. **Infill Intensification**: The central core of Roseville where development occurred prior to the 1980s is known as the City's "Infill Area," and is approximately 8,500 acres. This older area of the City is not within a Specific Plan, and much of the development occurred prior to the adoption of the City's General Plan or Zoning regulations. Consequently, inconsistencies between a property's land use and zoning designations are relatively common, and the land use designation density typically reflects the built conditions rather than

planned future conditions. These factors have presented regulatory barriers to development and redevelopment. The City would amend the land use and zoning designation of selected properties in the Infill Area, to remedy inconsistencies between land use and zoning and to increase the permitted residential densities. This program has the potential to add capacity for 832 units at all levels of affordability. The realistic capacity of this program is 186 units, based on the assumption that vacant or significantly underutilized sites are most likely to develop. See Appendix C for details. This program will include a replacement program, to ensure that if units are demolished and replaced the residents are not displaced and at least as many homes are rebuilt as were removed.

3. **Opportunity Sites**: Staff examined vacant sites throughout the City to find properties with the potential to be converted to a high density residential land use designation. After screening out sites due to the presence of approved entitlements, Development Agreements, or significant environmental constraints (floodplain, wetland preserves, etc), the City has identified potential sites for evaluation as part of this rezone program. Additional sites may be identified as the City develops this option and sites on this list may be removed due to constraints. The current list of sites has the potential to add a total capacity of 1,350 lower income (high density) residential units. The realistic capacity of this strategy is 600 lower income (high density) units. See Appendix C for details.

4. **Vacant Sites—Residential Intensification**: The western areas of the City include multiple vacant sites with High Density Residential land uses at densities below 25 units per acre. Increasing the land use density of these sites to 30 units per acre would yield additional units. As part of this strategy the City would develop and adopt a Land Use Amendment Policy requiring all Specific Plan Amendment projects involving land use changes to also amend the land use of High Density Residential sites the applicant/property owner controls to between 25 and 30 units to the acre. If all of the sites were amended to 30 units per acre the total capacity is 1,880 high density units. However, the realistic capacity is 900 units. See Appendix C for details.

The above rezone program has a realistic capacity of 2,086 lower income (high density) units. In adopting this program the City is approving a menu of strategies which may be pursued, and providing evidence for the realistic capacity which could be added by each. In implementing the rezone program, the City may choose to implement one, all, or portions of these, based on need and to the extent necessary to ensure the City achieves the minimum required RHNA capacity, which currently requires the addition of 612 lower income units. The City's rezone program, in combination with other programs, shall result in the City's achievement and maintenance of the minimum required capacity of 6,178 lower income units.

(Policy H6.2, H6.4, H6.5)

Time Frame: 2024

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

Implementing Agency: Planning Division

Funding Source: General Fund/Grant Funding

15. AFFORDABLE HOUSING STREAMLINING

The City has a ministerial approval process for affordable housing projects which meet specified criteria. The streamlined approval process is an opt-in program for developers who must request streamlined ministerial approval at the time of application to the City. To qualify, the developer must agree to enter into an affordable housing agreement with the City ensuring a minimum of 20% of the units will be affordable to low, very low, or extremely low income households. A qualifying project may opt to be reviewed for conformity with the City's Objective Design Standards though the ministerial Building Permit process in lieu of the City's discretionary Design Review Permit process. The Objective Design Standards are available on the City's Planning Division website. The City's discretionary Design Review Permit process is required for any developer seeking exceptions, variances, or modifications to objective zoning or objective design standards, excluding modifications granted as part of a density bonus concession, incentive,

parking reduction, or waiver of development standards pursuant to Density Bonus Law or the City's density bonus program.

(Policy H6.1)

Time Frame: Ongoing

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

Implementing Agency: Housing Division and Planning Division

Funding Source: General Fund

16. ACCESSORY DWELLING UNIT OUTREACH PROGRAM

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

(Policy H6.2, H6.3)

Time Frame: 2022

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

Implementing Agency: Planning Division and Housing Division

Funding Source: ***General Fund***

EQUITABLE AND INCLUSIVE HOUSING CHOICE

Goal H7 **Ensure the availability of quality housing opportunities for the elderly, the disabled, large families, female heads of households, and the homeless.**

Goal H8 **Participate in local and regional efforts to provide a network of facilities and resources to aid the special needs populations.**

Goal H9 **Design and implement programs to affirmatively further fair housing and promote housing opportunities throughout the City for protected classes to address significant disparities in housing needs and access identified within the Sacramento Valley Fair Housing Collaborative Analysis of Impediments to Fair Housing Choice**

Policy H7.1 *Special housing needs shall be met through direct rental subsidies and below-market construction financing.*

Policy H7.2 *Continue the City's housing rehabilitation loan and grant programs to assist low-income elderly and disabled households.*

Policy H7.3 *Encourage construction of 3+ bedroom units in multi-family rental complexes to help meet the housing needs of low–income, large families.*

Policy H7.4 *Actively facilitate construction of rental units that include childcare facilities affordable to lower-income, female heads of households.*

Policy H7.5 *Work in conjunction with other Placer County jurisdictions, agencies, and organizations to provide shelter and supportive services for homeless individuals and families.*

Policy H7.6 *Encourage programs and developments that support inclusive, racially and ethnically diverse, and mixed-income residential communities throughout the City.*

Policy H7.7 *Support resources and assistance that help individuals who were justice-involved to locate, obtain, and maintain affordable housing.*

Policy H7.8 *Support programs and services which provide housing discrimination protection.*

Policy H7.9 *Support programs and measures that increase the affordability and availability of housing for people with disabilities.*

Implementation Measures/Programs

17. FEDERAL AND STATE PROGRAMS

The City shall pursue the following state and federal sources that will assist the City in addressing the housing and supportive needs of special needs populations.

Section 8 Housing Choice Voucher Program (Federal)
The Department of Housing and Urban Development (HUD) provides funding for rental subsidy payments for households earning 50% or less of the median income. Special vouchers have also been made available for veterans, called Veterans Administration Supportive Housing (VASH), as well as Mainstream Vouchers which serve those with mental illness and are homeless or near homelessness. These programs are administered by the Roseville Housing Authority.

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

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

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

Housing Rehabilitation Program

Deferred loans up to $100,000 are available to low-income homeowners for health and safety repairs and general home improvements. Elderly and disabled homeowners can also receive a $5,000 grant for health and safety repairs.Public Service Funds
The City has made CDBG Public Service funds available to non-profit agencies and organizations that provide supportive services to special needs populations. The City will continue to consider applications for funding for special needs activities under the Public Service category during the Annual Action Plan process.

(Policies H7.1, H7.2, H7.3, H7.4 and H7.5)

Time Frame: Ongoing, as funding is available.

Objectives: Effectively implement federal and state programs and leverage funding opportunities.

Implementing Agency: Housing Division

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

18. HOMELESS PREVENTION AND RAPID REHOUSING PROGRAM

The City Council has approved Roseville Homeless Prevention Rapid Rehousing (HPRR) funds consisting of Permanent Local Housing Allocation funds and up to $250,000 in Low and Moderate Income Funds to assist Roseville homeless and those about to be homeless with grants for payment of past due rent, security deposits, first month's rent, past due utility bills, and emergency motel vouchers. Non-profits apply for program funds annually.

(Policy H7.5)

Time Frame: Ongoing, as funding is available

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

Implementing Agency: Housing Division& Non-profits that apply for funding

Funding Source: Permanent Local Housing Allocation and Low and Moderate Income Fund

19. ROSEVILLE COMMUNITY GRANT FUNDS

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

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

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

(Policy H7.5)

Time Frame: Ongoing, as funding is available

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

Implementing Agency: Housing Division, City Manager, City Council

Funding Source: Citizens' Benefit Trust, and REACH Fund

20. ADDRESS SIGNIFICANT DISPARITIES AND INCREASE OPPORTUNITIES

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

- Create opportunities for development of permanent supportive housing for people experiencing homelessness, including families, by identifying sites and properties and prioritize local funding and incentives for that use. Current activities include consideration of a Project Homekey development which would create new permanent supportive housing units for people experiencing homelessness.

- Create and fund rehousing plans to move people from emergency COVID sheltering to permanent affordable housing, and in the future, respond similarly to major health or housing displacement emergencies. In its COVID response, the City has partnered with Placer County on a COVID rehousing program.

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

- Provide Rental Assistance: fund rental assistance and work with tenants, nonprofit housing providers, advocates and the state to find solution on rent that keep tenants out of debt, prevent displacement, and sustain financial security of nonprofit housing providers. City's CDBG-CV3 funds are supporting a COVID rental assistance program. The City is partnering with Placer County on rental assistance for low-income households who are facing hardships due to the COVID-19 pandemic.

- Continue and adopt policies to prevent displacement including strategies to protect senior and low-income homeowners such as targeting home repair programs and no-net loss policies for existing affordable housing and condo conversion ordinances. The City will continue its income-qualified Owner-Occupied Housing Rehabilitation deferred loan and grant program. Applications and outreach materials are posted in English and Spanish.

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

- Undertake all preservation programs outlined in the preservation section of the HE which includes continuing to monitor and support preservation of existing regulated affordable homes at risk of converting to market rates. The City currently monitors such developments and will enhance its program by naming a Preservation Coordinator.

- Provide outreach on targeted first-time homebuyer programs in neighborhoods that have suffered from historic disinvestment to increase awareness and access to such programs like HUD Section 8 Homebuyer assistance. Outreach will be in English and Spanish.

- Strengthen its local housing trust fund with local revenue sources. Currently the City's revenue sources include in lieu fees and pay offs from affordable purchase loans. Actions to include re-applying for state Local Housing Trust Fund (LHTF) Program as they are released.

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

(Policy H7.10)

Time Frame: Ongoing

Objectives: To ensure that direct and indirect government activities and influence is equitable and supports access to housing opportunists for all groups. Metrics for success include 700 households assisted with rental assistance; 15 owner-occupied rehab projects (based on current funding levels); at least 1 permanent supportive housing project explored annually.

Implementing Agency: Housing Division

Funding Source: Community Development Block Grant, General Fund

21. HOMELESS OUTREACH

The Roseville Police Department uses a Social Services Unit consisting of two full-time Problem-Oriented Policing Officers and two Homeless Outreach Workers from Placer County Health and Human Services to link homeless individuals to services throughout the County and to build trust with unsheltered individuals.

(Policy H7.5)

Time Frame: Ongoing

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

Implementing Agency: Roseville Police Department Social Services Unit

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

22. FAMILY MOBILE TEAM

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

(Policy H7.5)

Time Frame: Ongoing

Objectives: A minimum of 350 interactions annually.

Implementing Agency: Roseville Police Department Social Services Unit

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

23. FAMILY REUNIFICATION PROGRAM

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

(Policy H7.5)

Time Frame: 2020

Objectives: Reunification of 20 individuals experiencing homelessness

Implementing Agency: Roseville Police Department Social Services Unit

Funding Source: Grant program or other funding

24. REGIONAL HOUSING PROGRAMS

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

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

(Policy H7.5)

Time Frame: Annually

Objectives: Participate in regional approaches to affordable housing.

Implementing Agency: Housing Division

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

25. FAIR HOUSING AND HOUSING DISCRIMINATION LEGAL SERVICES

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

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

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

- Regularly complete analysis of the characteristics of the beneficiaries of housing and service programs relative to the income-adjusted resident population
- Require that developers receiving public subsidies (monetary or in the form of density bonuses and fast track review) use affirmative fair housing marketing practices
- Monitor how public sector investments can contribute to economic changes in neighborhoods, possibly accelerating displacement of low-income residents
- Conduct robust and meaningful public engagement activities and events when considering adoption of polices to ensure all voices in the community are heard.
- In making planning decisions, be aware of how the built environment communicates inclusiveness or exclusiveness to different types of residents
- Holding monthly housing meetings for non-profit organizations and local stakeholders, including the Latino Leadership Council to share regional resources.

- Encourage and support affordable housing across the City in all neighborhoods, with a focus on areas of high opportunity.

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

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

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

(Policies H7.6, H7.7, H7.8)

Time Frame: Ongoing

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

Implementing Agency: Housing Division and Roseville Housing Authority

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

26. SUPPORT FOR HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

Work with the Alta California Regional center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website.

(Policies H71, H7.8, H7.9)

Time Frame: Ongoing

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

Implementing Agency: Housing Division

Funding Source: General Fund

27. ALLOW SHARED HOUSING UNDER HOUSING CHOICE VOUCHER FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

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

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

(Policies H71, H7.9)

Time Frame: Ongoing

Objectives: To provide rental assistance for residents with developmental disabilities

Implementing Agency: Roseville Housing Authority

Funding Source: Housing Choice Voucher Rental Assistance

GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION

GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION

Goal H.1 **Promote affordable housing development through the local government permit process.**

Policy H8.1 *The City shall continue to explore options to restructure how fees are assessed.*

Policy H8.2 *The City shall review and modify its Subdivision Improvement Standards, where reasonable, to provide cost savings in the development of residential units while continuing to ensure the public health, safety and welfare.*

Policy H8.3 *The City recognizes the importance of providing affordable housing to support job growth, and shall prioritize communicating this message to the community.*

Policy H8.4 *The City shall ensure that its Zoning Ordinance is regularly updated to be in compliance with new legislation.*

Implementation Measures/Programs

28. PROCESS AND FEE STRUCTURE REVIEW

Permit Process – To expedite project facilitation and provide internal support to project applicants, the City established the Economic Development Advisory Committee to advise and assist the City Council in creating a community environment conducive to existing businesses, attracting new businesses, and promoting tourism. In order to expedite project facilitation and provide internal support to project applicants, the Economic Development Advisory Committee also functions as a liason, building relationships between the City, the development community, and business owners. The Committee provides input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas. The Committee regularly reviews the City's fee system to work toward reducing the cost of development impact fees, as well as provide direction on the Econoiic Development Strategy.

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

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

(Policy H8.1)

Time Frame: Annually review process and fee structure.

Objectives: Review process and fee structure once per year.

Implementing Agency: Development Services Department

Funding Source: General Fund

29. REVIEW OF SUBDIVISION IMPROVEMENT STANDARDS AND ZONING ORDINANCES

The City will regularly review the Subdivision Improvement Standards and Zoning Ordinance to ensure residential development standards are appropriate, aligned with the City's housing-related policies, reflective of modern planning practices, and are not unduly burdensome or restrictive.

(Policy H8.2)

Time Frame: Ongoing

Objectives: Complete review of the Subdivision Improvement Standards once per year and of the Zoning Ordinance once every 2–5 years.

Implementing Agency: Planning Division

Funding Source: General Fund

30. PUBLIC EDUCATION PROGRAM

The City will continue to educate the greater Roseville community about the necessity of providing the affordable housing needed to support the job growth occurring in Roseville and the region. Specifically, this information will focus on the need to provide affordable housing in close proximity to jobs for multiple reasons, including to reduce the traffic and air quality impacts that result from long commutes and reduce inequities by ensuring all sectors of the City's employment base can afford to live in the community where they work. In addition, the City will continue to monitor community opposition to affordable housing projects in an effort to remove negative perceptions. Education will occur through public hearings, presentations to various service organizations and other community groups, and articles published in the local newspaper and the City's newsletter.

(Policy H8.3)

Time Frame: Bi-annually.

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

Implementing Agency: Housing Division, Planning Division

Funding Source: General Fund

31. PUBLIC PARTICIPATION

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

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

Neighborhood forums and other outreach allows people affected by a project to have their questions and concerns addressed early in the planning process, which can reduce costs by avoiding late-stage design changes due to unexpected comments. Outreach also has the potential to improve community investment in a project and ensure the achievement of equity goals. The intent of the City's public participation process is to provide clear processes and means for community notice and input as part of a timely and transparent decision-making process. This program is also consistent with the City's General Plan, which directs the City to continue and improve our public participation programs.

(Policy H8.3)

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

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

Implementing Agency: Planning Division

Funding Source: General Fund

32. SPECIAL NEEDS HOUSING LAWS

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

AB 2162 requires supportive housing to be considered a use by right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development meets specified criteria. AB 101 requires that Low-Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed-use and nonresidential zones permitting multi-family uses. LBNC provide temporary room and board with limited

barriers to entry while case managers work to connect homeless individuals and families to income, public benefits, health services, permanent housing, or other shelter.

(Policy H8.4)

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

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

Implementing Agency: Planning Division

Funding Source: General Fund

RESIDENTIAL ENERGY EFFICIENCY AND CONSERVATION

RESIDENTIAL ENERGY EFFICIENCY AND CONSERVATION

Goal H.1 **Continue efforts to encourage energy efficiency in housing construction and maintenance.**

Policy H9.1 *Roseville Electric shall pursue reasonable and cost-effective energy efficiency, conservation, and load management programs that provide benefits to the community.*

Policy H9.2 *Roseville Electric shall continue to apply energy-efficiency requirements to all residential construction.*

Policy H9.3 *Roseville Electric shall continue the Electric Rate Assistance Programs for residential customers whose medical status or income qualify.*

Roseville's conservation efforts contribute to needed reductions of greenhouse gas emissions. Such sustainable goals and policies throughout the General Plan are designated with an icon: .

Implementation Measures/Programs

33. ROSEVILLE ELECTRIC PROGRAM

- Peak Load Management Program

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

- Energy Audits

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

- Energy Efficiency Rebates and Renewable Energy Rebates

- Roseville Electric will continue to offer rebates to electric customers who install or upgrade their homes with qualified energy-efficiency measures. Renewable energy options are available through Roseville Electric's community solar program. Electric Rate Assistance Programs

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

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

- Roseville Utility Exploration Center

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

- Community Solar Program

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

(Policies H9.1, H9.2, H9.3)

Time Frame: Ongoing, as funding is available.

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

Implementing Agency: Roseville Electric Department, Housing Division

Funding Source: Roseville Electric

34. NEW CONSTRUCTION EFFICIENCY MEASURES

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

(Policies H9.1, H9.2)

Time Frame: Ongoing

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

Implementing Agency: Building Department

Funding Source: General Fund

QUANTIFIED OBJECTIVES

Table X-1 provides the City's quantified housing availability objectives for the 8-year planning period by income group and strategy type (e.g. new construction, rental assistance, etc). These quantified objectives are based on the City's RHNA, which allocates the City 6,178 units lower income units and 12,066 total units.

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		5		34		39
Total Qualified Objectives	1,930	1,930	2,330	1,800	4,150	12,066

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

COMMUNITY PROFILE

Population Characteristics

POPULATION GROWTH

According to the California Department of Finance, the population total for the City of Roseville is 145,163. When looking at the US Census, the City's population has risen steadily over the last ten years, increasing 18.2% from 118,788 in 2010. Roseville's population growth began in the late 1980s, due mainly to a strong economy and development in the City's specific plan areas.

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

Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents.

According to the 2014 – 2018 ACS, a little more than half (51.8%) of the population is working age, between 20 and 59 years of age, and a little more than one-quarter (26.2%) of the population is school age or below, between 0 and 19

years of age. The population 60 years and over represents the remaining percentage of 22%.The age distribution for Roseville is presented in Table X-3.

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

Race and Ethnicity

As shown in Table X-4, the largest racial group in Roseville according to 2014-2018 ACS identified themselves as white (68.5%), followed by Asian (10%). Hispanics represented 15.2% of the population in Roseville.

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)

HOUSEHOLD CHARACTERISTICS

Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

Households Type and Size

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, while non-family households generally occupy smaller apartments or condominiums.

Table X-5 displays household composition as reported by the 2014–2018 American Community Survey (5-year estimates). In the City of Roseville, families comprised 68.9% of all households, of which 34.6% have children under 18 years of age. The average household size was 2.68 persons.

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)

Overcrowded Housing

The US Census defines overcrowding as more than one person per room in a housing unit. The Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, recreation and family rooms, permanently enclosed porches, and rooms used for offices in the definition of a "room."

According to the 2012–2016 Comprehensive Housing Affordability Strategy (CHAS) data, 0.9% of Roseville's owner-occupied households (approximately 270 units) and 3.0% of renter-occupied households (approximately 500 units) were overcrowded (more than 1 person per room). Generally, overcrowding reflects a household's inability to afford a larger housing unit.

Overcrowding does not appear to be a significant problem in Roseville. However, it can be assumed that those households living in an overcrowded situation are most likely lower-income households that cannot afford to rent market-rate, adequately-sized units that meet their space needs.

Household Income

Along with housing prices and rents, household income is the most important factor affecting housing opportunities in Roseville. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, household size and type often affect the proportion of income that can be spent on housing.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Placer County, the area median income (AMI) for a family of four in 2020 was $80,100.

- Extremely Low Income — Up to 30% of AMI ($0–$25,100)
- Very Low Income — 30–50% of AMI ($25,101–$40,050)
- Low Income — 50–80% of AMI ($40,051–$64,100)

- Moderate Income 80–120% of AMI ($64,101–$96,100)
- Above Moderate Income Above 120% of AMI (more than $96,100)

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

Extremely Low-Income Households

In 2020, the median income for a household of four in Placer County was $80,100. Households that earn 30% or less than the county's median income are considered "extremely low-income." The 2012–2016 Comprehensive Housing Affordability Strategy (CHAS) data indicate that 4.9% of owner-occupied households (1,485) and 17.6% of renter-occupied households (2,935) are extremely low income.

Cost Burden

State and federal housing law defines cost-burdened households as those paying more than 30% of gross income for housing expenses. Housing cost burdens are especially problematic for lower-income households that have limited resources for other living expenses. For renters, housing costs include rent and utilities paid by the tenant. For owners, housing costs include mortgage payment, taxes, insurance and utilities. According to HUD's definition, housing is not affordable, and a cost burden occurs when households pay more than 30% of their income for housing costs and a severe cost burden occurs when households pay more than 50% for housing costs.

Table X-7 shows to what extent occupied housing units (households) are cost burdened for housing cost by their income category in the City of Roseville. Of the lower-income households in the city, 11,505 (24.0%) were cost burdened.

Table X-7 | Total Households Overpaying by Income

Income Range	Renter-Occupied		Owner-Occupied		All Occupied Housing	
	Number	Percentage	Number	Percentage	Number	Percentage
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

EMPLOYMENT CHARACTERISTICS

Roseville's Labor Force

According to data from the 2013–2017 U S Census American Community Survey (5-year estimates), the City of Roseville has 65,414 persons in the civilian labor force, of which 61,692 are employed. At the time of data collection, the City had an unemployment rate of 5.7%. Of the employed persons, the top occupations were management, business, and financial occupations; and sales and office occupations (see Tables X-8 and X-9). Table X-10 provides the number of persons within each business sector to the percent each industry represents.

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-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-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%**	**62,633**

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.

HOUSING STOCK CHARACTERISTICS

This section describes the housing characteristics and conditions that affect housing needs in Roseville. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

Housing Type

According to the 2014–2018 American Community Survey, 76.4% of the city's housing stock was made up of single-family homes, 22.9% was multi-family units, and the remaining 0.7% was mobile homes.

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

Housing Tenure

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference.

Table X-12 details housing tenure in Roseville according to the2014–2018 American Community Survey. Almost two thirds of Roseville households were owner-occupied (65.2%), leaving a little more than one third renter-occupied (34.8%).

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

Vacancy Rate

Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units and a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

Table X-13 shows the occupancy status of the housing stock according to the 2014–2018 ACS. The City of Roseville had a rental vacancy rate of 6.6% and an ownership vacancy rate of 0.9%. The vacancy rate among rental households is slightly higher than optimum while the vacancy rate among for sale households is lower than optimum.

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

Condition of Housing Stock

There are several ways to assess the condition of housing stock and estimate the need for housing rehabilitation, including the age of housing stock, estimates obtained from experts within the city, or surveys. As a general rule in the housing industry, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years require major renovations to remain in good condition. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, thereby depressing neighboring property values and impacting the quality of life in a neighborhood. Maintaining and improving housing quality is an important goal for the City.

In July and August 2020, the City undertook a housing conditions windshield survey of units built prior to 1980 and looked at a few select neighborhoods (reference Figure X-1 for each neighborhood surveyed), which included homes built within any time frame, to assist with determining the condition of housing stock. The City's survey methods were consistent with both US Department of Housing and Urban Development (HUD) and California Department of Housing and Community Development (HCD) guidelines. The windshield survey included only an exterior assessment of the condition of the roof, siding, windows, and foundation. Interior conditions were not inspected.

The condition of housing was assessed by an exterior survey of quality, condition, and improvement needed. Each residential structure was scored according to structural criteria established by the HCD. There are five structural categories (foundation, roofing, siding, windows, and electrical). Based on scores assigned to the five categories, each housing structure was rated as being in sound or dilapidated condition, or in need of minor, moderate, or substantial repairs (defined below).

The majority of units, 504 units (72.01%), were found to be in sound condition, with 148 units (21.14%) in need of minor and 45 units (6.42) requiring moderate repairs. Only 3 units (0.43%) were in need of substantial rehabilitation or in dilapidated condition (see Figure X-1).

According to the 2014–2018 American Community Survey (ACS), approximately 22.2% of the city's housing stock was built prior to 1980 and 8.7% prior to 1960.

Looking at the ACS and the 2020 housing condition survey results, it is safe to assume that approximately 25% of the housing stock is in need of some type of rehabilitation.

DEFINITION OF HOUSING CONDITIONS

Sound – A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

Minor – A unit that show signs of deferred maintenance, or which needs only one major component, such as a roof.

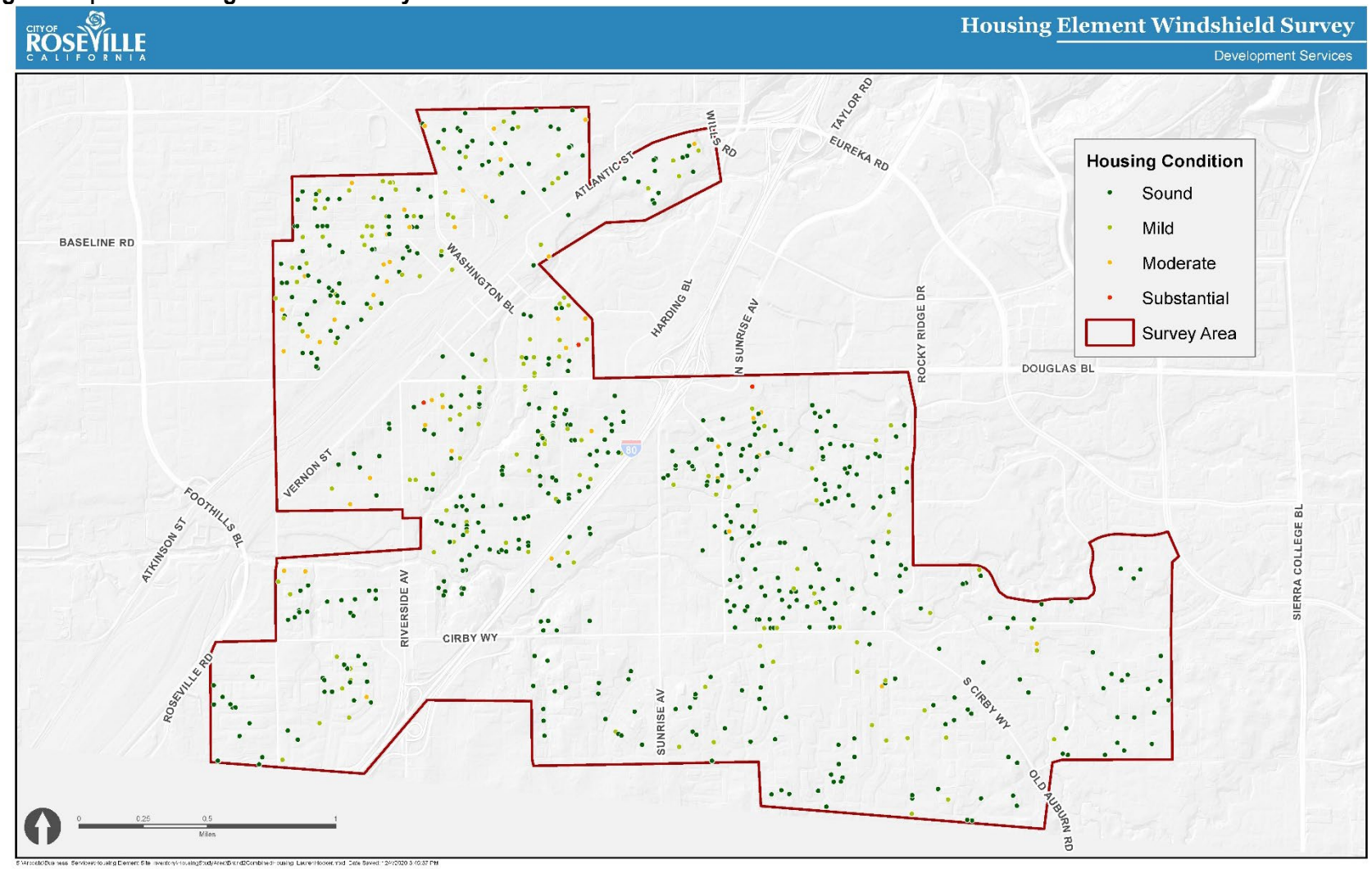
Moderate – A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

Substantial – A unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).

Dilapidated – A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, is not fit for human habitation in its current condition, may be considered for demolition, or at minimum, major rehabilitation will be required.

Through this survey, the City was able to identify specific rehabilitation needs and formulate efforts to meet such needs. Based on the windshield survey, 196 units (28.0%) of those surveyed (700 units) were in need of rehabilitation. A large majority of units that require rehabilitation,148 units (75.5%) require only minor rehabilitation.

Figure X-1 | 2020 Housing Condition Survey Results



Housing Rehabilitation

The Roseville Housing Rehabilitation Program provides a means to preserve Roseville's housing stock affordable to lower-income households. The Housing Rehabilitation Program assists low-income, owner-occupied households with deferred loans up to $100,000 for health and safety repairs and general property improvements, and provides $5,000 grants to elderly and disabled owner-occupied households to address health and safety repairs. Over the eight-year planning period, an estimated 50 households (6 per year) will be assisted with the Housing Rehabilitation Program during 2021–2029.

The City's Housing Rehabilitation Program maintains an ongoing waiting list of low-income, owner-occupied households in need of housing rehabilitation and completes an average of 6 rehabilitation projects each year.

Housing Cost and Affordability

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is based on the relationship between household income and housing expenses. According to the US Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly housing cost is no more than 30% of a household's gross income.

SALES PRICES

The median sales price for homes in Roseville for the period from May 2020 to July 2020 was $492,000. This figure represents an increase 1.4%, or $6,500, compared to the prior quarter and an increase of 5.8% compared to the prior year. Sales prices have appreciated 29.5% over the last five years in Roseville. The average sale price for Roseville homes for sale on Redfin.com was $495,000 for the week ending August 28, 2020. The market was in the most competitive range with most homes getting multiple offers and sell for around the list price. Average price per square foot for Roseville was $277 in 2020, an increase of 4.1 % compared to the same period in the previous year (see Table X-14).

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

RENTAL PRICES

In August 2020, a rental survey was conducted to determine rent rates for housing units in Roseville (see Table X-15).

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

HOUSING AFFORDABILITY

Table X-16 provides the affordable rents and maximum purchase price, based on the 2020 HCD income limits for Placer County. As shown in Table X-16, the maximum affordable rent for a very low-income four-person household is $916 monthly. As shown in Table X-15, two-bedroom apartments were renting for $888 to $5,000, meaning that very low-income households would be able to afford a two-bedroom apartment at the lowest end of the rent spectrum. But the number of units affordable at this level are limited.

The median sales price for single-family homes in Roseville has almost fully recovered from the 2008 recession low and had a 29.5% increase in the last five years. From May 2020 to July 2020, the median sales prices in the city were $449,900 for a three-bedroom home, and $370,000 for a two-bedroom home and $245,000 for a one-bedroom home. (Table X-14). The maximum affordable sales price for a four-person household is $152,244 for a very low-income household, $251,279 for a low-income household, and $398,883 for a moderate-income household. This indicates that low-income households would be able to afford a one-bedroom home and moderate income households would be able to afford a one or two-bedroom home in Roseville.

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.

OVERPAYMENT

Housing cost burden is the most prevalent housing issue facing Roseville residents, even among homeowners and upper income households. HUD defines affordable housing costs to be no more than 30% of a household's gross income, including utilities. Very low-income (VLI) and extremely low-income (ELI) households (those between 31–50% AMI and those below 30% AMI respectively) experience a cost burden greater than 50% of income to a significantly greater degree than households in the low- or moderate-income categories (51% AMI or greater). VLI and ELI households have little, if any, disposable income available to handle unexpected expenses or income disruption and have a higher rate of becoming homeless. The City's programs are responsive to VLI and ELI households needs.

According to CHAS data, using 2013–2017 ACS data, approximately 33.2% of Roseville households paid more than 30% of their income towards housing costs. HUD considers households paying more than 50% of their income

towards housing costs to be “cost burdened” and at risk of losing their housing. In Roseville, 14.1% of households paid more than 50% of income.

Of the VLI renters, 89.4% are cost burdened and 53.9% are extremely cost burdened. In the ELI renters, the data is significantly different finding that 78.7% are cost burdened and 74.3% are extremely cost burdened. However, even at the highest income-levels (>100% AMI) 9.3% of renters are cost burdened, and 40.9% of moderate-income renters (>80% to 100% AMI) are cost burdened.

Statewide, 72.6% of ELI households are renters. However, in Roseville the number are more evenly divided between renters and homeowners with 63.9% of ELI households are renters, and 36.1% are homeowners. This finding supports the City’s efforts to manage programs that address both ELI renters and owners, such as rental assistance and owner occupied rehibition programs.

Overall, in Roseville, 47.8% of renters are cost burdened and 23.6% are severely cost burdened. Of the City’s homeowners, 25.2% are cost burdened and 9.0% are severely cost burdened. Statewide, 51.1% of renters are cost burdened and 26.6% are severely cost burdened. For homeowners, the City’s percentages are lower than California homeowners where statewide 30.8% are cost burdened and 13.3% are severely cost burdened.

SPECIAL NEEDS GROUPS

In accordance with Section 65583(a)(6) of the Government Code, this section of the Housing Element evaluates the special housing needs and needs for supportive housing services within the City of Roseville. Special housing needs categories include persons with disabilities, seniors, large families, female-headed households, farmworkers, and homeless individuals and families.

Persons with Disabilities

The 2014–2018 ACS identified 9.8% (13,164 persons) of Roseville’s population 5 years and older as having one or more disabilities. There are a variety of disabilities, including sensory, physical, mental, and developmental. Disabilities can result in mobility, self-care, and employment limitations. Of the 13,164 persons identified to have a disability, 5,294 are within the labor force age group of 18-64 years old. Within this labor force group, 2,119 are employed (40%), 330 are unemployed (6.2%), and 2,845 (53.7%) are not considered eligible to be included the labor force.The majority of disabled persons have income significantly lower than that of the non-disabled population and require housing assistance. While it is difficult to determine how many of the disabled require supportive housing services, it can be assumed that those with mobility and/or self-care limitations have special needs and require in-home supportive services and special housing accommodations.

Placer Independent Resource Services (PIRS) is a primary resource for disabled persons in Placer County, including in the City of Roseville. PIRS advocates for the rights of people with disabilities, educates the community about disability issues, and provides services to persons with disabilities to live independent, productive lives. PIRS identified a need for programs that provide assistance with accessibility improvements that create more accessible and safer home living environments for the disabled and senior populations.

Persons with mental health disabilities range from those that can live and work within the community to those with severe mental illness that require special housing accommodations, constant medical attention, and supportive services. Placer County Adult System of Care (ASOC) provides a variety of services to the mentally ill. ASOC identifies housing as a constant struggle for the severely mentally ill. Mental health clients are typically low income; in addition, their illnesses have resulted in rental histories or credit histories that do not meet typical rent requirements and limit their housing options.

The Roseville Housing Authority will continue to apply for the following Housing Choice Vouchers when applications are made available:

- Non-Elderly Disabled (NED) - used to provide rental assistance to households with a member who is under the age of 62 and disabled

- Veterans Administration Supportive Housing (VASH) – used to house veteran households who are homeless or at risk of becoming homeless

- Mainstream (MV) – used to house households with a disabled non-elderly adult who is transitioning out of institutional and other segregated settings, or is currently homeless or at risk of becoming homeless

Residential care facilities and single-room occupancy (SRO) units provide additional housing options for the disabled. These housing types can house persons with similar disabilities, assist with case management efforts, and provide an environment where residents support one another.

In summary, disabled persons generally do not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, disabled persons need housing in close proximity to public services and public infrastructure and facilities that are accessible with special design features that alleviate the disability.

The City adopted a Reasonable Accommodation Ordinance to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, rules, policies, practices and/or procedures of the City. Reasonable accommodation is necessary in instances where an accommodation is needed in order to make housing available or livable for a person with a disability. The process allows approval of ministerial accommodations (ramps, walls, handrails, or other minor physical improvements) by the Planning Manager. Other requests are forwarded to the Planning Commission as a request for an Administrative Permit.

Although the City has established this process, it is rarely used, primarily because the City's existing land use, zoning, and other procedures are not unduly burdensome and do not generally restrict individuals from making the necessary improvements to a property. For example, a typical improvement would be a ramp with hand rails to replace a step up to a porch or front door. The City's Zoning Ordinance does not apply setbacks or other regulations to decks (and similar structures) of up to 30 inches tall, which is equivalent to between four and seven steps, depending on the riser height. When they are included at all, homes typically only have a few steps up to the front door, and therefore the City's existing development regulations already accommodate the addition of a ramp. The City's existing development regulations do not unduly restrict improvements to property needed to support individuals with disabilities, and has established a Reasonable Accommodation Ordinance for those rare instances where an improvement may not meet development regulations.

PERSONS WITH DEVELOPMENTAL DISABILITIES

Senate Bill (SB) 812 requires the City to include in the "Special Housing Needs Analysis", the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The Alta California Regional Center provides the City point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from the Alta California Regional Center provides a closer look at the disabled population.

Table X-17 | 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

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Housing Choice Vouchers (aka Section 8), special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating "barrier-free" design in all new multi-family housing is especially important to provide the widest range of choices for disabled residents.

Table X-18 | Developmentally Disabled Residents, by Residence Type

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

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Alta California Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

More than twenty (20) years ago, the Roseville Housing Authority (RHA) adopted a policy allowing Shared Housing under their Housing Choice Voucher (HCV) Program. Shared Housing enables persons who may have developmental disabilities to be able to use their voucher in housing that is shared with other non-related persons. The rent and rental subsidy for these households is then based on the use of only one bedroom (or two if a live-in aide is required). The HCV rental assistance Shared Housing option does not take into account the income of the other household members who may actually be assisting in providing some independence for the developmentally disabled HCV participant. RHA has had a number of developmentally disabled individuals make use of this option of Shared Housing and has received positive feedback from the participants, their families and landlords regarding the benefit of this provision.

Female Heads of Household

Female-headed households are considered a special needs group because of the higher incidence of poverty in this type of household as compared with all families. Most female-headed households are either single women over the age of 65 or single women (mothers or other female relatives) with minor children.

Of the 33,872 families in the City, according to the 2014–2018 ACS, 4,893 were female-headed families, or 14.4%. Approximately 53.2% (2,604) of female-headed families have minor children. Approximately 19.3% of female-headed families are classified as living below the poverty level and 23.5% have children under the age of 18. Comparatively, only 6.6% of all families in Roseville had household incomes below the poverty level.

It may be assumed that the majority of lower-income, female-headed households are cost burdened for housing (i.e., more than 30% of their income) or are experiencing other unmet housing needs. As a result of poverty, female heads of families often spend more on immediate needs such as food, clothing, transportation, and medical care than on home maintenance, which results in living units falling into disrepair. Female-headed families have a greater need for affordable housing, located in areas near child care, schools, parks, transportation, shopping, and other services.

Seniors

According to the 2014–2018 ACS, there are 22,162 seniors (persons age 65 or older) residing in Roseville. Seniors age 65 and older account for 16.7% of the city's population. Examining the last decade of data on seniors and tenure indicates that rates of homeownership and rental have remained fairly steady. Approximately 28% of homeowners are seniors while approximately 16% of renters are seniors. Seniors are more likely to have lower incomes than the general population, and according to the 2014–2018 ACS, 9.0% of the senior population is at or below the poverty level. Many seniors face financial challenges due to limited incomes and need affordable housing.

Seniors also face housing challenges related to physical disabilities. Many of the disabilities are age related, including declining mobility and self-care issues that interfere with their ability to remain independent.

Seniors have a variety of housing options, including:

- Independent living – seniors reside in their home or apartment with little support or care
- Assisted living facilities – senior maintains a level of independence, residing in an apartment and receives varied levels of support and assistance such as light housekeeping, meals, transportation, and/or medication
- Residential care facilities – typically a smaller licensed facility, often with 6 or fewer residents, that provides services similar to those provided by assisted living facilities
- Intermediate care or skilled nursing facilities – a licensed facility that provides a higher, continuous level of professional care

Although there are a variety of housing options for seniors, and all housing options are available in Roseville, facilities providing supportive services and a higher level of care are expensive. Most affordable senior housing is classified as independent living and does not provide supportive services. Lower-income seniors cannot afford to take advantage of many of the housing options and consequently, remain in independent living situations struggling with self-care issues.

Seniors First/Senior Link, located in Placer County, provides a link to variety of senior programs, referral services, and housing options and serves as an advocate for seniors within the community. The Area 4 Agency on Aging serves a seven-county area including the City of Roseville.

Large Families

Large families are defined by HUD as family households with five or more persons. The 2014–18 ACS reports that 9.2% of the total households (4,528 households) in Roseville are large families.

Data from the City's 2020 Consolidated Plan found that of the large families, 70.1% have an AMI greater than 100% and 5.4% are moderate income. Low-income large families make up 7.5% of the total of large families in the City; and less than 300 or 6.5% of the large families are extremely low-income.

For renters, the Consolidated Plan data showed that 625 large families were cost burdened and 310 large family renters were extremely-cost burdened. There were 335 large family homeowners that were cost burdened, and 215 that were extremely cost-burdened.

There are approximately 23,395 units (47.5%) in the city with three or more bedrooms, indicating that the City of Roseville has a sufficient supply of large housing units for the number of large households residing in the city. Of the total number of all sizes of units, for homeowners, 85% of the housing stock have 3 or more bedrooms and 37% of the rental units have 3 or more bedrooms.

Farmworkers

Farmworkers tend to have low incomes due to the lower-paying nature of their work. Farmworkers who are permanent residents, particularly those who are part of large family households, face many of the same difficulties in obtaining suitable affordable housing as other low-income families. Farmworkers who migrate on a seasonal basis face the issue of finding suitable, short-term housing.

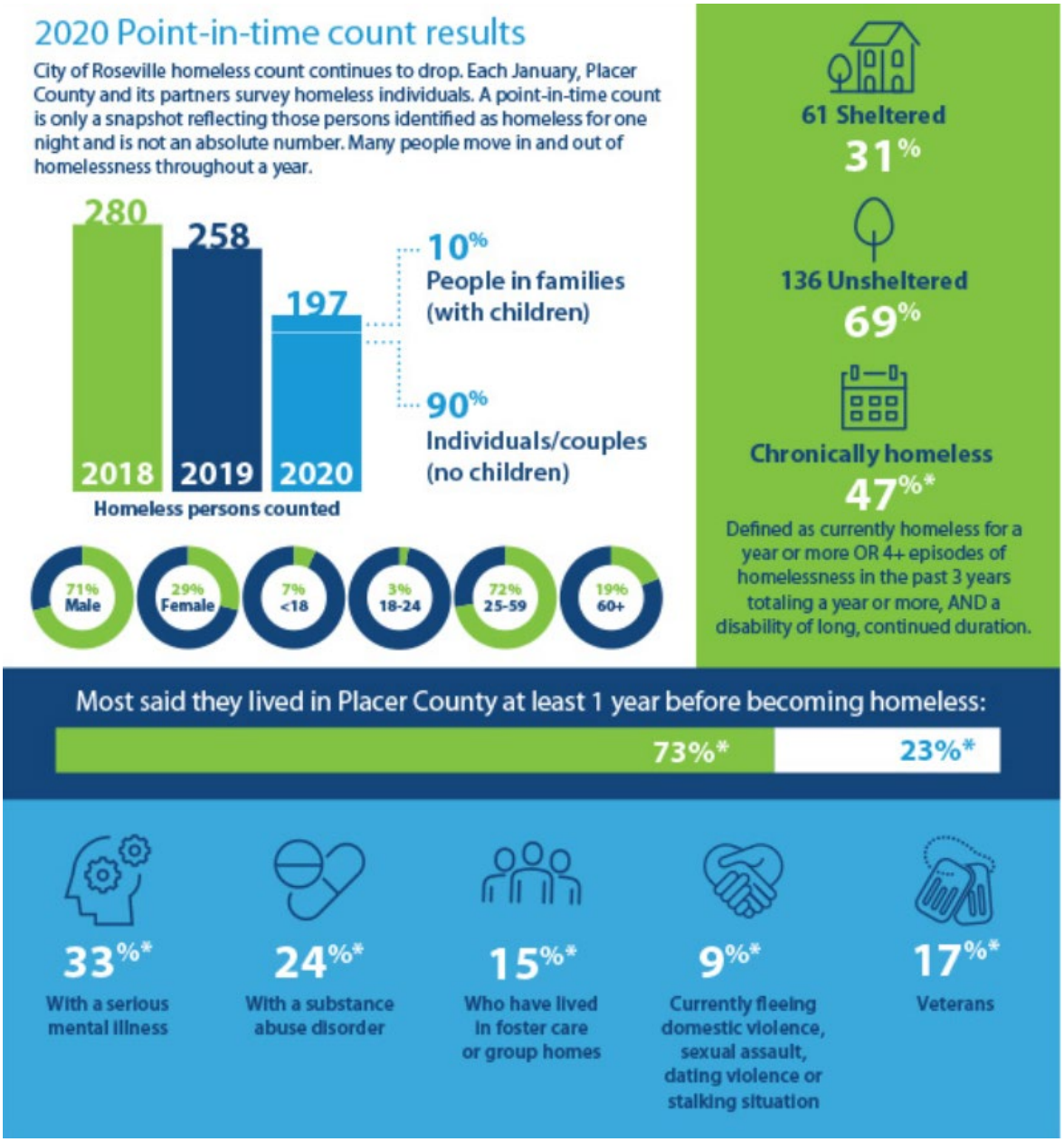
The City of Roseville does not contain any farmlands. The 2013 – 2017 ACS indicates that 0.2% of the working population (persons 16 years and older) are employed in the agriculture, mining, oil, and gas extraction industries (50 jobs total). The City does not have plans for providing farmworker housing; since there is no demand for migrant housing within the city, it is anticipated that any farmworkers who are permanent residents will obtain housing through affordable housing programs targeted to all lower-income families.

Homelessness

People struggling with homelessness have complex, multiple needs and require integrated and coordinated services. A lack of affordable housing can make it difficult for families to move from shelters and temporary supportive housing into permanent housing and puts many low-income families at risk of becoming homeless as well. It is difficult to estimate the number of individual households and households with children who are at risk of becoming homeless. It can be assumed that those most at risk are lower-income households with severe cost burden (households pay more than 50% of their income for housing costs).

Each January Placer County and its partners participate in the annual Point in Time Count and interview homeless individuals. A point-in-time count is simply a snapshot reflecting those persons identified as homeless for one night and is not an absolute number. Many people move in and out of homelessness throughout a year. According to the 2020 count, the City of Roseville had 197 homeless persons. Most, 73 percent, said they lived in Placer County at least one year before becoming homeless. The infographic below provides information regarding homeless persons within Placer County. As shown, the number of homeless individuals counted in Roseville has been consistently dropping over the past several years. The 2021 count was not conducted due to safety concerns related to COVID-19, but it is expected there has been an increase in the number of homeless individuals resulting from COVID-19 impacts.

The City of Roseville, Placer County, other cities in Placer County, service agencies, and faith-based organizations collaborate to support and work as part of a cooperative effort through the Placer Collaborative Network (PCN) and the Placer Consortium on Homelessness (PCOH) (a subgroup of the PCN) to address homelessness and provide comprehensive services on a regional basis. In addition to regional collaboration, the City has an internal Homeless Response Team made up of representatives from Housing, Parks and Open Space, Police Department's Social Services Unit (SSU), City Attorney's Office, and Public Affairs and Communication. Roseville Police Department's SSU uses a balanced approach of services and enforcement, with a team including Problem Oriented Policing (POP) officers, a sergeant for the unit, outreach workers, Placer County Probation, a family mobile unit, and a mental health crisis team. Through a partnership with the City, Placer County and the Downtown Roseville Partnership (DRP), the City has secured homeless outreach workers who work with Police Department's Social Services Unit and the County.



Through the support of Kaiser Permanente, the City is a member of the Built for Zero team along with Placer County's Adult System of Care and The Gathering Inn. Built for Zero is a data driven and system wide approach to encourage a place where homelessness is rare overall and brief when it occurs. As part of the Built for Zero initiative, the City participates in regional collaboration to house the most vulnerable homeless residents of Placer County.

The spectrum of City and regional housing and services includes outreach and SSU services, accessing ready to rent programs, mental health, food and healthcare services, accessing emergency shelter, accessing transitional housing programs, obtaining rental assistance, obtaining an affordable housing unit, living with family or friends, and utilizing ongoing supportive services to maintain housing.

Initiated in 2017 by a three-year partnership with Sutter, the City continues to administer and fund the Homeless Prevention and Rapid Rehousing program to help homeless service providers keep people housed and address barriers to housing. Non-profits apply for funds annually to provided grants to residents for utility bills, credit and background check fees, deposits, rent, and more.

Roseville Housing Authority provides rental assistance, which allows participants of the program to remain housed, preventing homelessness. More than half of participants are senior or disabled and about 75 percent are extremely low-income (earning 0-30 percent of Area Median Income). Roseville Housing Authority addresses homelessness with several different vouchers specifically for the homeless population:

- VASH vouchers permanently house homeless veterans
- Mainstream vouchers permanently house homeless non-elderly disabled
- Project Based Vouchers with Mental Health Services Act (MHSA) funding establish permanent supportive units for homeless with a disability.

Placer County's homeless service providers strive to meet the multiple needs of the homeless and provide integrated, coordinated services. Placer County and Roseville services can be accessed by calling 211 Connecting Point, which is a resource and information hub that connects people with community programs and services through a searchable web page and 24/7 local call center serving Nevada County, Placer County, and the Tahoe-Truckee region.

For a complete listing of homeless resources available in Placer County, please refer to Appendix D.

ANALYSIS OF AT-RISK HOUSING

State housing element law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions and the development of programs aimed at their preservation. Consistent with State law, this section identifies publicly assisted housing units in the City and analyzes their potential to convert to market rate housing uses.

Inventory of Affordable Units

A list of the City's assisted housing developments, including expiration dates, is provided in Table X-19 and the locations are shown in a map in Figure X-2.

Table X-19 | 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 Fiddyment 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
Subtotal of Units per Income Limit			*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

Table X-19 | Affordable Housing Developments

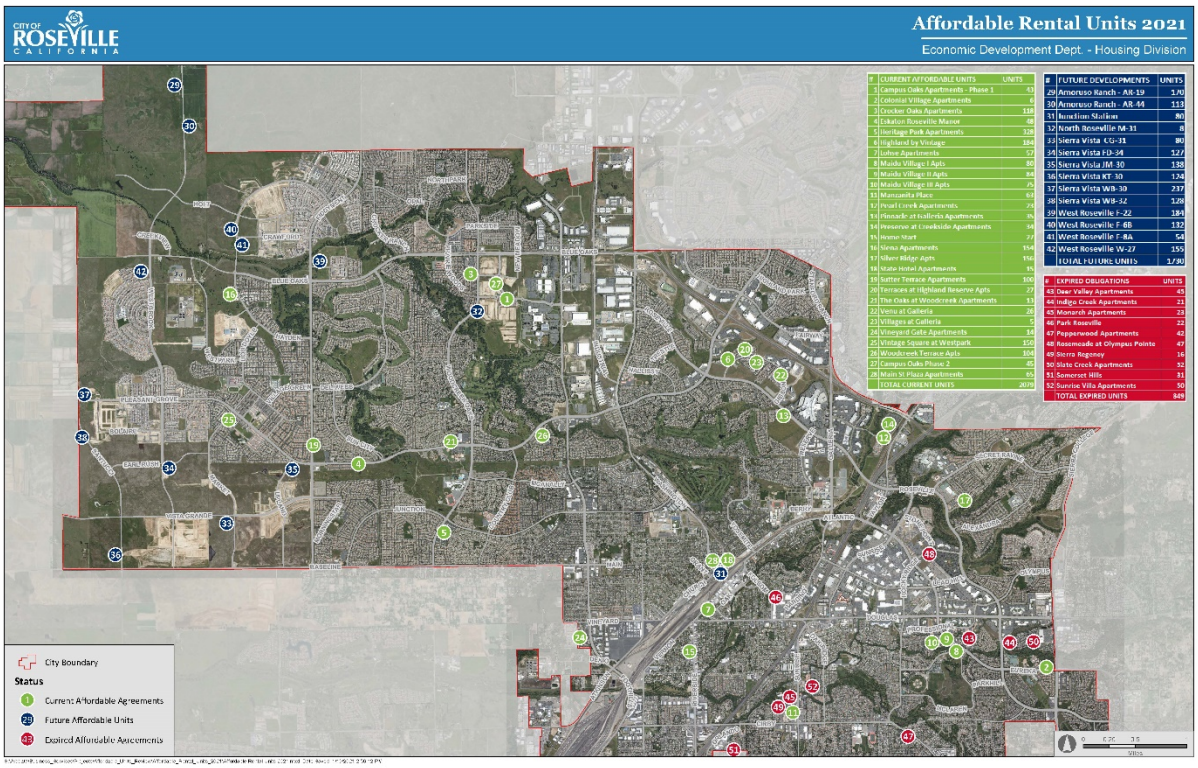
Apartment Complex	Earliest Date Affordability Period Expires	Type of Government Assistance Received	Very Low-Income Units 0–50% AMI	Low-Income Units 51–80% AMI	Total Units	Units per Acre
Campus Oaks Apartments Phase II 350 Roseville Parkway	2073	LIHTC	45 @ 50%		210	23.6
Colonial Village Apartments 3881 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

Table X-19 | 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
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
Subtotal of Multi-Family Units per Income Limit			*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

Figure X-2 | Affordable Housing Map



There are three assisted multi-family rental housing development in the City that have government assistance and/or expirations of restrictions on use that will expire during this Housing Element period and one that is at-risk in the 10-year period. Units include: Somersett Hill, 25 units that expire in 2024; Colonial Village, 56 units that will expire in 2025 and 34 units at Preserve at Creekside that will expire in 2029. In the 10 year period, 62 units at Manzanita Place will expire. The City will continue to monitor these at-risk units and should a notice of intent to convert to market rate be filed, work with potential purchasers to preserve the units, and ensure that tenants were properly notified of their rights under California law.

Table X-20 lists the inventory of at-risk units in the 10-year period. A total of 177 units are at-risk in the City over the 10-year period and 115 units are at-risk in the 9-year period that is the effective term of this housing element. The 25 units at Somersett Hill and 34 units Preserve at Creekside are considered highest priority, due to owner types. Somersett Hill and Preserve at Creekside are owned by profit motivated entities. Somersett Hill is managed by a national firm that manages 12 housing developments in the City, including other affordable housing developments.

Colonial Village was developed and is currently owned and managed by Project Go. Inc., a Roseville housing non-profit that also developed, owns, and operates 236 elderly affordable units at Maidu Village I, II and II. As a mission driven non-profit, the Colonial Village units are low-risk. Manaznita Place with 62 units for the elderly is owned by Volunteers of America, a non-profit organization and will most likely seek to preserve affordability therefore is also considered low-risk.

Table X-20| Inventory of At-Risk Units in the Ten-Year Period

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	Somersett 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**

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

Preservation Options

Preservation of the high-risk units can be achieved in several ways: 1) facilitate transfer of ownership, or purchase of similar units, of these projects to nonprofit organizations; 2) purchase of affordability covenants; 3) provide rental subsidies and 4) construction of new units. Preservation of the low-risk units often includes rehabilitation and renewal of rent subsidies.

Transfer of Ownership

Long-term affordability of lower income units can be secured by transferring ownership of these projects to non-profit housing organizations. By doing so, these units would be eligible for a greater range of government assistance. In most situations, unless some form of mortgage assistance is available to the interested nonprofit organizations, rental income alone from the lower income tenants would not likely be adequate to cover the mortgage payment, and rental subsidy would be required.

Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk project is to provide a financial assistance package to the owner to maintain the project as affordable housing. Assistance could include writing down the interest rate on the remaining loan balance (if funding source allows), providing a lump-sum payment, and/or supplementing the rents to market levels.

Rent Subsidy

Project and tenant-based rent subsidies could be used to preserve the affordability of housing. In addition to Housing Choice Vouchers, the City through a variety of potential funding sources could provide a voucher to low-income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a low-income household.

Construction of Replacement Units

The construction of new low-income housing units is a means of replacing the at-risk units if they are converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction.

Table X-21 | New Construction Replacement Cost Estimates

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-22 | Investment Value of At-Risk Housing Units Estimates

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

Note: Cost in 2021 dollars. Investment value is estimated using the Gross Rent Multiplier Method (GRM) with the following assumptions. All units are 1 bedroom and have a median monthly market rent of $1,450 (Table X-15). The GRM for Sacramento-Roseville-Arden Arcade is 10.35. Apartment Property Valuation data accessed 3/15/2021.

Cost Comparison

The cost to build new housing to replace the 177 at-risk units has an estimated total cost of more than $49,355,000. The cost of new construction is substantially higher than the estimated cost associated with purchase/ transfer of ownership which is $31,875,000.

PUBLIC AND PRIVATE NONPROFIT ENTITIES

Public and Private nonprofit entities serving Placer County, including Roseville, known to the City and Qualified Entities that have the legal and managerial capacity to acquire and manage these housing developments.

- ACLC, Inc.
- Affordable Housing Foundation
- Auburn Villa Tenant Association
- Christian Church Homes of Northern California
- Eskaton Properties, Inc.
- Pacific Housing, Inc.
- Project Go, Inc.
- ROEM Development Corporation

- Rural California Housing Corp
- Sacramento-Yolo Mutual Housing Association
- Volunteers of America National Services

RESOURCES FOR PRESERVATION

The City has access to state, federal and local funding that can be used to preserve assisted housing developments. These programs include

Community Development Block Grant (CDBG)

The CDBG Program is administered by HUD. Through this program, the federal government provides funding to jurisdictions to undertake community development and housing activities. The City's FY 2021-22 allocation is approximately $730,000 A portion of these funds are frequently used to assist non-profit organizations that support affordable housing opportunities to low-income households.

Home Investment Partnership Act (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for lower income households (<80 percent of AMI). The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. The City, or a developer, can apply for HOME funds which can be used for activities that promote affordable rental housing and homeownership by low-income households: An example of the City's use of HOME funds includes assisting with 49 affordable elderly units in 2010.

Permanent Local Housing Allocation (PLHA)

The PLHA program provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. Funding amounts will vary from year to year based on annual revenues to the Building Homes and Jobs Trust Fund.

Housing Choice Voucher Assistance (HCV)

The City administers the Roseville Housing Authority and manages the Housing Choice Voucher program, which extends rental subsidies to very-low income (up to 50 percent of AMI) family and seniors who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent.

City of Roseville Affordable Housing Fund Program

The City holds in-lieu fees, in addition to loan payoffs from the Affordable Purchase Program. In Lieu fees totaling $1,036,410 were collected between 2013 – 2021. These fees are part of the $4.36M reservation of funds for the 80 affordable units project at Junction Crossing.

Junction Crossing is a 100% affordable, 80-unit apartment complex proposed by St. Anton, a non-profit housing entity. Slated for 120 Pacific Street in Old Town Roseville, this complex will house 20 studio apartments and 60 one-bedroom units. The project will have 55-year affordability covenants.

Rendering of Junction Crossing

Unit Conservation

Important components of the City's affordable housing strategy are programs aimed at maintaining and improving existing affordable housing stock. The following programs, in addition to the Housing Rehabilitation Program, will help conserve housing affordability.

- The City will continue the practice of using Affordable Rental Housing Agreements to secure the affordability of rental housing on a long-term basis. These agreements will maintain affordability for approximately 2,000 units during the eight-year planning period.
- The City will continue the practice of using Affordable Purchase Housing Agreements to create and secure the affordability of purchase housing for middle income buyers. These agreements will create and maintain affordability for approximately 45 units during the eight-year planning period
- The First Time Homebuyer Down Payment Assistance Program targeted to low-income households could assist up to 10 households during the eight-year planning period if the average cost of homes in Roseville decreases and the program receives future funding.

Non-profit Entities
Non-profit entities serving Placer County, including Roseville, can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Placer County area includes:

- ACLC, Inc.
- Affordable Housing Foundation
- Auburn Villa Tenant Association
- Christian Church Homes of Northern California
- Eskaton Properties, Inc.
- Pacific Housing, Inc.

- ROEM Development Corporation
- Rural California Housing Corp
- Sacramento-Yolo Mutual Housing Association

RESIDENTIAL LAND INVENTORY

REGIONAL HOUSING NEEDS ALLOCATION

An important component of the Housing Element is the identification of sites for future housing development and an evaluation of the adequacy of these sites in fulfilling the City's share of the RHNA, as determined by Sacramento Area Council of Governments (SACOG). The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. Additionally, a major goal of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

The 2021–2029 Regional Housing Needs Plan, adopted in March 2020 by SACOG, mandates Roseville's share of the region's housing needs for all income categories as 12,066 units. Table X-23 shows the Regional Housing Needs Allocation for the planning period from 2021 to 2029 for the City of Roseville.

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

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.

AVAILABILITY OF LAND AND SITES INVENTORY

To demonstrate the City's capacity to meet its RHNA, an adequate sites inventory was conducted. This section begins with a discussion of the relationship between density and affordability, along with an analysis to determine the minimum density appropriate for lower income units. This is followed by a summary of the City's inventory and then a detailed inventory, including vacant land, underutilized land (i.e. land with redevelopment potential), and accessory dwelling units. The Housing Element is required to provide discussion and supporting evidence that the units in the inventory are achievable, also known as "realistic capacity." Each inventory is followed by an analysis of realistic capacity.

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

An adequate sites inventory must identify the specific parcels of land where units meeting the City's RHNA allocation can be accommodated, at specified levels of affordability. In general, while the affordability of future residential projects is unknown the density of a residential project tends to correlate with levels of affordability. That is, single family homes on large lots (low density residential) tend to be more expensive than apartments (high density residential). Consequently, density is used in inventories to estimate affordability levels.

In addition, housing element law specifically requires jurisdictions to provide a requisite analysis demonstrating that densities identified as adequate 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) use default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for a jurisdiction of the City of Roseville's size is 30 dwelling units per acre. The City has elected to provide an analysis, rather than rely on default density standards.

For the purposes of determining affordability, the City's inventory assumes that above-moderate income housing needs are fulfilled by Low Density Residential development (fewer than 7 units per acre), moderate income housing needs are fulfilled by Medium Density Residential development (7 to 12 units per acre) plus High Density Residential development of 13 to 22 units per acre, and lower income housing needs are fulfilled by High Density Residential development of 23 units per acre or greater plus Commercial Mixed Use development. Commercial Mixed Use is where residential units are intermixed with commercial uses. Typical mixed use developments in the City include either ground-floor retail with second and third floor apartments, or a small apartment building connected to or adjacent to retail. Typical density calculations do not apply in these instances, since the acreage is mixed between commercial and residential. However, in order to accommodate the allocated units plus commercial building area, the apartment sizes and designs are of necessity compact and correspond to apartments constructed at densities of 30 units to the acre and higher. The analysis required to justify reliance on sites with densities less than 30 units to the acre is provided below.

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 at rates affordable to low-income households using private financing. In another example, tax credits used for 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. The full list of all multi-family affordable housing developments can be found in Table X-19, while Table X-24 lists the multi-family affordable housing developments in the City at less than 25 units per acre.

In addition, the City contacted local affordable housing developers to receive input on appropriate densities for the production of affordable housing. The City received feedback from The Grupe Company, Mutual Housing, and Mercy Housing. Based on those conversations, it was determined that densities of 20–25 units per acre are appropriate for development of affordable housing. Mercy Housing stated that the push toward a minimum density of 30 dwelling units per acre has proven problematic, while The Grupe Company specifically stated that it would be helpful to have more land zoned for the 20–25 dwelling unit range, particularly in infill areas of the community. Most critically, Mutual Housing pointed out that at 20–25 units per acre State Density Bonus Law enables a project to increase density by 80%, up to 36–40 units per acre. Therefore, a land use density of 20–25 units per acre already provides flexibility for a range of 20–40 dwelling units per acre. For this reason, Mutual Housing indicated that—provided a site allows at least 20 units per acre—the more critical rule of thumb is the total number of units which can be realized. They indicated that their projects must be no less than 60 units, and preferably at least 100 units, in order to be financially feasible; the higher the total units, the more development and operating cost efficiencies are realized and the project's viability is increased.

The City also received feedback on what is needed from a jurisdiction in order to make an affordable project work. Mutual Housing expressed that a key issue is the need for localities to provide a local contribution in order to qualify for State and Federal affordable housing financing programs, which are essential for all affordable housing developments. Mutual Housing specifically stated that "without a local contribution, increasing allowed density will not result in new affordable housing development." Therefore, gap financing is more critical to the success of affordable housing production than increasing minimum densities.

In examining current market conditions, the City has seen the completion of multiple apartment developments within the past several years, including Harvest at Fiddyment Ranch (market-rate), Campus Oaks Apartments Phase I and Campus Oaks Apartments Phase II, Lohse Apartments, and Main Street Apartments. The market-rate complex offers 1–3 bedrooms with high-end finishing and amenities, and advertised rents range from $1,700 to $2,400/month; this development is located within the West Roseville Specific Plan. All of the other listed developments provide affordable rents from 30 percent to 60 percent of median income, and are located in the City's Downtown Specific Plan and Campus Oaks Master Plan (North Industrial Planning Area).

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 eight-year cycle, the City of Roseville strongly believes it is appropriate to rely on parcels of 20 units per acre or greater to meet a portion of lower-income RHNA. However, as previously stated the City is relying on sites of 23 units per acre or greater, as discussed in the Sites Inventory section below.

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
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

Sites Inventory

Table X-25 compares the City of Roseville's RHNA to the undeveloped existing land capacity. The City currently has capacity for 1,375 units at 30 dwelling units per acre or more (including commercial mixed use sites), meeting 22% of the lower-income RHNA on these sites. A further 2,260 units of lower-income capacity will be met on ten sites zoned to allow 25 to 29 dwelling units per acre (37% of the lower-income RHNA), and 1,249 units of lower-income capacity will be met on five sites zoned to allow 23–24 units per acre (20% of the lower-income RHNA). Table X-26 displays the City's existing land capacity by land use acreage and Table X-27 displays the City's inventory by Plan Area.

The lower-income vacant land total includes all sites with a deed-restricted affordable housing obligation, regardless of the site density. Parcels with a recorded affordable housing obligation include footnotes in Table X-28, below, noting the amount and affordability level of the obligation. Including vacant land, underutilized opportunity sites (in the Downtown and Riverside Gateway Specific Plans), and accessory dwelling units, the City has a slight surplus of above-moderate unit capacity, a significant surplus of moderate income unit capacity, and a 612-unit shortfall of lower income unit capacity. The City's plan to address this shortfall is addressed in Housing Element Program 14 (Rezone Program) and within Appendix C.

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

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	5,164	357	45	**-612**
Low[1]	2,323				
Moderate[2]	1,746	3,928	42	34	**2,258**
Above Moderate[3]	4,142	4,301	0	1	**160**
Total	**12,066**	**13,393**	**399**	**80**	**1,806**

Source: Sacramento Area Council of Governments; City of Roseville 2021
[1] Capacity based on sites with a density of 23 du/acre or greater and/or a lower income affordable housing obligation
[2] Capacity based on sites with a density of 7–22.9 du/acre
[3] Capacity based on sites with a density of less than 7 du/acre
[4] This number is derived from the current existing housing unit capacity minus the regional housing need number for the planning period.

Table X-26 | 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	856	4,278	31%
Medium Density Residential (MDR)	7.0 to 12.9	324	2,681	19%
High Density Residential (HDR)	13.0 and above	255	6,030	44%
Mixed Use (CC)	--	67	807	6%
TOTAL		**1,502**	**13,796**	**100%**

Table X-27 | 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	35	18	0	208	791	393	547	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	192	92	29	642	1,674	1,256	2,337	249	5,516
WRSP	99	26	76	0	200	388	307	1,756	0	2,451
INFILL	9	6	4	0	19	48	70	97	0	215
Total	**856**	**324**	**255**	**67**	**1502**	**4,274**	**2,681**	**6,030**	**807**	**13,792**

Note: Several of the City's Specific Plans are not included in this list, because they are fully developed and have no further undeveloped land.

UNDEVELOPED RESIDENTIAL LAND INVENTORY

The following section includes an inventory of all undeveloped residential land in the City based on the City's Specific Plan parcels. Table X-29 displays the City's Specific Plan parcel number, the land use and zoning designation, the land use density, the number of undeveloped units allocated to the parcel, and the income category the units satisfy. Because the City comprehensively plans for development as part of its Specific Plan process, sufficient public services and facilities exist or are planned and fully funded to serve the parcels listed. The final column indicates whether any of the vacant sites were included within the past two Housing Element inventories (the 2008 and 2013 Housing Elements). Footnotes are included for those sites with a recorded affordable housing obligation, describing the breakdown of units by affordability. Appendix E includes maps of all inventory sites and a map of all undeveloped sites in the City with a land use designation of at least 23 units per acre. A more detailed inventory based on Assessor's Parcel Number is included as Appendix F of this Housing Element.

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

A. Amoruso Ranch Specific Plan							
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

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

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**	

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

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

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
Moderate Subtotal			**34.9**	**393**		**393**	
Lower Income							
C-40	HDR	R3	5.2	168	32.3	168	N

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

C-41	HDR	R3	4.3	127	29.5	127	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			**17.7**	**547**		**547**	
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. 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.

D. North Industrial Planning Area							
Parcel Number	**Land Use**	**Zoning**	**Acres**	**Allocated Units**	**Density**	**Undeveloped Units**	**Previous Inventory Y/N**
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**	

E. North Roseville Specific Plan							
Parcel Number	**Land Use**	**Zoning**	**Acres**	**Allocated Units**	**Density**	**Undeveloped Units**	**Previous Inventory Y/N**
Moderate Income							

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

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.

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

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

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
Moderate Subtotal			**217.1**	**1,850**		**1,618**	
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	CMU	CMU/SA	5.7	40	--	40	N
KT-40A	CMU	CMU/SA	5.3	46	--	46	N
KT-40B	CMU	CMU/SA	18.1	163	--	163	N
Mixed Use Subtotal			**29.1**	**249**		**249**	
Lower Subtotal			**118.3**	**2,224**		**2,224**	
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

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

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-55A	LDR	RS/DS	24.3	99	4.1	99	Y
Above Moderate Subtotal			**98.5**	**473**		**388**	
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	54	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			**66.5**	**1049**		**694**	
Lower Income							
F-6B[a]	HDR	R3	8.4	195	23.2	132	Y
F-8A[b]	HDR	R3	11.7	277	23.7	223	Y
F-21	HDR	R3	14.5	343	23.7	343	Y
F-22[d]	HDR	R3	9.8	244	24.9	244	Y
F-25	HDR	R3	5.5	137	24.9	137	Y
F-26	HDR	R3	5.6	140	25	140	Y
W-27[c]	HDR/VC	R3/DS	7.9	150	21.5	150	Y
Lower Subtotal			**63.4**	**1,486**		**1,369**	
Total			**200.4**	**3,008**		**2,451**	

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.

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.

Specific Plan Areas Realistic Capacity

The City's specific plan process provides certainty for the City and landowners by vesting all land uses approved with the specific plan through development agreements. The City has used Specific Plans to establish new growth areas since the 1980s, and as a consequence the majority of the City is within a Specific Plan. This approach assists the

development of adequate housing by assigning housing unit allocations to appropriately-designated large lot parcels. Pursuant to state law, development agreements are recorded against individual properties, and outline the legal rights and responsibilities of the City and the landowner regarding land use designations and entitlements. This approach ultimately encourages and facilitates the creation of affordable housing, especially higher-density housing, which is necessary to provide for very low- and low-income housing opportunities in the city.

The City continually strives to make the best land use decisions and implement policies that efficiently use remaining developable land. To ensure the adequate provision and efficient use of facilities, services, and infrastructure, all specific plan areas within the City specify residential densities not as a range, but at a specific density (e.g. High Density Residential 25.0) and unit allocation (e.g. 150 units). This allows the Specific Plan process to identify the precise number of affordable housing units required to ensure compliance with the City's 10% affordable housing goal. The affordable housing section of the City's Specific Plans identify the large lots where affordable units (at specific levels of affordability) must be accommodated within the planning area. This comprehensive approach also allows the City to ensure that the units are located on sites scattered throughout the planning area.

As a result of the detailed land use planning of the Specific Plan, the planning for circulation systems (including provisions for public transit), adequate infrastructure and capacity for water and wastewater facilities, utilities, drainage and flood control, and all other essential public facilities and services thoroughly covers all future facility and service needs. The same is true of the California Environmental Quality Act (CEQA) process, and the end result is the ability of projects consistent with the Specific Plan to develop without the need for additional studies or environmental review; without incurring unexpected infrastructure or service costs; and with the assurance that there is sufficient water, sewer, electrical and other service supplies to support development. 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. 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.

Residential projects consistent with the Specific Plan only require a Tentative Subdivision Map to establish the small-lot pattern which will supersede the large lot, and/or Design Review for compact residential housing (i.e. Medium Density Residential) and multiple-family development. Each Specific Plan also acknowledges that the plan is long-range, and property owners may need to make minor modifications to land uses based on changing market conditions; these can be approved at a staff level. Minor modifications include the transfer of unit allocations from one large lot to another or shifting large lot boundaries, provided the affected large lot allocations are not changed by more than 20% (cumulatively) and the land use designation does not change. The ability to allow minor modifications provides a needed level of flexibility. Modifications which are not minor require a Specific Plan Amendment.

The exact capacity and allowable density of Specific Plan sites in the City's existing sites inventory has already been determined through the specific plan process. Although the City's inventory includes High Density Residential sites greater than 10 acres, these sites have been deliberately sized larger as a direct consequence of the City's more detailed planning, for site-specific reasons. For example, large lot Parcel F-8A in the West Roseville Specific Plan is 11.7 acres and includes a lengthy frontage on an arterial roadway (the under-construction North Hayden Parkway) as well as adjacency to designated Open Space. Frontage improvements for the arterial roadway will include a deep landscape buffer and the interface with Open Space will also require a deep buffer. Therefore, this site's size is based on a need to ensure the site has room for these improvements while still providing capacity for the allocated units. The City also has a track record of developing sites of greater than 10 acres. Examples include large lot Parcel F-24, also in the West Roseville Specific Plan, which is 11.98 acres. Development of the site with its allocated 300 units at a density of 25 units per acre is nearly complete. A list of sites in excess of 10 acres and a reasoning for their size is included below.

- AR-38 is 15.1 acres because it has frontage on the future Placer Parkway and because it shares a significant portion of boundary with a 23-acre commercial site. Placer Parkway is a major regional transportation facility and

will require deep landscape buffering and other site accommodations. The shared boundary with the commercial site brings many opportunities to orient and integrate the High Density Residential site with the future commercial center, but this will also require consideration of landscaping, pathways, and public or common amenities between the two areas, which will require land to accommodate.

- CG-30 and CG-31 are 14 acres and 14.5 acres, respectively, and are sized larger because they are part of the Village Node within the Sierra Vista Specific Plan. The Village Node is a planned higher-density residential district anchored by a commercial mixed-use core that creates a central gathering place for residents. These sites have been deliberately sized and located to activate this central area and provide space on the sites for common amenities, paseos, and activated streetscapes.

- WB-31 is 11.1 acres and is part of a higher density node across from a commercial site with a planned transit hub for Bus Rapid Transit. A signalized intersection is planned at the intersection of Daylight Drive, Pleasant Grove Boulevard, and the High Density site entrance, so extra land area is needed to accommodate the signal improvements.

- F-8A was previously discussed, and is slightly larger in order to provide land area for frontage improvements and Open Space buffer.

- F-21 is 14.5 acres and is irregularly shaped and shares property boundary with Fiddyment Park, a future regional park site. The boundary is irregular because it follows a conservation easement placed over a creek and woodland area. The irregular shape and the landscape buffers which will be required adjacent to the open space area necessitated a larger site, to ensure both the units and buffers could be accommodated.

The City's Specific Plans do not include any phasing requirements or other barriers which would preclude or delay development in any portion of the Specific Plan; on the contrary, they facilitate development consistent with the Specific Plan. In each of the City's Specific Plans, higher density development is located along major roadways and is near commercial nodes, to facilitate access to transit and reduced reliance on vehicle trips. Because all of the High Density Residential development and most of the Medium Density Residential development is located along backbone transportation infrastructure for each Specific Plan, which is also the pathway of backbone utility infrastructure, those properties become available for development earlier in the Specific Plan buildout process. A brief discussion of the development status and potential growth is described below for each Specific Plan included in the existing sites inventory.

Amoruso Ranch Specific Plan: Approved in 2016, this Specific Plan is currently not connected to completed infrastructure within the City and has not begun development. However, plans to extend Westbrook Boulevard—the major backbone roadway connecting the Amoruso Ranch Specific Plan to the rest of the City—over the creek south of the planning area have been approved and bridge construction is anticipated to be completed in 2021. Once the bridge is complete, extension of Westbrook Boulevard into the planning area is anticipated in 2022. All of the High Density Residential property within the planning area is located along Westbrook Boulevard, so will be connected to infrastructure and available to build within the 8-year Housing Element period.

Creekview Specific Plan: Approved in 2012, this Specific Plan has just begun to develop within the last year. Westbrook Boulevard, the main backbone roadway connection, has been extended into the planning area and the adjacent properties have been rough graded. Tentative Subdivision Maps for these areas have been approved and recorded; none of these recorded maps are included within the City's inventory, because they are actively under construction. The roadway infrastructure needed to access all but one of the High Density Residential sites has been installed. The remaining site is along Westbrook Boulevard across the creek bisecting the planning area. As indicated previously, bridge construction is anticipated to be completed in 2021, and therefore all of the High Density Residential sites will be connected to infrastructure and available to build early in the first year of the 8-year Housing Element period.

North Industrial Planning Area: This planning area includes the Campus Oaks Master Plan area, approved in 2015. The large commercial center in this planning area is under construction and all of the High Density Residential sites have already been completed (and are therefore not included within the existing sites inventory). All of the

undeveloped residential land within this planning area has been rough graded and significant sections of infrastructure have been installed or are under construction. Most of the planning area includes recorded tentative subdivision maps, so these sites are not included in the City's inventory. All of the remaining sites in this planning area will be connected to infrastructure and available to build within the 8-year Housing Element period.

Sierra Vista Specific Plan: Approved in 2010 at the end of the recession, development activity within this Planning Area increased as the economy recovered. The extension of Pleasant Grove Boulevard to its terminus near the City boundary has been completed, as have other sections of major backbone roadway systems, including Westbrook Boulevard, Market Street, Santucci Boulevard, and Vista Grande Boulevard. This planning area is actively developing and the backbone roadway systems needed to access the High Density Residential sites have all been completed or are under construction. Sites throughout this planning area will be available to construct from the outset of the 8-year Housing Element period.

West Roseville Specific Plan: Approved in 2004, nearly three-quarters of this planning area has been developed and the remainder is expected to be completed within the 8-year Housing Element period.

For all of the other specific plans, infrastructure and roadway connections are all completed, and there are only a few remaining undeveloped parcels, all of which are available from the outset of the 8-year Housing Element period.

Infill Development Realistic Capacity

The City's Infill area is the older portion of the City which was established prior to the 1980s, where there is no Specific Plan. Infill areas, as well as planning areas which contemplated only non-residential 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 in centralized locations.

Though not within Specific Plans the stated additional capacity for the Infill area of the City was included as part of the City's 2035 General Plan and accompanying EIR, approved in 2020. Therefore, the units were assumed as part of the City's buildout analysis of water supply, sewer capacity, roadway capacity, and other infrastructure and service needs. The only potential realistic capacity constraints would be site-specific, such as the presence of restrictive easements. Of the 58 Infill sites listed in Table X-28, a total of 39 sites are vacant lots which can accommodate one unit. Only a building permit is required to build a home on a vacant lot. A handful of sites are vacant or have only one home but are designated for two units (duplex, or two-family zoning). These can also be developed with just a building permit. Sites with more units allocated may need a Tentative Map (either parcel or subdivision) or for multi-family housing would require a Design Review Permit. A handful of sites may also require a Tree Permit due to the presence of native oak trees, but this would depend on the specific site design; a Tree Permit would not be required if the native oak trees are not removed.

None of the sites on the list have significant site-specific constraints. One site is developed with a parking lot for a church, but the parking is not required and the property owner has inquired about residential development of the site in the past. The land use and zoning designation would allow multi-family, but for the inventory includes only one unit because it would not require elimination of the parking lot to construct one home adjacent to the neighboring homes. All of the other non-vacant lots have minor improvements, such as a fence, a shed, or junk storage. There are no easements or other restrictions that limit the use of the site, floodplain, or evidence of wetlands or other waters. All of the Infill sites have access to existing roadways and utility connections. The stated capacity for the Infill sites is extremely conservative because many of these sites could be developed with more than the specified number of units based on their land use and zoning designation, but the number allocated reflects what the City is certain can be easily and realistically built.

UNDERUTILIZED LAND INVENTORY

Over the last two decades the City of Roseville renewed its focus on revitalization of our older neighborhoods and commercial corridors, as well as encouraging the development of mixed use and High Density Residential (HDR) units in both the Riverside Gateway Specific Plan and the Downtown Specific Plan. This approach has resulted in significant success, with three 100% affordable apartment projects approved in this area in the last five years, two of which have

been constructed (on Table X-19, Lohse Apartments and Main Street Apartments) and the third of which is expected to begin construction in 2021. Table X-29 displays all of the opportunity sites within the City's Downtown and Riverside Gateway Specific Plan which have capacity for residential development. The sites in the Riverside Gateway Specific Plan are all in the Commercial Mixed Use zone, which means density cannot be calculated by a simple division of units per acre; a portion of the site is expected to be non-residential. Density also cannot be expressed as a "maximum" or "minimum," because the plan has instead simply allocated a certain number of units to each property. Density has therefore been estimated based on the description of uses for the opportunity sites within the Specific Plan. Based on this estimated land use density, the City's underutilized land supply provides capacity for 357 lower-income units and 42 moderate-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	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
2	400–412 Washington , 209/211 Pleasant	34	37.8	--	0.5	CMU/SA-DT	Auto Sales/Office	Commercial/Residential	Y
3	400–426 Lincoln	80	58.1	0.37	1.4	HD/SA-DT	Parking lot	Commercial/Residential	Y
4	120 Pacific	80	60	1.57	1.4	HD/SA-DT	City Parking lot	Approved 4-story apartments, lower income	Y
Subtotal		**257**			**5.3**				
Riverside Gateway									
5	108–110 Douglas, 119–125 Riverside	39	40.45	1.29	1.0	CMU/SA-RG	Hayes Used Auto Sales	Commercial/Residential	Y
6	201–227 Riverside	12	18.3	1	0.7	CMU/SA	Auto/Retail/Vacant	Commercial/Residential	Y
7	401–415 Riverside, 110 Cherry	20	19.4	0.9	0.8	CMU/SA	Used Auto Sales	Commercial/Residential	Y
8	440 Riverside	10	14.5	0.8	1.0	CMU/SA	Hayes Used Auto Sales	Commercial/Residential	Y
9	527 Riverside, 424 Clinton, 109–115 Darling	61	29	1.31	2.1	CMU/SA	Hertz Auto Sales, GM Auto Repair Center, Small Retail Strip Mall	Commercial/Residential	Y
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

Underutilized Land Realistic Capacity

The two plan areas have unique characteristics which offer more housing opportunities, especially with the opportunity to consolidate small lots into larger development opportunities. Each specific plan land use map can be viewed online: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774576

Below are descriptions of the respective plan areas, which encourage and facilitate the development of high density and mixed use housing. See Appendix E for maps of the Riverside Gateway Specific Plan and the Downtown Specific Plan sites.

Riverside Gateway

Fundamental to the adopted Specific Plan are six development strategies that were developed by the Steering Committee of the Riverside Gateway Project. The Steering Committee was comprised of property owners, business representatives, residential property owners and appointed officials. The Specific Plan was adopted with the following recommendations:

Parking Strategy: The adopted parking strategy is based on; offsetting parking needs by providing additional on-street parking, consolidating and creating alley loaded parking fields, providing a central parking lot on Riverside Avenue, amending the parking requirement to reflect a mixed use standard and creating a future in-lieu fee to develop future parking.

Pedestrian Friendly Improvements: The plan promotes development of pedestrian friendly improvements, including the use of bulb-outs, sidewalk replacement, one-way alleyways with pedestrian shoulders, enhanced crosswalks and an enhancement of the intersection at Douglas Boulevard and Riverside Avenue.

Enhancement of the Streetscape: Streetscape features that include such items as furniture, signage, banners and other amenities that are similar in nature to the Vernon Streetscape design are also anticipated. Included in the streetscape is the upgrade and under grounding of utilities adding new capacity and making new development more attractive for the area.

Land Use Strategy: The Specific Plan promotes an increase in the Floor Area Ratio (FAR) standard, adding a mix of residential uses and establishing more flexible design and development standards for the Riverside Gateway project area. (Note: FAR is the ratio of developed area, as compared to total area of a parcel.)The previous FAR was .27 and has been increased to .60, allowing for 4 story buildings to be created in the plan area.

In addition, the previous zoning was GC (General Commercial), which did not allow residential development. With the adoption of the Riverside Gateway Specific Plan, a Special Area overlay (SA) for zoning was applied to the plan area, thereby creating a Commercial Mixed Use Zone District with a Special Area overlay, which is known as CMU/SA-RG (Commercial Mixed Use with a Special Area Overlay for the Riverside Gateway Plan Area). The current zoning now allows residential development by right, creating more opportunities to develop higher density housing. Additionally the zoning now prohibits Auto Service and Auto Sales uses. Currently Riverside Avenue is heavily occupied by auto uses. By precluding these uses, the sites will become available for redevelopment with projects including residential units, further introducing additional HDR units into the plan area.

Catalyst Sites In order to promote redevelopment in the area the Council felt that it was important for the City to support and pursue funding for a catalyst project within the Riverside Gateway project area. There are two catalyst sites. The sites will combine smaller lots, which are owned by the same landowner, therefore increasing the probability of mixed use and high intensity development at each of these sites. Conceptual plans were prepared for the sites that, as proposed, would provide a cumulative of 100 additional HDR units within the plan area.

The conceptual plans and housing unit yield take into consideration the following: setbacks, floor area ratio, lot coverage, parking, height limitations, site constraints, and design guidelines.

Site Development Prototypes The Riverside Gateway Specific Plan identifies various prototype development plans for interested developers, eliminating the project from going through the design review process. The developer would then save time and money, as well as ensure the project will have addressed concerns relative to parking, site access, landscaping, utility connections, and trash enclosures.

Four prototype plans were prepared for the various lot sizes on Riverside Avenue; single lots (50' x 150'), double lots (100' x 150'), triple lots (150' x 150') or triple corner lots. The prototypes demonstrate the redevelopment potential of the parcels with mixed-use, ground floor retail and upper floor residential use. The developments include between 2–12 residential units each and were designed to be consistent with the Riverside Gateway goals and City regulations. The prototype plans and housing unit yield take into consideration the following: setbacks, floor area ratio, lot coverage, parking, height limitations, and design guidelines. Refer to Chapter 9 of the Riverside Gateway Specific Plan for prototype plans.

Using the prototype plans, staff estimated the amount of new units that could be introduced to the area by redeveloping the parcels occupied by non-conforming uses.

Analysis of Existing Uses. The Riverside Gateway Specific Plan provides a variety of changes to the previous land use designations, as well as other regulatory incentives that encourage and facilitate the development of higher density residential housing units.

As mentioned under the Land Use Strategy and Site Development Prototype discussions, staff identified the parcels with potential development of HDR units. The sites identified are or were occupied by the now non-complying automotive uses. Although development has also slowed, the viability that these sites will be developed is probably more realistic once funding can be obtained due to the fact that there are fewer constraints that could potentially impede development. In summary, the analysis of existing uses reveals that there are no uses that could impede development of the potential development sites.

Downtown Specific Plan

Introduction

New housing in Downtown Roseville is a key strategy of the Downtown Specific Plan. The City of Roseville, as well as the Sacramento region, has been focused on reducing the footprint of future development on the outer edges of existing communities within the region. The Downtown Specific Plan provides new high density residential development within an urbanized area. New residents will enhance the customer base for Downtown retail businesses and will be in walking distance to the multi-modal facility and bus transfer facilities that exist in the plan area.

A variety of residential types are proposed to create a downtown that is accessible to different economic and life-style sectors of the community. Housing types that are appropriate in Downtown include multi-family flats and apartments, efficiency units, single room occupancy units, condominiums, town homes, flexible live-work options and mixed income housing (market rate and affordable units). The land use plan anticipates that the majority of units will be incorporated as part of future mixed use development or high density housing projects.

Incentives

The Downtown Specific Plan regulates the development of property through use and bulk restrictions. The tool selected for regulating density and intensity in Downtown Roseville is the allowable Floor Area Ratio (FAR). In order to encourage a mix of housing within the Downtown area, there are a number of incentives that are directed towards assisting housing related projects. Through incentive zoning, the City seeks to realize certain amenities or design provisions related to a particular development project in exchange for granting an increase in the FAR, a reduction in the required parking or additional height for development, for the property being developed.

The City worked in conjunction with a consultant to prepare development plans for several sites within the Downtown. The sites were chosen based on size, location, existing conditions, and the property owners' interest in developing the site. All of the projects include mix-use development and are consistent with the Downtown policies and City regulations.

Six of the sites were identified as catalyst sites because they were vacant or City owned parcels. As an incentive to developers, Pre-Design plans were prepared for the sites and the review process streamlined. The developers then

save time and money, as well as ensure the project addressed concerns relative to parking, site access, landscaping, utility connections and other City guidelines and regulations. In summary, the primary regulatory incentives are focused on land use, parking reductions, in-lieu fees and process streamlining. These incentives are intended to encourage additional housing in the Downtown. These overall incentives are listed below:

Land Use

- Increased FAR = Additional 900,000 square feet (s.f.) ground floor commercial and 1,020 residential units;
- Adds height to the existing zone districts;
- Adds new housing related uses as being principally permitted that the market supports, such as: Mixed Use, High Density Residential and Live Work housing;
- Principally permits existing single room occupancy residential units; and,
- Principally permits high efficiency residential units.

Parking Requirements

- On-site requirements for residential development have been reduced;
- Public Parking is used to satisfy private parking requirements. An increase in the public parking supply on the side streets will be added where plausible;
- An on-street parking credit of 2.5 spaces for every 7,500 s.f. of lot area is provided;
- Parcel aggregation credit is provided when consolidating properties; and,
- Permitted uses that are rehabilitating an existing building do not require additional on-site parking when a discretionary action is not required.

Fees

- Park land dedication fees and in-lieu fees are not required for residential uses; and,
- Parking in-lieu fee payment at a reduced rate based on number of spaces helps the financial performa of projects.

Process

- Administrative Design Review Permits are encouraged to streamline future housing developments;
- Pre-approved development scenarios have been developed for catalyst sites containing residential development; and,
- Completion of an Environmental Impact Report will address increased traffic and utility use on an area wide basis.
- Completes an architectural and historical survey necessary for future CEQA actions.
- Provides the ability to use CEQA exemptions for future projects streamlining the development process.

Application of Standards

Due to the relatively small parcel sizes it is difficult to assign a density or unit allocation that is parcel specific. The Specific Plan allocates units on a district basis. It establishes minimum and maximum density requirements in order to allow the market to dictate what type of projects are economically feasible. For projects that are strictly residential, the density combined with the maximum FAR will be the regulating factors. Mixed use projects (residential over retail/office) will be regulated through the overall floor area ratio requirement. This approach will allow commercial mixed use projects to have smaller units, which can maximize density.

ACCESSORY DWELLING UNIT INVENTORY AND REALISTIC CAPACITY

SACOG completed a regional ADU affordability analysis (dated March 2020 and included as Appendix G) indicating that in Placer County a total of 56% of ADUs are affordable to lower income households (15% extremely low, 6% very low, and 35% low) and 43% are affordable to moderate income households. Only 1% are priced to meet the above moderate income level. State legislation has enacted relaxed development standards and fees for ADUs and JADUs, making them more easily accommodated on a lot and less expensive to construct. Due to these relaxed standards and fees, the City is projecting that ADUs and JADUs will be constructed at five times the average annual rate observed in the City between 2013 and 2017. The City only began reliably tracking this type of unit in 2018, so it is difficult to provide an accurate measure of the number of ADUs constructed in the 2013 to 2017 time period. An electronic search of building permit records using key words was used to develop an estimate, which was found to be two ADUs annually. Five times this annual average rate results in ten ADUs or JADUs annually for a total of 80 units over the 8-year planning period. Based on the affordability analysis, it is assumed that 45 of these will be affordable to lower income households.

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development.

Environmental

All sites listed in the sites inventory are generally free of constraints or the site constraints are so minor they can be mitigated with development. The City does not give land use entitlements for land within a floodplain (it would contain a floodplain overlay designation, for instance, that limits development). If the affordable sites are part of a specific plan and subject to a development agreement, it is a condition of the development agreement that the affordable sites be free of any encumbrances.

Infrastructure

The concept of linking growth management and the ability to provide adequate services is articulated throughout the goals and policies of the Growth Management Component, PolicyLU8.3, which states: “Growth shall be managed to ensure that adequate public facilities and services, as defined in the Public Facilities Element, are planned and provided and public health, safety and welfare is protected.” Therefore, new development must contribute its fair share toward the provision of water, wastewater, electric, parks and recreation, and police and fire services, as well as school funding. The fees associated with the provision of adequate facilities and services will affect the cost of housing since the costs will be passed on to homebuyers, who will pay for the expansion and provision of services over time

The City of Roseville is the utility provider for water, wastewater, sewer, and solid waste. The City has sufficient infrastructure capacity to address its RHNA during the 2021–2029 planning period of the Housing Element. The City’s Specific Plan process ensures there is sufficient water, sewer, electrical, and other service supplies to support full buildout of the planning area.

OPPORTUNITIES FOR ENERGY EFFICIENCY AND CONSERVATION

An important consideration in the development of a comprehensive housing plan is the attention given to the issue of energy efficiency and conservation. Roseville Electric is a locally owned and operated non-profit municipal utility of the City of Roseville. Roseville Electric has served the Roseville community for over 90 years with the primary concerns of energy efficiency and conservation and maintaining low rates and high service reliability. Customers are encouraged to participate in the local utility commission meetings. Residential electric rates in the city are generally lower than rates charged by the Pacific Gas and Electric Company. The City's Residential Energy Efficiency and Conservation goals and policies found in the Housing Plan section, reflect the City's continued commitment to implement programs which incorporate efficiency and conservation measures into the construction and maintenance of the city's housing, and reinforce the Water and Energy Conservation Component of the Public Facilities Element of the General Plan.

Continued promotion of efficiency and conservation efforts and program standards, rebates, and financial assistance will help reduce the percentage of income devoted to housing-related costs through utility bill savings. Further, many new homebuilders are embracing green technology and installing instant hot water features in their housing developments.

State law is addressing the issue of climate change, in terms of both the cause and the potential effects. Energy conservation has been identified as one of the most effective ways to counteract the effects of global warming. Roseville's efficiency and conservation efforts contribute to needed reductions in greenhouse gas emissions. Such sustainable goals and policies throughout the General Plan are designated with an icon: .

Also, a more focused discussion of climate change can be referenced in the Air Quality Element of the General Plan.

FINANCIAL RESOURCES

Federal Programs

The *Housing Choice Voucher Program* provides direct rental assistance to very low-income families. Managed by the Roseville Housing Authority, this federally sponsored program distributes rental payments directly to the property owner. The Roseville Housing Authority currently has 562 Housing Choice Vouchers and 75 special purpose vouchers for non-elderly disabled households.

Section 202 provides long-term direct loans to private, non-profit sponsors to finance new rental housing construction for very low-income seniors.

The *Community Development Block Grant (CDBG)* is a major federal program available to assist local government in the development and maintenance of affordable housing. Funds are used to encourage the construction and rehabilitation of low-income housing in cooperation with non-profit corporations to acquire or write down the cost of land for residential units and/or infrastructure improvements. Funds for the maintenance of affordable housing are available for rehabilitation projects.

The *Housing Rehabilitation Program* is partially funded by CDBG to provide financial assistance to low-income owner-occupied units for the purpose of repairing health and safety defects and for general property improvements. The Housing Rehabilitation Program currently provides $5,000 grants to elderly or disabled, very low- and low-income owner occupants, and low-interest loans of up to $100,000 to low-income owner-occupied units.

Low Income Tax Credits represent the federal government's largest effort to assist in the development of housing affordable to low-income households. The tax credits enable the owner of a rental complex which is affordable to low-income households to take an annual tax credit equal to 9% of the depreciable basis of the complex against the owner's federal tax obligation for up to ten years.

Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH). Since 1987, programs authorized under the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 have been the major source of federal funding to states, local governments, and non-profits for meeting the needs of homeless individuals and families. The Supportive Housing Program (SHP) is designed to develop supportive housing and services that will allow homeless persons to live as independently as possible. The City will continue to participate in the preparation of the regional Continuum of Care application process in hopes of continuing to receive HEARTH Act Funds for homeless activities. It is reasonable to assume the City and Placer County can anticipate ongoing funding from this program over the eight-year program period of the Housing Element.

State Programs

The *California Housing Finance Agency Programs (CalHFA)* Home Ownership Program provides low-interest financing for home purchase in every county of the state. Private for-profit and non-profit sponsors of new construction are eligible to receive loan commitments through this program.

The *Home Investment Partnership Program* (HOME) is funded by the federal government, which then annually awards funding to the State of California, who then administers the HOME Program to eligible local jurisdictions through the Department of Housing and Community Development (HCD). HOME funds are used to assist recipients in the areas of new construction, acquisition, rehabilitation, tenant-based rental assistance, and below-market-rate interest loans and deferred loans to low-income first-time homebuyers.

- The *Housing Rehabilitation Program* is partially funded by HOME funds to provide financial assistance to low-income owner-occupied units for the purpose of repairing health and safety defects and for general property improvements for very low- and low-income owner occupants. Low-interest loans are available to assist low-income owner-occupied units.

- The First Time Home Buyers Down Payment Assistance Program offers down payment assistance for low-income households. The program estimates it will assist approximately 20 households during the eight-year program period.

Single Family Housing Bond Programs (Mortgage Revenue Bonds) are issued through a third-party issuer and used by local lenders/developers to access below market interest rate loans for first-time homebuyers.

- *California Rural Gold* provides assistance to low- and middle-income homebuyers to purchase homes utilizing reduced interest rates. Cal Rural Gold is funded through issuance of taxable mortgage backed securities with continued funding based on the state allocation process.

- *Mortgage Credit Certificate Program* assists low- and moderate-income first-time homebuyers utilizing tax credits.

Building Equity and Growth in Neighborhoods (BEGIN) is funded by the State of California and administered by HCD. The funds are used to assist in the creation of affordable housing opportunities to low- and moderate-income households in new subdivisions which have been given special regulatory relief measures by the local jurisdiction. The assistance is in the form of $30,000 maximum down payment assistance for each eligible household. The City has received funding for one subdivision in 2006 but is uncertain as to the ability to secure funds for this program in the upcoming eight-year Housing Element planning period.

Cal Home is administered by HCD with funds awarded to jurisdictions which have submitted successful applications for eligible activities. Activities which can be funded include owner-occupied housing rehabilitation and first-time homebuyer down payment assistance. Cal Home is designed to augment current programs offered by jurisdictions. The City is optimist of the availability of this funding source in the upcoming eight-year planning period of the Housing Element.

Low Income Housing Tax Credits represent the state government's effort to assist in the development of housing affordable to low-income households. Tax credits enable the owner of a rental complex which is affordable to low-

income households to take an annual tax credit equal to 4% of the depreciable basis of the complex against the owner's state tax obligation.

Federal Emergency Shelter Grants assists local government agencies and non-profit organizations to finance emergency shelters, supportive services, and transitional housing for homeless individuals and families. The City has assisted and supported Federal Emergency Shelter Grant applications in the past for non-profit organizations and is willing to assist with future applications. However, the City cannot anticipate ongoing funding from this program over the eight-year program period of the Housing Element.

Local Government Programs

The *City's Housing Division manages the Homeless Prevention and Rapid Rehousing Program funded by Permanent Local Housing Allocation and up to $250,000 in Low and Moderate Income Fund dollars to* provide grants to Roseville homeless persons or those at risk of becoming homeless by providing payment of past due rent, security deposits and first month's rent, past due utility bills, and emergency motel vouchers. Non-profits apply for funding on an annual basis.

Private Programs

Citizens' Benefit Trust.

The Citizens' Benefit Trust was established in 1993 following the sale of the city-owned Roseville Hospital. The proceeds were placed in a trust and a portion of the interest earned each year is made available for grants with the purpose of improving the quality of life for the citizens of Roseville. Public agencies, schools and non-profit 501(c)3 or 501(c)4 are eligible to apply. The Grants Advisory Commission was created in 1994 to review grant applications for expenditures of the Citizens' Benefit Trust and to make recommendations to the City Council on an annual basis.

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

Developer contributions are a result of the City's 10% Affordable Housing Goal. The types of contributions vary depending on the type of affordable housing developed. The typical developer contribution funds silent second mortgages on purchase units, to bridge the gap between the affordable purchase price and market value, and facilitate land write-downs for affordable rental unit projects.

Non-profit corporations advocate for affordable housing and educate the community on current and projected needs for affordable housing through presentations, articles, and workshops. They may also develop and manage an unmet need for affordable housing for very low- and low-income households. Non-profit firms may apply directly for state and federal housing funds and solicit funding from private sources and foundations. The Roseville Charter allows the City to sell surplus property to non-profit firms headquartered in the city without holding a competitive bid.

Project Go is a locally based non-profit housing development corporation working with the City in implementing affordable housing through the development of multi-family affordable housing. Project Go offers free weatherization services for low-income households to help reduce energy bills, thereby providing a means of keeping housing affordable.

Other non-profit corporations, such as the Nehemiah Progressive Housing Corporation, Pacific Housing Inc., Community Revitalization and Development Corporation, and Greek Orthodox Housing Corporation, have worked in conjunction with the City to build affordable housing utilizing the Low Income Tax Credits program.

Reverse Annuity Mortgage is a home equity conversion program, where elderly homeowners may work in conjunction with local financial institutions to allow the extraction of equity out of their homes for repairs and as supplemental income. The City has not been involved in referring residents to financial institutions to pursue reverse annuity mortgage programs. Instead, residents are referred to the Community Services Department's Housing Division's Residential Rehabilitation Program.

Private funding sources are noted as potential resources; however, the City does not control private funding and cannot anticipate ongoing funding from this these sources over the eight-year program period of the Housing Element.

HOUSING CONSTRAINTS

The Government Code, as it relates to the Housing Element, requires an analysis of both governmental and non-governmental constraints to development of affordable housing. Additionally, AB686 requires an assessment of fair housing (AFH), which includes a summary of fair housing issues, an analysis of data and local knowledge along with an assessment of contributing factors. Related programs and metrics and milestones are detailed in the Programs section of this Housing Element.

Historic and Current Barriers to Housing Access

A key consideration to providing housing for all segments of the community is evaluating inequities which may present barriers to access, known as fair housing. Throughout the nation there are historically underserved and/or disenfranchised communities which have experienced housing and infrastructure disinvestment and exclusion from housing opportunities. The makeup and profile of existing communities throughout the nation is often heavily influenced by historic patterns of racism and other forms of exclusion, the effects of which persist to this day. The history of Roseville and the greater Sacramento region is consistent with this national history, and includes periods where people were excluded or expelled from the area or otherwise prevented from purchasing land or homes on the basis of race or background.

HISTORIC BARRIERS

Both Rocklin and Roseville were railroad towns, and because Chinese immigrants made up nearly 90% of the labor force laying the track[2], the area was home to approximately 400 Chinese immigrants by the 1870s. However, as documented in "Driven Out: The Forgotten War Against Chinese Americans" (Jean Pfaelzer, 2008), in 1877 a group of Chinese men were accused of murder, and a white mob formed. After all of the Chinese residents were driven out, the homes in the Chinese quarter were demolished and a fire started, which burned the shops and homes to the ground. As news of the incident spread, neighboring towns followed suit: Loomis, Penryn and Roseville ordered all Chinese people to leave their towns and armed men rode into Chinese-owned mining camps and forced them to leave. At the time "many Chinese either owned or leased considerable land or mining claims within a ten-mile radius of Rocklin, and most of their loans had been fully paid off." Thus, the events of this period disenfranchised a sizable existing community of Chinese immigrants in this region. Events such as this ensured that as the City incorporated and expanded, the majority of property owners and residents were white.

"Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930–2004"[3] describes patterns of disenfranchisement in the greater Sacramento region. In this area racially-restrictive covenants—terms within deeds and other documents prohibiting sale or rental of property to people of color—began use in the 1920s. In the 1930s, approval of federal loans increasingly became contingent on including racially restrictive covenants on the property. By the late 1930s the process known as "redlining" was established. This was a process of developing lending risk maps which were based on the assumption that the presence of Black, immigrant, or poor white communities compromised the value of homes and made mortgages in these areas higher risk. Areas designated in red (hence "redlining") on these maps were considered highest risk and were placed over majority Black neighborhoods, neighborhoods with high immigrant populations, and less affluent neighborhoods. Redlining made financing for properties in these areas extremely difficult to obtain, severely hampering the ability of people to finance home maintenance and repairs or buy property in these areas. This in turn drove down property values in these areas, even while property values climbed elsewhere.

[2] From the Chinese Railroad Workers in North America Project at Stanford University: https://web.stanford.edu/group/chineserailroad/cgi-bin/website/virtual/

[3] Hernandez, Jesus. (2009). Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930-2004. International Journal of Urban and Regional Research. 33. 291-313. 10.1111/j.1468-2427.2009.00873.x.

Although racial exclusion, redlining, and racially-restrictive covenants eventually became illegal, and the illegality was enforced by the courts, the effects linger to the present day. CalEnviroScreen is an interactive map-based tool that identifies relative risk based on the community pollution burdens, health risk indicators, and economic vulnerability. An overlay of the 1930s era redlining map of Sacramento and the CalEnviroScreen map of Sacramento shows substantial overlap between redlined areas and areas today which have higher pollution burdens and vulnerable populations. Moreover, demographic maps of the region show that the patterns of racial segregation established by this history have improved, but remain evident. To evaluate the current status of inequities in our region, the Sacramento Valley Fair Housing Collaborative prepared the "Analysis of Impediments to Fair Housing Choice" (February 2020), which covers the greater Sacramento Area, including the City of Roseville. The complete report is included as Appendix H; below is a summary of the findings.

DIVERSITY

The Sacramento Valley region is home to more racial, ethnic, and cultural diversity than the national average. Roseville is less diverse than the region, as the regional average is 56 percent non-Hispanic White while Roseville is 68.5 percent non-Hispanic White (as of 2014 to 2018). While less diverse than the region, both the City and region have become more diverse over the past three decades; in 1990, the City's population of non-Hispanic Whites was 85 percent.

CONCENTRATED AREAS OF POVERTY

The rates of poverty have remained fairly stable in Roseville from the period of 2010 to 2016, with only a 1 percent increase in family households living in poverty during that time (and no increase in individuals living in poverty). The poverty rate in Roseville is 6 percent of all families, which is substantially lower than the regional average of 16 percent. However, poverty disproportionately impacts families of color in Roseville. In 2010 this affected Black families most starkly, with 18 percent of these families living in poverty. By 2016 poverty rates for Black families had improved to 10 percent, but remains higher than the 6% average for all families in Roseville. While conditions have improved for Black families, conditions have declined for Hispanic families. In 2010 the rates of poverty for Hispanic families was 9 percent and by 2016 it had risen to 17 percent.

Income diversity describes the percentage of people within a community who fall within different income levels in a community, and can help describe and define economic segregation. The study examined the proportion of people within low-income (below $35,000 annually), middle-income ($35,000 –$100,000), and high-income (above $100,000) households. In 2016, the regional share of these households was 31 percent low-income, 43 percent middle-income, and 27 percent high-income and the City of Roseville share of these households was 21 percent low-income, 41 percent middle-income, and 39 percent high-income. As shown, the City has a higher proportion of high-income households than the region. However, more notable is the change since 2010. The City's middle-income households declined by 5 percent over this period while the high-income households increased by 4 percent. This should not be construed as describing upward mobility of middle-income families, as it is equally likely to describe the end result of increasing housing and other costs making it less affordable for middle-income families to remain in Roseville.

HUD has developed a framework to examine economic opportunity at the neighborhood level, with a focus on racial and ethnic minorities. That focus is related to the history of racial and ethnic segregation, which often limited economic opportunity. "Racially or ethnically concentrated areas of poverty," also known as R/ECAPs, are neighborhoods in which there are both racial concentrations and high poverty rates. According to HUD's AFFH tool, as reported in the AI, the Sacramento Valley region had 22 R/ECAPs, most of which are located within the City of Sacramento. R/ECAPs also appear in Rancho Cordova, in Sacramento County surrounding or adjacent to the city, and in Davis. The other jurisdictions, including the City of Roseville do not have any R/ECAPs.

Although Placer County Jurisdictions have no R/ECAPs, there are some areas of concentrated race and ethnicities and housing burden. In south central Roseville, there is both a large concentration of Hispanic households and a high level of housing burden (over 58% of households in that Census tract are burdened). In this area, the City has an active Owner-Occupied Rehab program to preserve older single-family homes. The Housing Element also includes a new program to target outreach for first-time home-buyer assistance opportunities into this area of the City.

INTEGRATION AND SEGREGATION PATTERNS AND TRENDS

As described previously, the patterns of segregation established by racial exclusion, redlining, and racially-exclusive covenants remain visible today. The location of Black and Hispanic residents in the Sacramento Region today tends to fall outside of the areas of historic covenant restrictions. Maps of racial/ethnic diversity show that even while total diversity has increased in the region, patterns of racial and ethnic segregation remain (Figure X-3). Within Roseville segregated patterns are low, but the study indicates that a low dissimilarity index (a measure of segregation) can sometimes occur because overall diversity is low, not because segregation is low. The study also included a survey which, among other questions, asked whether respondents had faced housing discrimination. Overall, 17 percent of respondents indicated they had, and African American respondents, Native American respondents, and households that include a member with a disability reported the highest rates of discriminatory experiences.

Another measure of historical segregation is rates of homeownership among different racial and ethnic groups. For the majority of households in the U.S., owning a home is the single-most important factor in wealth-building. Homeownership is also thought to have broader public benefits, and therefore for nearly 100 years the federal government has subsidized ownership through various means. Yet these incentives for ownership have been in place far longer than the existence of fair lending and fair housing protections, meaning that the financial and other benefits of homeownership have not been equally realized for all protected classes. This explains some of the reason for homeownership disparities today, in addition to the now-illegal practices of redlining, steering, blockbusting, unfair lending, and discriminatory pricing.

In Roseville, Black and Hispanic households have considerably lower rates of homeownership (48%) than either Non-Hispanic White (66%) or Asian (72%) households. However, while Roseville has disparate rates of homeownership, the disparities between Black and Non-Hispanic White households are less than every other studied jurisdiction (in some cases substantially so) and the disparities between Hispanic and Non-Hispanic White households are less than half of studied jurisdictions. To help further narrow this disparity, the Housing Element includes a new program to target outreach for the first-time home-buyer assistance into neighborhoods with a high concentration of Hispanic households, as Hispanic households make up the largest minority group in Roseville (15.2%).

The City's existing and proposed housing inventory was evaluated to ensure it would not further segregation patterns and trends. As noted, the City's segregation pattern is low and therefore this evaluation focused on whether the lower-income inventory was spread throughout the community (not concentrated in particular areas). As shown in Figure X-4 the City's existing and proposed lower-income inventory is spread throughout the community and is not concentrated in any particular area. This is the result of the City's Specific Plan process (Housing Element Program 7) which requires that each new planning area contain 10% affordable housing spread throughout the planning area and which also ensures land use plans contain a balance of low density, medium density, and high density housing.

Figure X-3 | Racial and Ethnic Segregation Patterns

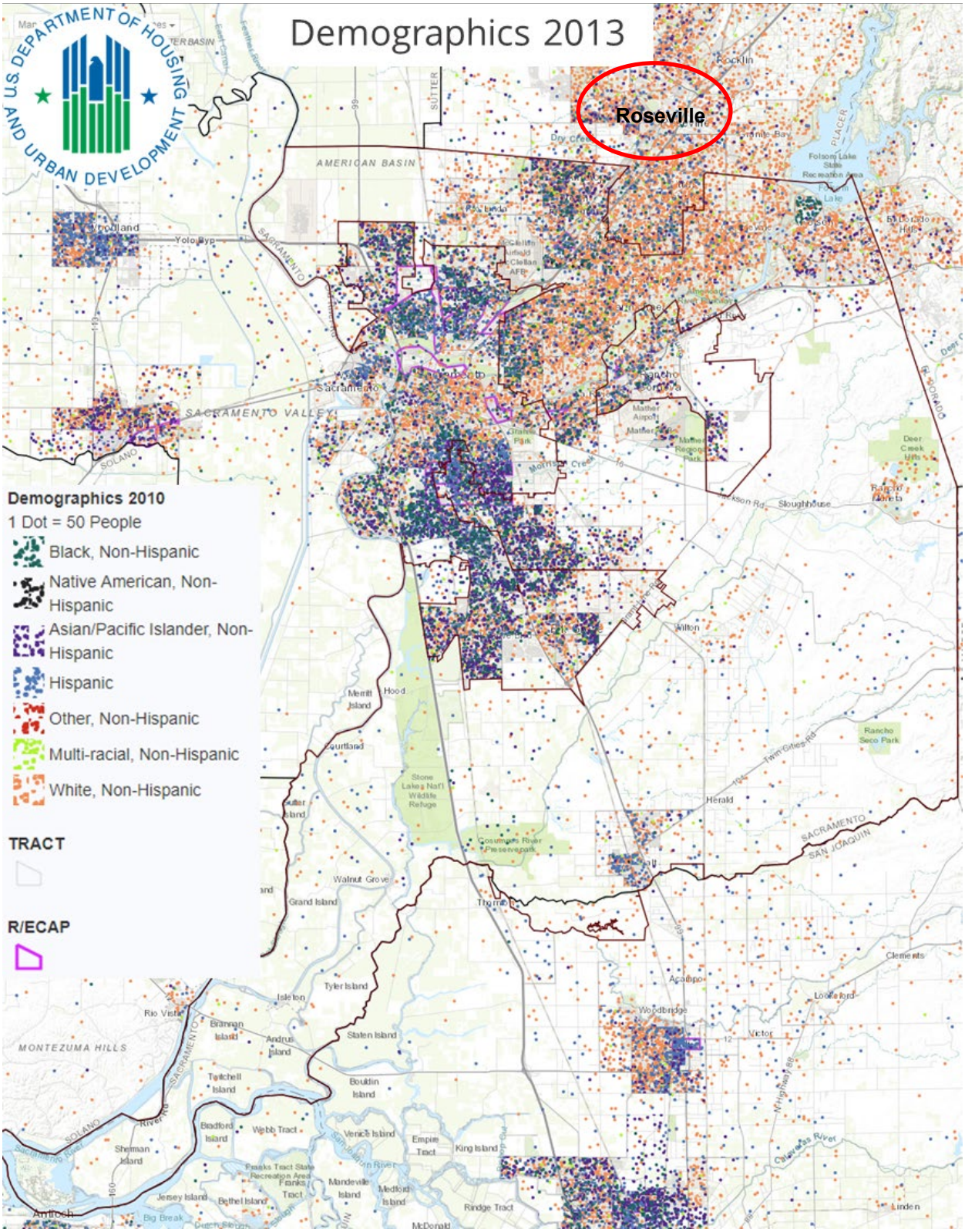


Figure X-4 | Community Distribution of City's Lower Income Inventory

DISPROPORTIONATE HOUSING NEEDS

The study included a disproportionate housing need analysis, the purpose of which is to identify how access to the housing market differs for members of protected classes and to determine if such differences are related to discriminatory actions or effects. For the disproportionate housing need analysis, a "housing problem" is defined as units having incomplete kitchen or plumbing facilities, more than 1 person per room, and households with cost burdens greater than 30 percent (where costs include utilities, insurance, HOA fees, and property taxes). "Severe" housing problems include all of the above except that the cost burden is greater than 50 percent.

1. **Cost Burden and Housing Challenges**: In Roseville, the study found that 39 percent of Roseville households experience housing problems and 18 percent experience severe housing problems. Black households are most likely to experience housing problems (49%) and severe housing problems (39%). In Roseville, there is less variation of housing problems between race and ethnicity when compared to the region overall. In general, housing burdens are not concentrated in Roseville. However, south central Roseville has both a large concentration of Hispanic households and housing burden (over 58% of households in that census tract are burdened).

   Resident survey and focus groups found meaningful differences in housing challenges experienced by members of protected classes. Worry about rent increases, being unable to buy a home, and worry about property taxes are among the concerns identified by the greatest proportions of members of protected classes. Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider.

2. **Mortgage Loan Access**: In addition to housing burdens, unequal mortgage loan access also contributes to disproportionate housing needs. Despite efforts to reform long-standing practices of discrimination in the American housing credit system, widespread patterns of inequality still exist today. The recession and housing crisis made apparent the unusually high concentration of non-White residents with subprime mortgages and property foreclosures across the country. A subprime mortgage is a type of housing loan given to individuals with an impaired credit history, who otherwise would not qualify for a conventional mortgage loan. Subprime mortgages carry higher interest rates due to a higher risk of default. The concentration of subprime mortgages in areas where racial and ethnic minorities are also concentrated suggests that modern lending practices may be repeating historically punitive practices, such as redlining.

   The study shows that mortgage denial rates—the proportion of loan applications which were denied—are higher for non-White households. The disparities are lower in Roseville than in most other studied jurisdictions, but remain significant. For example, the denial rate among Non-Hispanic White households was 13 percent while the denial rate among Asian households was 17 percent. Some of this may be explained because there may be a higher proportion of lower-income households within a particular ethnic group. However, even when the analysis is adjusted for income, disparities narrow but remain. Even among high-income households—those making greater than 120 percent of the average median income—denial rates in the Sacramento region for Non-Hispanic Whites is 13 percent and for Black or African American households is 20 percent. The most common reasons cited for these denials were incomplete applications, debt-to-income ratio, and credit history.

3. **Mortage Loan Rates**: As with mortgage denial, rates of subprime loans also differ among racial/ethnic groups. Overall subprime loan rates have dropped significantly from the 2006 high of 25 percent, and nationally account for about 4 percent of conventional loans. In Roseville, subprime loans account for 2.3 percent of Non-Hispanic White borrowers, 2.8 percent of Asian borrowers, 4.0 percent of Hispanic borrowers, and 7.2 percent of other racial minority borrowers. A recent study at UC Berkeley found that, nationally, Latinx and African American borrowers paid between 5.6 and 8.6 basis points more, which is

equivalent to 11 to 17 percent of lender profit on the average loan. Lenders earn significantly more from loans made to Latinx and African American homebuyers.

4. **Displacement Experience**: Overall, regionally, one in four (25%) survey respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. The most common reasons for displacement were: rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall. While displacement rates are higher, the reasons for displacement are generally the same as those of regional respondents.

5. **Disability and Access**: The City has approximately 14,000 residents with disabilities, approximately 6,000 of whom have ambulatory disabilities. The study indicates that residents with disabilities are twice as likely to live in poverty and in surveys the study found that, regionally, one in four households that include a member with a disability are precariously housed and one in three households with a mobility need are living in housing that does not meet those mobility needs. When asked what improvements or modifications were needed to meet accessibility needs, nearly half of respondents reported a lack of grab bars, and approximately a quarter indicated that service or support animals were prohibited, showers were not walk or roll-in, and reserved accessible parking was not near the entrance.

The Housing Element includes various programs to address some of the key issues described above, including housing discrimination (Program # provides housing discrimination legal services); mortgage loan access and rates (Program # inludes information on first-time home-buyer assistance, and targets outreach into the the City's neighborhoods with housing burden and Hispanic household concentration); and disability and access (Programs # is a service outreach program supporting persons with disabilities and Program # allows vouchers to be used for shared housing).

DISPARITIES IN ACCESS TO OPPORTUNITY

Access to opportunity is measured by access to healthy neighborhoods, education, employment, and transportation. The study examined the United States Department of Housing and Urban Development (HUD) opportunity indicators, local and regional needs assessment, and findings from community engagement surveys and reports. The study is thorough, examining many opportunity factors and evaluating access based on intersecting factors such as race and ethnicity, tenure (e.g. renter), income, disability, and other factors. The primary findings pertinent to Roseville indicate that the City is an area of high opportunity. Residents have access to high quality schools and economically strong neighborhoods with major employment centers and labor market engagement, and report healthy neighborhood indicators as being higher than the regional average. The UC Davis Regional Opportunity Index also indicates that Roseville is an area of high opportunity.

Regionally, African American residents and Hispanic residents are least likely to have access to economically strong (low poverty) neighborhoods. Among residents in poverty, the gap in access by race and ethnicity narrows, but still persists. African American, Hispanic, and Native American residents of Sacramento and Hispanic and Native American residents of West Sacramento are least likely among all regional residents to have access to economically strong neighborhoods. Elk Grove, Rocklin, Roseville, and Davis residents are most likely to have access to economically strong neighborhoods, and there are not significant differences in access by race or ethnicity. Among residents in poverty in these cities, the likelihood of living in an economically strong neighborhood drops, but overall, disparities by race or ethnicity do not grow.

In general, residents of Rocklin, Roseville, Davis, and Elk Grove are most likely to have access to proficient schools. With the exception of Roseville, there are no meaningful differences in access to proficient schools by race or ethnicity in these communities. In Roseville, Asian residents are most likely to have access to proficient schools, and Hispanic and Native American residents are least likely; this gap widens among residents in poverty.

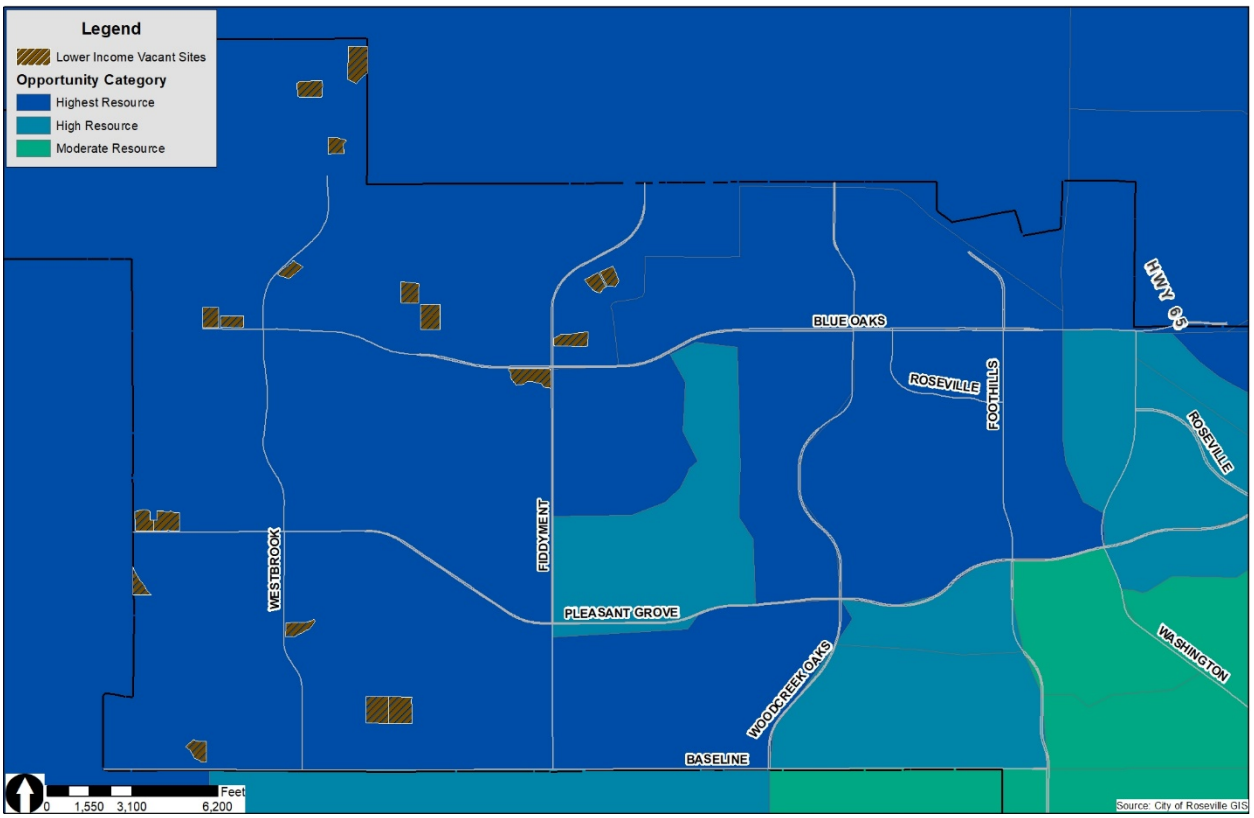
Regionally and within each jurisdiction, residents somewhat agree with the statement, *"All neighborhoods in my area have the same quality of parks and recreation facilities."* Residents of Davis, Roseville, Rocklin, and Elk Grove more strongly

agree that park and recreation facility quality is the same throughout their community. Resident survey respondents living in Davis, Roseville, Rocklin, Elk Grove, and Woodland tend to rate each healthy neighborhood indicator higher than the regional average.

The City of Roseville's overall high opportunity scores were a significant contributing factor to the City's RHNA. The lower income housing allocation for each jurisdiction was adjusted based on methodologies addressing job-housing balance (the relationship between the number of low wage jobs and the availability of affordable housing), regional income parity (the amount of low-income households compared to the regional average), and affirmatively furthering fair housing (high opportunity areas). For Roseville, all three factors resulted in substantial increases in the City's allocation. These three factors resulted in the City receiving 1,265 additional lower income units as part of its allocation, increasing the proportion of the City's lower income RHNA from 40.7% to 51.2% of the total allocation.

The City's existing and proposed inventory were evaluated to ensure the inventory provides access to opportunity. An analysis of the TCAC/HCD Opportunity Area maps for 2021 found that more than 90 percent of the City's existing and proposed inventory, both in total and within each income category, is within an area designated as "high resource" or "highest resource" (see Figure X-5).

Figure X-5 | City's Lower Income Inventory and Areas of Opportunity



POLICY CONSIDERATIONS

The study concludes with a Goals and Strategies section, summarizing the barriers to fair housing and opportunities to address these barriers. It is notable that the City's Zoning Ordinance is not one of the barriers. The study reviewed the Zoning Ordinance to determine whether any definitions or regulations would present barriers to protected classes, and found that there were none. The goals listed include:

- Incentivize and increase opportunities for development and continued availability of affordable homeownership products.
- Expand and preserve affordable rental opportunities by encouraging reasonable policies for tenant criminal, rental, and credit history; increasing affordable housing opportunities; increasing the number of housing units accessible and affordable to people with disabilities; encouraging the preservation of affordable housing; encouraging residential infill opportunities; and engaging the private sector in solutions.
- Expand equity in access to economic opportunity by improving infrastructure and public transportation access in disadvantaged communities, connecting low income residents to job opportunities, and reduce housing instability by closing service gaps.

The City considered these goals and the analysis of impediments when reviewing and revising the policies and programs of this Housing Element. The following Housing Element goals, policies, and programs support Fair Housing:

Goal H.1	*Provide decent, safe, inclusive and affordable housing in sufficient quantities for all economic segments of the community.*
Policy H1.8	*Encourage construction of affordable housing units to be intermixed with market-rate units.*
Goal H7	*Ensure the availability of quality housing opportunities for the elderly, the disabled, large families, female heads of households, and the homeless.*
Goal H8	*Participate in local and regional efforts to provide a network of facilities and resources to aid the special needs populations.*
Goal H9	*Design and implement programs to affirmatively further fair housing and promote housing opportunities throughout the City for protected classes to address significant disparities in housing needs and access identified within the Sacramento Valley Fair Housing Collaborative Analysis of Impediments to Fair Housing Choice.*
Policy H7.1	*Special housing needs shall be met through direct rental subsidies and below-market construction financing.*
Policy H7.2	*Continue the City's housing rehabilitation loan and grant programs to assist low-income elderly and disabled households.*
Policy H7.3	*Encourage construction of 3+ bedroom units in multi-family rental complexes to help meet the housing needs of low–income, large families.*
Policy H7.4	*Actively facilitate construction of rental units that include childcare facilities affordable to lower-income, female heads of households.*
Policy H7.5	*Work in conjunction with other Placer County jurisdictions, agencies, and organizations to provide shelter and supportive services for homeless individuals and families.*
Policy H7.6	*Encourage programs and developments that support inclusive, racially and ethnically diverse, and mixed-income residential communities throughout the City.*
Policy H7.7	*Support resources and assistance that help individuals who were justice-involved to locate, obtain, and maintain affordable housing.*
Policy H7.8	*Support programs and services which provide housing discrimination protection.*
Policy H7.9	*Support programs and measures that increase the affordability and availability of housing for people with disabilities.**Program 17** Federal and State Programs*
Program 18	*Homeless Prevention and Rapid Rehousing*
Program 20	*Address Significant Disparities and Increase Opportunities*

Program 21	*Homeless Outreach*
Program 22	*Family Mobile Team*
Program 23	*Family Reunification Program*
Program 25	*Fair Housing and Housing Discrimination Legal Services*
Program 26	*Support for Housing for Persons with Disabilities*
Program 27	*Allow Shared Housing Under Housing Choice Voucher for Persons with Developmental Disabilities*

Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document. This section describes the City's general approach to land use regulations, General Plan residential land use designations and their densities, zoning districts, residential development standards, subdivision ordinance, and community design guidelines. There are no other standards or regulations which have a direct effect on the design and construction of housing.

LAND USE CONTROLS

Roseville is one of the leading jurisdictions in the SACOG region for the production of affordable housing. The City has been proactive for years in reducing on/off-site development standards to increase housing densities and decrease the cost of producing new housing in the specific plan areas as well as in infill areas. All of the City's standards, including zoning, development standards, Specific Plans, other master plans (such as the Pedestrian Master Plan), and the General Plan are available online on the City's website. Included in the City's online tools is a GIS-based map which allows the public to look up property information such as the Assessor's Parcel Number, land use designation, zoning designation, and other information. In addition to physical infrastructure investment, the City has focused heavily on its downtown core, approving the Downtown Roseville Specific Plan, which includes financial and regulatory incentives, process amendments, and a specific set of code-related exceptions that are focused on creating additional opportunities for housing development within the downtown.

Typical regulatory exceptions are (1) the reduction of parking requirements for multi-family residential development, (2) an increase in residential densities in the downtown, (3) promotion of live-work and mixed-use housing types, and (4) elimination of parkland dedication for residential projects. Code-related amendments that dictate the future physical improvements include (1) assigning a historical designation to the downtown, allowing for use of the Historical Building Code when applicable and (2) encouraging alley-loaded housing products with reduced street widths.

In the development of the new or "greenfield" areas of the community through the years, the City has made several adjustments to the physical improvements to promote higher-intensity housing. In the early to mid-1990s, the standard right-of-way width for residential streets was significantly larger. Residential street width standards have been reduced from a 54-foot-wide standard to a 42-foot right-of-way. Another adjusted physical standard is the reduction of the easement widths from a 12-foot-wide to a 10-foot-wide easement in order to promote higher-density projects. Additionally, exceptions have been made to fire lane widths for high-density housing where parking has been restricted.

Zero lot lines, townhomes, and courtyard, alley-loaded development are not unusual in the city, and neither are residential lot sizes of 3,000 square feet. The City's Zoning Ordinance includes DS district overlay zone (Development Standard) which permits an applicant to propose tailored development standards for the type of housing they propose to build. This overlay zone is extremely common within Specific Plans approved since 2010 and is the zoning designation which provides the flexibility for "missing middle" housing types.

The City's zoning and development standards have not had a cumulative negative or costly impact on the development of or affordability of housing, especially multi-family developments. Nor does the City have any local ordinances that increase the cost or supply of residential development.

The Residential Mixed Use (RMU) and Commercial Mixed Use (CMU) zoning districts promote a variety of residential and commercial use types. Single-family, two-family, and multi-family housing and mixed-use uses are principally permitted in the RMU and CMU zoning districts. In addition, the older portions of the downtown area in the Central Business District (CBD) provide flexibility in the types of uses typically found in the traditional downtown where a range of business and service, residential, and mixed-use uses can be located to support the entire community. Single-family, two-family, and multi-family housing are conditionally permitted in the CBD zoning district. Several of the City's Specific Plans include commercial mixed-use parcels, as shown in the vacant land inventory.

Development standards for mixed-use uses in the City's General Plan indicate a floor area ratio (FAR) for commercial uses of 20%–40%, which may be exceeded if all other applicable development standards are met.

LAND USE DENSITIES AND DWELLING UNITS PER ACRE

The City uses three primary residential land use categories within the 2035 General Plan: Low Density Residential, Medium Density Residential, and High Density Residential. The densities of each are listed in the table below. The density of the Low Density Residential land use designation provides for typical, detached single-family homes, while the Medium Density Residential land use designation provides for higher density single-family homes. Housing types in the Medium Density Residential land use include cluster homes, rowhomes/townhomes, courtyard homes, alley-loaded product, duplexes/halfplexes, and other attached housing styles. The High Density Residential land use designation provides primarily for multifamily housing such as apartments, but at the lower end of the density range includes attached single-family product more typically developed in the Medium Density Residential land use areas.

Table X-30 | Land Use Densities

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

ZONING DISTRICTS

Zoning, unlike the General Plan, is regulatory. The Zoning Code divides the General Plan land use categories (i.e. Residential, Commercial, Industrial, etc.) into more defined zoning districts with a list of allowable uses (Table X-31).

Table X-31 | Zoning Districts

Residential Zones	
R1	**Single-Family Residential District.** The R1, Single-Family Residential district is intended for detached, single-family homes and similar and related uses inclusive of halfplexes.
RS	**Small Lot Residential District.** The RS, Small Lot Residential district is intended to allow either attached or detached single-family dwellings and similar and related compatible uses.
R2	**Two-Family Residential District.** The R2, Two-Family Residential district is intended to allow two dwellings per lot, either detached single-family dwellings or duplexes, and similar and related compatible uses.
R3	**Multi-family Housing District**. The R3, Multi-family Housing district is intended for a range of high density and multiple-family housing. The types of land use intended for the R3 zoning district include apartments, condominiums, townhomes, small lot cluster housing, and similar and compatible uses.

Table X-31 | Zoning Districts	
RMU	**Residential Mixed Use District.** The Residential Mixed Use district is intended to promote a variety of residential uses/dwelling types and the flexible siting of uses that are typically considered to be compatible with residential development.
Commercial Zones	
BP	**Business Professional District.** The Business Professional district is intended to provide locations for a wide variety of office uses and other uses that are related to and supportive of office uses.
NC	**Neighborhood Commercial District**. The Neighborhood Commercial district is intended to be applied to properties in close proximity to residential areas providing for convenient retail and personal service facilities.
CC	**Community Commercial District.** The Community Commercial district is intended to serve the principal retail shopping needs of the entire community by providing areas for shopping centers and other retail and service uses.
GC	**General Commercial District**. The General Commercial district is intended to serve the entire community by providing areas for commercial facilities that are more of a service or heavy commercial character than are permitted in the Community Commercial District, and may involve outdoor display, storage, or activity areas.
HC	**Highway Commercial District**. The Highway Commercial district is intended to be applied where commercial facilities serving the traveling public are necessary or desirable.
RC	**Regional Commercial District**. The Regional Commercial district is intended to provide for commercial facilities serving Roseville and the greater South Placer Area.
CBD	**Central Business District.** The Central Business district is intended to be applied to the older portions of the downtown area to provide flexibility in the types of uses typically found in the traditional downtown where a range of business and service, residential, and mixed-use uses can be located to support the entire community.
CMU	**Commercial Mixed Use District.** The Commercial Mixed Use district is intended to promote a variety of commercial uses types and the flexible siting of other uses that are typically considered to be compatible with commercial development. It is the intent of the CMU zoning district to establish a mix of uses, which will be accompanied by overlay zones, to ensure that different commercial uses will be successfully integrated into desirable, cohesive commercial districts. The CMU zoning district shall always be applied in conjunction with either the DS (Development Standards) or SA (Special Area) overlay zones.
HD	**Old Town Historic District.** The Old Town Historic district is intended to be applied to the original commercial core of Roseville to acknowledge its historic and architectural significance. The HD zoning district is intended to ensure that new land uses and development within the district further the rehabilitation, revitalization, and preservation of the architectural, aesthetic, historic, and economic health of the district. Each parcel within a Historic District shall be subject to the specific historic district design guidelines contained within the City's Community Design Guidelines as adopted by the City Council from time to time. Whenever a design review permit is required for development of a parcel within the Historic District zone, the Historic District guidelines shall apply.

Table X-31 | Zoning Districts	
Industrial Zones	
MP	**Industrial/Business Park (MP) District.** The industrial/business park district is intended to designate areas appropriate for the development of a mixture of light industrial, office and commercial land uses. The use types permitted within the MP district do not include outdoor manufacturing but may include limited outdoor storage. These use types do not result in the emission of any appreciable amount of visible gasses, particulates, steam, heat, odor, vibration, glare, dust, or excessive noise and can be conditioned to be compatible when operating in close proximity to commercial and residential uses.
M1	**Light Industrial District.** The Light Industrial district is intended to designate areas appropriate for light industrial uses such as manufacturing, processing, assembly, high technology, research and development, and storage uses. The use types permitted within the M-1 district do not include outdoor manufacturing but may include limited outdoor storage and the emission of limited amount of visible gases, particulates, steam, heat, odor, vibration, glare, dust, and noise. These uses may be compatible operating in relatively close proximity to commercial and residential uses.
M2	**General Industrial District.** The General Industrial district is intended to designate areas suitable for a broad range of industrial uses, including manufacturing, assembly, wholesale distribution, and warehousing.
MMU	**Industrial Mixed Use District.** This district is intended to promote a variety of industrial use types and the flexible siting of uses that are typically considered to be compatible with industrial development. It is the intent of the MMU zoning district to establish a mix of uses, which will be accompanied by overlay zones, to ensure that different industrial uses will be successfully integrated into desirable, cohesive industrial districts. The MMU zoning district shall always be applied in conjunction with either the DS (Development Standards) or SA (Special Area) overlay zones as described in Chapter 19.18.
Overlay and Special Purpose Zones	
DS	**Development Standard District.** This district is an overlay district which allows modification of the specified development standards in general zone districts. The district may establish or modify any or all of the following development standards: minimum lot size, lot width, setbacks, usable open space, and parking; principal building types; and maximum lot depth, coverage, and building height.

RESIDENTIAL DEVELOPMENT STANDARDS

The City of Roseville regulates the type, location, and scale of residential development through its Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods. Under the Zoning Code, residential development must comply with specific enforceable standards such as minimum lot requirements, maximum height, minimum setbacks, maximum lot coverage, and allowable density, as outlined in Table X-32. These development standards are similar to those in other communities and are not considered a constraint to the development of affordable housing. As previously indicated, the DS overlay zoning district may also occur in combination with any of these residential zoning districts (e.g. RS/DS), in which case a subdivision/development-specific development standards table would be created by an applicant to fit the housing product type being proposed. In the CMU zone a residential project is developed with project-specific design criteria through the Design Review Permit process.

Table X-32 | 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).

Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. Table X-33 provides a summary of the permitted housing types by zone.

Table X-33 | 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	–
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.

Supportive and Transitional Housing

Transitional housing means housing with supportive services that is exclusively designated and targeted for homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving homeless persons to permanent housing as quickly as possible. Assistance in the Supportive Housing Program is provided to help homeless persons meet three overall goals: (1) achieve residential stability; (2) increase their skill levels and/or incomes; and (3) obtain greater self-determination (i.e., more influence over decisions that affect their lives). The City will regulate supportive housing as a residential use, provided supportive services are ancillary to the primary use.

The City's current zoning has not acted as a constraint to the provision of transitional or supportive housing. As required by SB 2, the City recognizes transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. The Housing Element includes Program 32, Special Needs Housing Laws, which addresses legislation such as AB 2162 and requires the City's Zoning Ordinance and other planning documents be regularly updated to respond to new legislation.

Zoning for Emergency Shelters

The City has identified the MP Industrial/Business Park zoning district as appropriate for emergency homeless shelters by right and without discretionary action. According to data obtained from the City's Planning Division, six parcels are zoned MP Industrial/Business Park (see table below) and may be suitable for an emergency homeless shelter, as the sites are vacant or underutilized. Any of the six parcels identified by the Planning Division include sufficient capacity to accommodate the unmet need for homeless individuals (see Table X-34). (See Figure X-6 for site locations.)

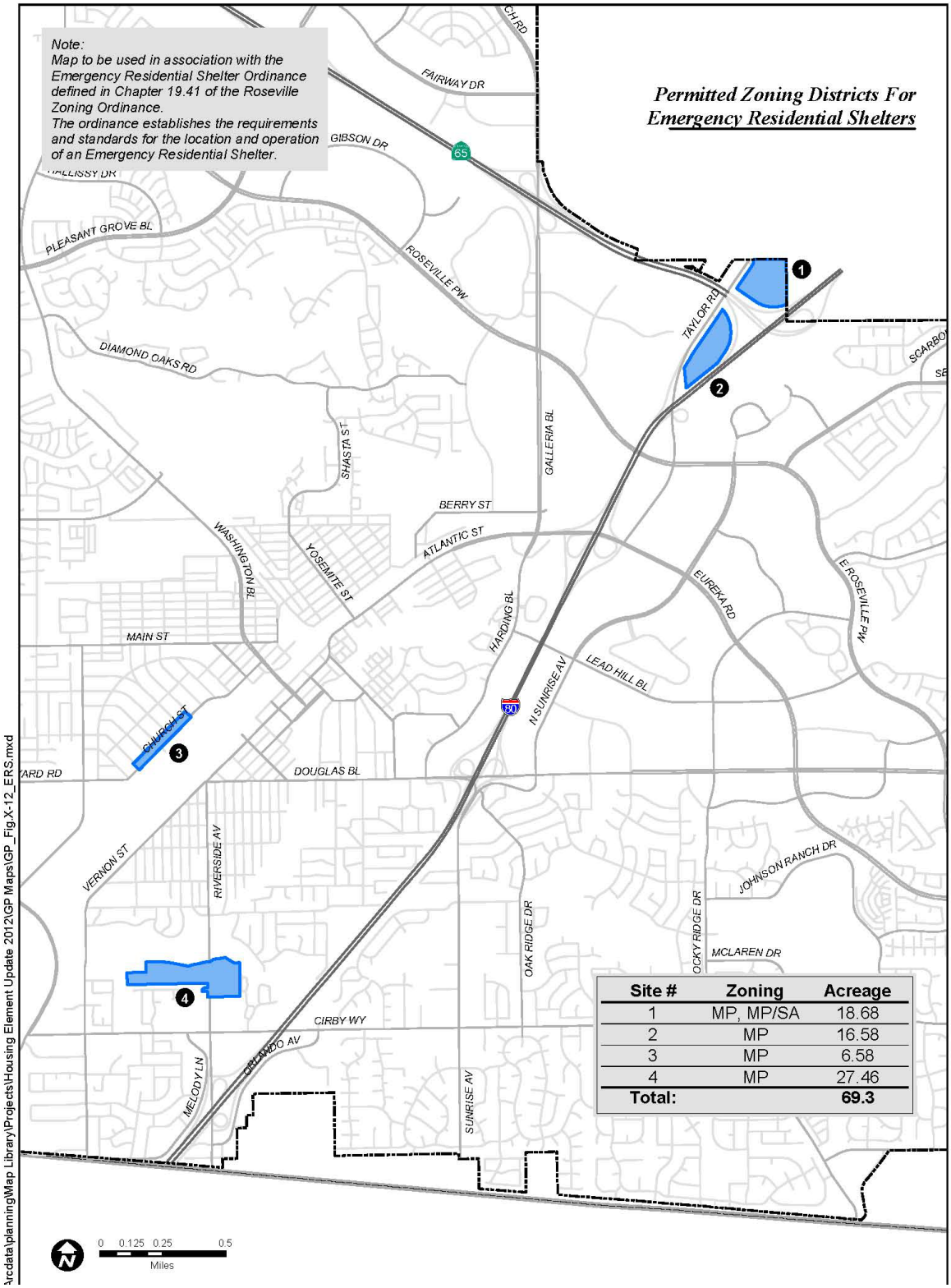
Table X-34 | Inventory of MP Zone Sites

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

The Industrial/Business Park uses in the City pursuant to the Zoning Ordinance consist of the following types of uses: light manufacturing, research and development, warehousing, business parks and offices, supporting retail, financial and restaurants, personal services, and similar types of uses. Parcels zoned MP are centrally located and convenient to major transportation, schools, the downtown area, and other services.

The parcels listed above are all at least partially developed with existing uses but there is land available for development. In addition, many of the buildings on the sites are large metal, uninsulated buildings or other improvements which can be removed without substantial expense or loss of property value. Sites 1 and 2 are located within ¾-mile of Sutter Hospital and two local Roseville Transit routes. Site 3 is located within ¾-mile of the Roseville Intermodal Station, which is served by Amtrack, Greyhound, the City's local bus routes, and both the City and Placer County commuter services. Site 4 is located within ¼-mile of the Kaiser Riverside Medical Office Building and two local Roseville Transit Routes are within the site area.

Figure X-6 | Sites Available for Emergency Shelters



Permit Processing Procedures and Timeline Estimates

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. Table X-35 provides typical local development timelines. Shown below are processing times for single-family and multi-family projects.

SINGLE-FAMILY PROJECTS

For single-family dwelling production building permits, the time-frame for review of a production building permit is 2–3 weeks. Master plan reviews take approximately 2–3 months

For single-family dwelling custom homes, the time frame for these reviews is 6–12, weeks depending on the complexity of the custom home and applicant's promptness in responding. No master planning is involved.

Development of large-lot specific plan parcels into subdivisions requires a Tentative Subdivision Map, and may also be accompanied by others. In the City of Roseville it is typical for applicants to request approval of tentative subdivision maps covering large land areas, which then may take multiple years to develop. An evaluation of the City's entitlement and building permit records over the last five years indicates that the time between the approval of a subdivision and application for the first single-family building permit ranged from two to five years. The City issues an average of 800 to 900 single-family building permits per year, so this delay between approval of entitlements and application for building permits does not coincide with or result in a delay in construction or supply.

Single-family residential projects with a Medium Density Residential land use designation will also include a Design Review Permit in addition to the Tentative Subdivision Map, but it is typical for an applicant to apply separately for these entitlements. It is common that the land holder will record the Tentative Subdivision Map and then sell portions of the recorded subdivisions to a residential developer. The purchasing developer will then apply for the Design Review Permit based on their proposed home plans. Therefore, the length of time between approval of a Design Review Permit and application for building permits is shorter than it is between approval of the Tentative Subdivision Map and the building permit application. An applicant typically applies for a building permit within three months of approval of the Design Review Permit.

MULTI-FAMILY PROJECTS

For a market-rate multi-family development, the plan review time-frame between City and applicant is approximately 8–16 weeks. The Development Services Department gives priority to multi-family development projects with affordable units, which can expedite processing by up to 25%.

In the City of Roseville multi-family development projects typically only require approval of a Design Review Permit entitlement in order to apply for a building permit. An evaluation of the City's entitlement and building permit records over the last five years indicates that the time between the approval of a multi-family project and application for the first building permit is generally less than three months.

AFFORDABLE HOUSING PROJECTS

The City adopted a streamlined ministerial approval process for qualifying affordable housing projects. Projects which provide a minimum 20% affordable housing for low or very low income households and projects meeting the criteria for SB 35 qualify for the streamlined process. Applicants who wish to use this process fill out an application and self-certification checklist indicating they comply with the City's Objective Design Standards and, after pre-application review by Planning staff to verify, are permitted to proceed directly to the Building Permit process. This allows affordable housing projects to bypass the Design Review Permit process, which can save an average of three months of processing time and eliminates the $8,000 deposit required for the entitlement. The Objective Design Standards are found on the City's Planning Division website in the Applications, Forms, and Handouts section.

Table X-35 | Permit Processing Timelines

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.

ENTITLEMENT APPROVAL PROCESS FOR SINGLE-FAMILY AND MULTI-FAMILY PROJECTS

Entitlement Approval Process

Planning Division

ENTITLEMENT REVIEW STEPS

1. Submittal: Project applicant submits application to Planning Division as a pre-application. Application is review to determine if it contains all information identified on the applicable submittal checklist. When all checklist items are present and fees have been paid, a project number is assigned and it becomes a submitted application.

2. Distribution: Within 5 working days from acceptance as a submittal, the application and project plans are distributed for review by City development departments, including Building, En-gineering, Electric, Fire, Parks (if involving street medians or city-maintained property), and Environmental Utilities. Plans are also routed to outside agencies (e.g., PG&E, tele-phone, cable tv, resource agencies, etc.) for review and comment.

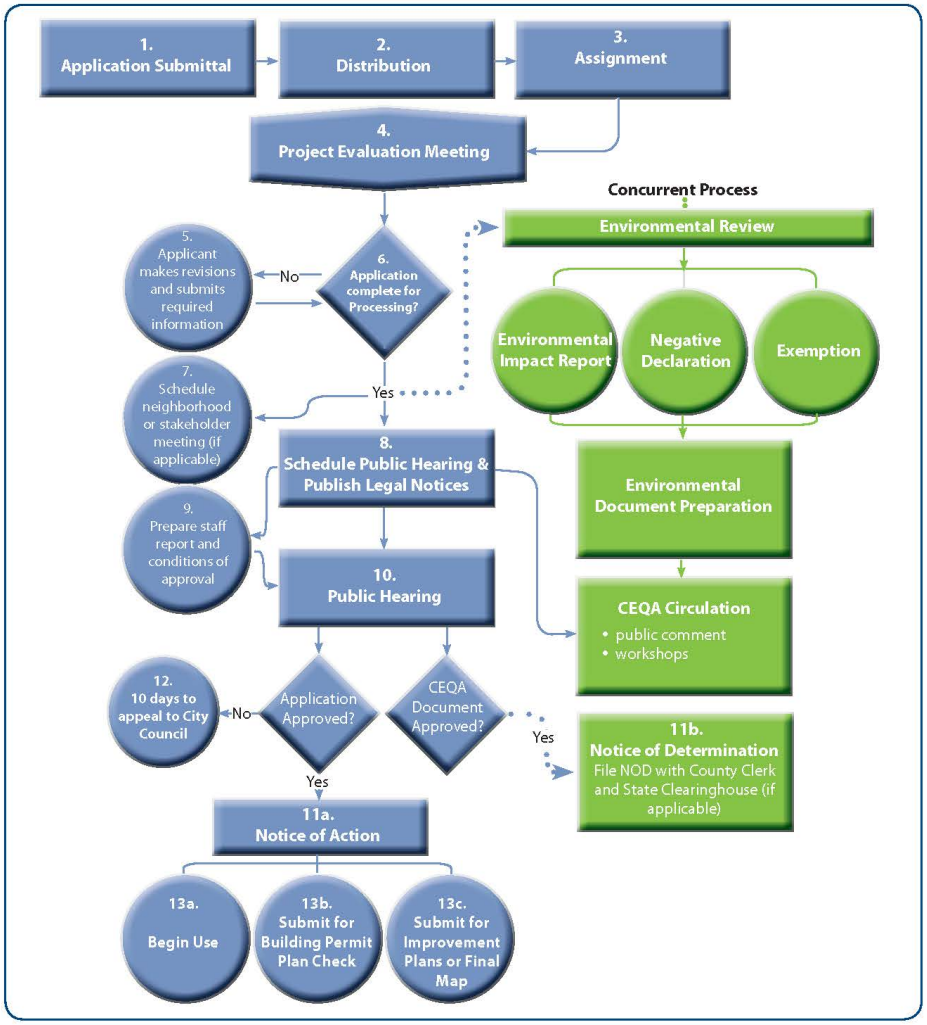
3. Assignment: Within 8 working days from submittal, the application is reviewed by a Senior Planner and assigned to a staff planner. The staff planner is the primary point of contact and is responsible for coordinating the City's response.

4. Project Evaluation Meeting: Within 30 to 45 calendar days from submittal, a Project Evaluation Meeting (PEM) is scheduled. The PEM is attended by representatives from each City department and the applicant's representative(s). The various departments discuss the project, give comments to the applicant, and suggest revisions to make the project conform to City standards. At the PEM, the City will notify the applicant if the application submittal is complete, and if not, will issue a letter identifying any information necessary to complete the application. More than one PEM may be held, depending on the size and scope of a project.

5. Resubmittal: If the application is incomplete or revisions are required, the applicant makes appropriate corrections and resubmits the plans along with a letter describing any changes to the staff planner.

6. Application Formally Accepted: Following the final PEM and the submittal of all required information, the application is formally accepted as complete. Acceptance of the application initiates the timeframes required by the Permit Streamlining Act. At this stage the Planning Division performs an initial study to assess potential environmental impacts. This review will determine the appropriate environmental document.

7. Neighborhood Meeting: Some projects may require one or more presentations to various neighborhood associations, depending on the level of complexity and/or controversy.



8. Hearing Schedule, Legal Notices, and Environmental Document Posting: Once deemed complete, the application will be scheduled for hearing by the Planning Commission, Design Committee, or City Council (approving authority varies by entitlement). The Environmental Document may be posted for a 20-, 30- or 45-day comment period, depending on the type of review required. A 10-day notice of public hearing is mailed to property owners within a 300-foot radius of the subject property.

9. Staff Report Preparation: Once the hearing is scheduled, the staff planner will prepare the staff report and finalize the conditions of approval. Staff reports are typically published the Friday preceding the meeting date. The staff report provides a project description, discusses the comments and issues identified by the City, and lists the staff recommendations or options for the Commission/ Committee /Council action.

10. Commission/Committee/Council Decisions: The entitlements reviewed by the Commission, Design Committee, or City Council are discretionary actions. As such, the project may be approved or denied, or conditions of approval imposed. The Planning Commission also serves in advisory capacity to the City Council on General Plan and Zoning issues, and hears appeals of actions taken by the Planning Director on Administrative Permits. As the designated approving authority, actions on development entitlements by the Planning Commission or Design Committee are fi nal unless appealed to the City Council.

11. Notice to Applicant & Notice of Determination: Following action by the Planning Commission or Design Committee, Planning staff will mail to the applicant an official notice of action that identifies the actions taken on the application, applicable expiration dates, and final conditions of approval. As applicable, within 5 days of the approval, Planning staff will send the Notice of (environmental) Determination, along with associated filing fees paid by the applicant, to the County Clerk.

12. Appeals: Applicants or other aggrieved persons may appeal the Planning Commission or Design Committee's decision to the City Council within 10 calendar days of the action. Appeals must be filed with the City Clerk along with the associated appeal fee.

13. Begin Use / Submit for Building Permit: After the appeal period, an applicant may submit plans to the building and/or Engineering Department for plan check. If the approval is for a Conditional Use Permit, the applicant may begin the use.

DESIGN REVIEW PERMIT

A request for a design review permit requires one public hearing before the Design Committee with an estimated processing time of 12 weeks. The applicant or the applicant's representative must be present at the public hearing to answer questions.

New multi-family construction, as well as medium-density residential (single-family), is subject to design review permits. Single-family development lots (with the exception of medium-density residential) that comply with Zoning Ordinance standards do not require a design review permit. The Design Review Permit is designed to allow applicant's design flexibility while maintaining the aesthetic nature of an area and providing quality-of-life features for the future residents of a project (such as play areas) without requiring special or costly construction materials that would have an impact on housing affordability. Typical design review findings for all multi-family uses include provisions for adequate drainage, access for parking, pedestrian circulation and walks, loading areas, compatible building designs, colors, building height, and trash enclosures. The standards for review are found in the City's Community Design Guidelines, which include a mix of quantified standards (e.g. all pedestrian pathways must be lit to a minimum 0.5 foot-candles), objective standards (e.g. projects must be consistent with the City's Bikeway Master Plan), and flexible standards (e.g. parks and open space should be integrated into the overall design of the project).

The Design Review Permit requires a public hearing before the Design Committee, which is composed of three members. Two of the members are appointed by City Council and typically have engineering and architecture experience, and the third member is a current member of the Planning Commission. The hearings are held in the City's public conference room in the Civic Center. The findings for approval are found in Roseville Municipal Code Chapter 19.78.060, and are as follows:

1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.

2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment, are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.

The findings are entirely related to site design and architecture; none relate to the type of housing or the number of housing units because these are established by the City's land use plan. In finding 2, a harmonious development is defined according to the plain dictionary meaning of the word, which is "forming a pleasing or consistent whole," and is used to ensure that the project design is cohesive. In finding 3 the same definition applies, and is used to ensure that the new building architecture does not clash with the existing neighborhood; absolutely conformity is not required to be pleasing or consistent, and there are many examples of multi-family housing projects in the City which provide more modern architectural forms or materials within older, established neighborhoods.

The City's design review permit process has not been found to negatively impact a project or hold up the processing of an application, either by requiring an applicant to appear before the Design Committee multiple times for project approval or by unduly requiring plan revisions which delay an applicant's hearing date.

LARGE COMMUNITY CARE FACILITIES

Large community care facilities are described as a dwelling where nonmedical care is provided to no less than 7 and no more than 12 persons on a 24-hour basis and which is operated and occupied by the owners. Large community care facilities are licensed by the California Department of Social Services, permit no more than two persons per bedroom, and shall be designed so as to be compatible with the residential character of the neighborhood.

The particular conditions or use restrictions for group homes with seven or more persons, as described above, should not have a negative effect on the development or conversion of residences to meet the needs of persons with disabilities or affect the provision of services on site.

Other City policies that strive to alleviate governmental constraints include (1) reduction in parking standards for projects which can demonstrate a reduced need for parking; (2) occupancy standards in the City's Zoning Code apply to unrelated adults in the same manner they apply to families; (3) community input for the approval of group housing is the same as for other types of residential development; (4) unit size is not regulated or restricted by the City (any minimum unit size restrictions would be included in the Conditions, Covenants, and Restrictions of a subdivision mandated by the developer or the homeowners association within a custom home subdivision); and (5) commercial floor area ratios, in mixed-use projects, are not adversely affected by inclusion of a residential use.

A Conditional Use Permit is required for large community care facilities in the City's R1, RS, and R2 zones (single-family, small-lot, and duplex/halfplex), but not in the R3 (attached housing) or RMU (residential mixed use) zones. Large community care facilities do not operate in the same manner as residences with large families, and have different needs. To ensure the facility is operating in a manner that is safe and appropriate for the residents and the neighborhood, and minimize the likelihood of concerns or complaints, the Use Permit process allows the City to work with an applicant to ensure the operation plan will minimize conflicts.

The first plan review takes 3 weeks, with 1–2 weeks for any necessary follow-up review.

Affordable Housing Goal

The City has a 10% Affordable Housing Goal which divides the 10% goal into 4% very low, 4% low, and 2% moderate income. This is calculated based on the total residential units allocated to each specific plan area. The type of units, income ranges, and parcel-by-parcel obligations are specified within each specific plan area and their related development agreements. Developers of each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the specific plan development agreement. Prior to building permits being issued for affordable rental housing developments, developers are required to enter into regulatory agreements with the City, at which time Housing Division staff actively assists developers in acquiring appropriate and available subsidies for the construction of affordable housing.

The 10% Affordable Housing Goal, as set forth in each specific plan area, is not intended to be set as a maximum number of affordable units; rather, it is a minimum expectation for the production of affordable housing for households that cannot afford market-rate housing. If affordable housing developers were able to secure the financing to fund the land acquisition and construction of affordable housing on parcels not previously identified as required to produce affordable housing, the City would encourage the development without limitation. However, the affordable housing requirement imposed on any parcel assists future developers in negotiating with landowners a valuation that justifies the imposition of the affordable housing requirement, which is typically less than market value.

FLEXIBILITY FOR MOVEMENT OF AFFORDABLE HOUSING WITHIN SPECIFIC PLAN AREAS

Prior to the development of the West Roseville Specific Plan (WRSP), each plan area designated parcels that would have affordable housing obligations, identified as either rental or purchase housing. In order to move the affordable housing units from one parcel to another, or merge them on to one parcel, the movement of the affordable units would require a formal amendment process to both the specific plan and related development agreements, which was costly and time intensive.

Beginning with the implementation of the WRSP in 2003, specific plans and related development agreements have provided flexibility to move the affordable housing units between the designated parcels by recording a Memorandum of Understanding, versus full amendments to the other formal agreements. The flexibility allows for developers of affordable housing to leverage the affordable housing "requirement" within the negotiations for securing the land, as well as collecting affordable housing obligations from one parcel to another, when developments conducive to 100% affordable housing financing, such as tax credits and bonds, will be used to develop the affordable housing units.

For a more detailed explanation of the affordable housing requirements of each specific plan and related development agreements, please refer to Planning Division documents located on the City's website, using the following link

http://www.roseville.ca.us/planning/planning_document_library/specific_plans/default.asp

Growth Management

The Growth Management Component of the Land Use Element views growth management as a means to proactively prepare for and manage growth. The key to Roseville's growth management component is the comprehensive planning process, rather than the establishment of growth limitations. The Growth Management Component focuses on the development of performance standards rather than timelines or growth rates for future development. Performance standards exist for all residential and non-residential projects within the City of Roseville.

Performance standards include items such as traffic circulation, landscape and lighting, parking, height restrictions, architectural design, and driveway locations. This approach has resulted in goals and policies that emphasize performance (e.g., maintaining levels of service, providing adequate park acreage, water, wastewater, electric, financing needed school facilities), rather than specific dates, growth rates, or buildout of existing plans. The performance standards provide the criteria for planning and managing growth by requiring the mitigation of growth impacts. The City has no ordinances restricting growth.

Much of the City's efforts are focused on comprehensive rather than incremental land use and facilities planning. The City currently has 16 specific plan areas that reflect the City's commitment and success in the management of growth. Each plan comprehensively plans and integrates the various elements of the area and provides detailed implementation strategies.

Implementation is secured through use of development agreements and the establishment of financing districts to ensure funding and maintenance of facilities and improvements, as well as construction of affordable units.

The limits identified in the Growth Management Component are based on estimated maximum level of development that the City can provide for and still maintain adequate service levels. Allowing development beyond the identified limits could result in a lack of resources and reduced service levels, which have the potential to directly impact the health, safety, and welfare of Roseville residents.

The concept of linking growth management and the ability to provide adequate services is articulated throughout the goals and policies of the Growth Management Component, Policy LU8.3.

The Growth Management Component of the General Plan will not affect the City's ability to accommodate its share of the Regional Housing Needs Allocation. The Growth Management Component should not impact the supply of housing, nor should it restrict the City's ability to accommodate its share of the regional housing need for the eight-year planning period of this Housing Element.

Subdivision Standards

The City's subdivision standards include provisions for increased lot densities and decreased curb/gutter/street widths to accommodate greater land use. The City's standard residential street section is 34 feet from back of curb to back of curb, with the standard increased to 38 feet if the street serves more than 100 homes.

Consistent with SACOG's Blueprint Project and the City's Blueprint Implementation Strategies, the City annually reviews its standards to encourage compact development, mixed use, and higher-density residential units.

The City's standards for off-site improvements are no more restrictive than those of surrounding jurisdictions and serve to encourage and facilitate compact development to increase the affordability of housing in Roseville.

Permits and Fees

City permits and fees create a significant impact on the cost of new residential housing development. The City has been proactive in making sure the fees collected will pay for the necessary infrastructure and services to maintain a high quality of life for residents. The City offers three programs to help ease the financial burden of development fees to assist with the development of affordable single-family and multi-family housing: (1) the Single-Family Fee Deferral Program allows the developer to defer most City-controlled development fees until issuance of the certificate of occupancy or until close of escrow; (2) the Commercial Fee Deferral Program allows developers of multi-family affordable projects to defer most City-controlled development fees until issuance of the certificate of occupancy; and (3) the City's partnership with the California Statewide Communities Development Authority (CSCDA) allows developers to apply for the Statewide Communities Infrastructure Program (SCIP), which allows the financing of fees (over a 30-year period) that would otherwise be due at building permit issuance.

Table X-36 lists the estimated fee comparisons for Roseville and surrounding jurisdictions for single-family and multi-family development based on a study completed in 2020.

There are several development fees that apply to all new residential construction in Roseville. Each development fee is calculated individually and is based on factors such as type of project, construction valuation, square footage, and use, or a flat rate may be applied. There are no special or reduced development fee rates for affordable housing projects; however, the City does offer the fee deferral and financing programs mentioned earlier. Traffic fees and the Placer County Capital Facilities fee have reduced rates for age-restricted housing.

Building permit fees that are calculated on a flat-rate basis exert a heavier burden on smaller housing units, such as apartments and condominiums, than on larger single-family units. Since the cost is the same, regardless of size, the fee per square foot is much higher for a small dwelling as compared to a larger dwelling. Although several of the fees take this into consideration, the cost per square foot is still typically higher for apartments, condominiums, and small single-family dwellings than for larger single-family homes. Unlike market-rate homes and apartments, affordable units that must meet guidelines for purchase or rental price cannot pass along the higher cost per square foot to the buyer or renter. The City's policy is not to waive fees, as noted above; however, the City does offer the fee deferral and fee financing programs to assist affordable housing developers with payment of fees. Permit processing procedures and timelines are outlined below.

It is difficult to determine the direct impact of fees on affordable housing production, as the cost of land, available of grants or tax credits, and other factors play an equal role. Generally, affordable housing developers need a per-unit cost reduction from one or more sources in order to make a project financially feasible. The amount of this reduction varies depending on the current land costs, construction costs, fees, and the availability of subsidies. The City's fees are all designed with a strong nexus to need, and are already reduced in most cases for multi-family housing compared to other housing. The City's 10% Affordable Housing Goal seeks to reduce the cost constraints associated with affordable housing production. The City's specific plan process includes the objective of satisfying the affordable housing goal by providing specific parcels in each specific plan area (SPA) with affordable housing obligations and providing a detailed financing plan which provides fee transparency and equitable distribution of fees. An affordable housing project will not be delayed or hampered by owing substantial unexpected or upfront fees due poor planning (such as with "last one in" infrastructure requirements); the City's planning process is clear, stable, and transparent. The cost of parcels with affordable housing obligations are below market rate and may, by reducing or removing Mello-Roos bonds, further ensure affordability for renters or homebuyers.

Table X-36 | Residential Fee Comparison By Jurisdiction

2020 Fee/Tax	Roseville		Rocklin		Folsom[4]		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[5]
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[6]			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**

SACOG September 2020. Fees based on City fees. Additional fees may be charged by school districts. For fees with a range, highest fee in range used.
[1] Fee based on North of US50 schedule. Multiple fees included in several categories.
[2] Rancho Cordova- water and fire, Sacramento fees. Sewer based on ratio of pipe for SF and acre for MF.
[3] Varies by area if no amount provided. Folsom, permit.
(1) Rocklin, Regional Drainage. Folsom, Regional Sanitation, City Portion. Placer County, Dry Creek Flood Control Fee, varies by area. Rancho Cordova, Sacramento Regional Transportation
(2) Rocklin, City & Placer County Construction Tax Combined. Folsom, Drainage. Rancho Cordova, Measure A transportation
(3) Folsom, solid waste and waste management plan fee.

(4) FOLSOM, HOUSING FEE.2012 DEVELOPMENT IMPACT FEE SUSPENSION AND ADJUSTMENTS

In May 2012, the City Council approved the suspension of the Construction Cost Index inflationary adjustment on six of the City's development impact fees. The ordinance was effective July 1, 2012, and the following six development impact fees will remain at 2008 levels:

1 Pleasant Grove/Curry Creek Watershed Drainage Mitigation Fee

2 Public Facilities Fee

3 Animal Control Facility Fee

4 Special Area Water Fee

5 Local Sewer Connection Fee

6 Electric Backbone Mitigation Fee

The City's Traffic Mitigation Fee (TMF) is not adjusted for inflation this year, as the City Council approved a comprehensive update earlier this year. The net result of the TMF update is an average fee reduction of approximately $1,300 per unit. The new TMF fee structure was effective July 1, 2012.

As required by City ordinance, the following development impact fees are adjusted for inflation on July 1 of each year. The annual inflationary adjustment is based on the costs of materials and construction during the past year as tracked by the Construction Cost Index (CCI). For the year 2012, the inflationary adjustment was 2.5%. Building permits for new construction issued after July 1, 2012, are subject to the adjustment on the following six impact fees:

1 Dry Creek Watershed Drainage Fees

2 Regional Sewer Connection Fee

3 Water Connection Fee (3% per ordinance)

4 Highway 65 JPA Fees

5 Neighborhood and Community Park Fee

6 Citywide Park Fee

Building Codes

To provide construction standards for the creation of efficient housing units, the City adopted the 2019 California Building Code based on the 2018 International Building Code, 2019 California Residential Code based on the 2018 International Residential Code, 2019 California Plumbing Code based on the 2018 Uniform Plumbing Code, 2019 Mechanical Code based on the 2018 Uniform Mechanical Code, 2019 California Electrical Code based on 2017 National Electric Code, the 2019 California Energy Code, 2019 California Green Building Code, 2019 California Fire Code based on the 2018 International Fire Code with City of Roseville amendments, 2019 California Existing Building Code, and 2019 California Historical Code.

The City enforces building codes for existing units, new construction, and residential rehabilitation. Code enforcement is aimed primarily at new construction and remodeling through the permit process, and in older units in response to complaints. The City attempts to find a balance between ensuring that housing is safe and avoiding the potential loss of affordable housing units through unnecessarily strict enforcement practices. Based on discussions with the City's Building Department, there is no indication that code enforcement practices unduly penalize older dwellings or inhibit rehabilitation. Code enforcement who find older residential units in need of repair notify the Housing Division to determine if repairs may be made through the City's Housing Rehabilitation Program.

In order to assist developers with tax-exempt bond financing, the City has joined the California Statewide Communities Development Authority and the ABAG Finance Authority for Non-profit Corporations.

NON-GOVERNMENTAL CONSTRAINTS

Land Costs

Land costs are one of the major components of housing development costs. Post-recession, land prices increased rapidly since the last planning period. The rising land prices post- recession and subsequent period of economic growth affected housing and building nationwide, increasing housing costs. The potential impacts from Covid-19, related economic downturn, and response to expanded work from home options on land prices create a complex forecasting environment. However, there are indications that land costs will remain strong.

Data gathered from Trulia.com, Zillow.com and Realtor.com in August 2020 indicates that land in Roseville ranges from $155,000 for 0.22 acre to $10,000,000 for 136.23 acres. See the listings below.

Given that land costs can factor heavily into the final cost of housing, allowing the construction of homes on small lots can lower the cost of housing, especially in the moderate income category. As previously discussed, the City has significant land areas with a DS overlay district, which allows tailored development standards. As a result, the City sees significant production of small-lot homes (lot sizes below 3,000 square feet) at lower price-points per square-foot.

Lot Size Listing Price

0.22 acre	$155,000
3.5 acres	$269,000
0.65 acres	$339,000
1.2 acres	$700,000
28 acres	$4,500,000
136.23 acres	$10,000,000

Construction Costs

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and on the quality of product being produced. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area, and the unionization of workers.

A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

In addition, modular, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at once increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions.

Using current pricing sources, the average cost for a newly constructed 2,000-squarefoot single-family home (not including land) in the City of Roseville would be approximately $295,000 (National Building Cost Manual, accessed online data, indexed for location). Data from ProMatcher provides additional data as it provides a range of costs from $122.21 to $181.46 per square foot, resulting in construction costs for a 2,000 square foot single-family house ranging from $244,420 to $362,920.

The City's Specific Plan process helps control infrastructure-related construction costs. As part of each Specific Plan, detailed infrastructure studies are prepared which define the location of all improvements, including wells, lift stations, and other infrastructure needs. This is not a common approach; frequently, jurisdictions will only plan for major systems at the Specific Plan level, deferring more site-specific determinations to future projects. However, this can result in uncertainty, because the cost and location of all infrastructure is not known at the outset, and can result in wide deviations in the total per-unit infrastructure costs from one subdivision to another. The City's approach ensures that infrastructure construction costs are clear and evenly distributed over the planning area.

Development Densities

The City's Specific Plans assign a land use density and unit allocation to each large lot parcel of land, rather than a range (e.g. Medium Density Residential 12.2, or 12.2 units per acre). It is this detail which allows the Specific Plan process to clearly lay out the detailed infrastructure and per-unit construction costs for each planning area. It is common—and permitted—for developers to transfer units between parcels within a Specific Plan to ensure that each parcel's units "fit" within the acreage, but it is extremely uncommon for a developer to under-build.

Availability of Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down payment requirements.

The Covid-19 influence on the housing market has had multiple impacts on the availability of financing. In late summer 2020, there were historically-low mortgage rates which stoked demand. Interest rates at the present time are not a constraint to affordable housing. However, lending standards have increased due to economic uncertainty. Lenders are announcing more stringent underwriting requirements and exiting some products completely. JPMorgan one of the country's largest lenders- and seen as a trendsetter- has raised the requirements borrowers must meet to be eligible for most new home loans. Customers need a credit score of at least 700 to qualify and must have funds equivalent to a 20% down payment.

Additionally, some lenders are putting into place different reserve requirements for self-employed borrowers. Lenders stress that these changes are temporary, but it is unknown how quickly mortgage companies return to business as usual.

One of the main barriers to rising demand is the lack of inventory, especially for entry-level homes. The California Association of Realtors' Roseville July 2020 monthly market report found that the number of active listings fell 51.2 percent from July 2019.

A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Traditionally, conventional home loans typically require 5% to 20% of the sales price as a down payment, which is the largest constraint to first-time homebuyers. The current higher requirements strongly indicate a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

GLOSSARY

Above Moderate Income: This is a household earning above 120 percent of the area median income for a similarly sized household. In 2020, for a four-person household in Placer County the area median income is $80,100, which means above moderate income 4-person housholds are earning more than $96,100 annually.

Accessory Dwelling Unit (ADU): The common use terms for an ADU include in-law quarters, granny flat, second unit, and others. An ADU is a residential unit with complete facilities for living—sleeping, bathing, eating, etc—that is typiclaly smaller than the main home on the site. An ADU can be either attached or detached from the main home, but functions as a separate home. See also Junior Accessory Dwelling Unit.

Affordable Housing: According to the U.S. Department of Housing and Urban Development, housing is affordable when it doesn't cost more than 30 percent of a household's income. Levels of affordable housing are identified based on household income compared to the median household income for a similarly-sized household. See also Extremely Low Income, Very Low Income, Low Income, Moderate Income, and Above Moderate Income Household.

Area Median Income (AMI): Annual income surveys are completed for each area (such as Placer County) to determine the median income for households of different sizes. A median is the exact middle of a list of numbers. In 2020, for a four-person household in Placer County the AMI is $80,100.

Extremely Low Income Household: This is a household earning 0 – 30 percent of the area median income for a similarly sized household. In 2020, for a four-person household in Placer County the area median income is $80,100, which means extremely low income 4-person housholds are earning less than $25,100 annually.

Fair Housing: This is housing access free from unlawful discrimination, but also includes housing access issues which are the result of historic patterns of discrimination.

General Plan: Every jurisdiction in California is required to maintain a long-term development plan for the community, known as the General Plan. The General Plan addresses land use and sets standards and policies regarding diverse issues, including parks and recreation, circulation and traffic, open space resources, and others.

Housing Constraint: A housing constraint is any factor which inhibits the development of housing, and includes land use controls, fees, the cost of land, the cost of construction, and a host of other factors.

Housing Element: A required component of a General Plan, the Housing Element addresses a community's housing needs for all income levels and policies and programs to help facilitate and provide the needed housing.

Housing Inventory: The housing inventory is a list of all sites in a jurisdiction which can accommodate additional housing development in the future; it is not an inventory of existing built housing units.

Junior Accessory Dwelling Unit (JADU): Where an ADU must contain complete facilities and may be detached, a JADU may share certain facilities with the main home (such as the bathroom) and must be contained within the walls of the main home. The JADU is required to have an efficiency kitchen with countertops and food storage, and outlets for countertop applicances.

Low Income: This is a household earning 50 – 80 percent of the area median income for a similarly sized household. In 2020, for a four-person household in Placer County the area median income is $80,100, which means low income 4-person housholds are earning between $40,051 and $64,100 annually.

Lower Income: The lower income category combines all households earning less than the area median income, and includes extremely low, very low, and low income households.

Moderate Income: This is a household earning 80 – 120 percent of the area median income for a similarly sized household. In 2020, for a four-person household in Placer County the area median income is $80,100, which means moderate income 4-person housholds are earning between $64,101 and $96,100 annually.

Regional Housing Needs Allocation (RHNA): The RHNA is the number of units at each income level which a jurisdiction must plan for in it's Housing Element.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan is prepared by the Sacramento Area Council of Governments and identifies the RHNA for each member jurisdiction.

Supportive Housing: This is long-term housing linked to on- or off-site services that helps residents who have struggled with homelessness, health-related issues, substance abuse or other issues. The purpose of this housing is to help the residents remain in housing, improve their health, and maximize their potential to live and work in the community.

Very Low Income: This is a household earning 30 – 50 percent of the area median income for a similarly sized household. In 2020, for a four-person household in Placer County the area median income is $80,100, which means extremely low income 4-person housholds are earning between $25,101 and 40,050 annually.

APPENDICES

Appendix A Review of the Previous Housing Element

This component of the Housing Element examines goals, policies, implementation measures, and specific programs included in the 2013 Housing Element to determine their effectiveness.

FACTORS INFLUENCING HOUSING PRODUCTION OVER THE PRIOR PLANNING PERIOD

Housing is influenced by state and county growth rates, interest rates, employment levels, the national investment climate and other economic variables. Affordable housing challenges have resulted as the gap between housing costs and household income levels widen. Traditionally, housing costs throughout California have risen at a rate greater than household income levels.

The nation saw an unprecedented boom in housing prices that began in 1998 and continued until 2007. However, by 2008, the national economy and the housing market across the United States had undergone a dramatic turnaround. Due to the accessibility of credit and risky mortgage lending practices during the housing boom, the country saw insupportable home price inflation, and, subsequently, a rise in mortgage defaults and foreclosures nationwide, which led to an excess of available properties, and a tightening of the credit market.

As a consequence the City of Roseville along with the region, experienced a substantial slowdown in residential development in 2008 and a substantial drop in median home price through 2012.

A market recovery began in the 2012/2013 timeframe, with residential development and median home prices seeing steady year-on-year increases through the present time. Consequently, multiple affordable housing projects were successfully approved and developed during the previous Housing Element cycle. These projects relied on gap funding and support from the City to be developed, using the last of the City's remaining Redevelopment Agency funding.

However due to state legislation eliminating Redevelopment Agencies effective February 2012 no funding remains and the City will be challenged in the upcoming planning period to assist financially in the development of future affordable housing.

City of Roseville staff has determined that the goals, policies, implementation measures, and specific programs included in the 2013 Housing Element are appropriate and effective in providing sound housing and community development planning on a regional basis and for the City of Roseville. The City will continue to use these measures in an effective and efficient manner during the upcoming 2021–2029 Housing Element planning period. The City's aggressive affordable housing programs continue to use as many affordable housing tools as possible to help meet the goals it has established.

Unless otherwise specified, any program not implemented will continue to be an important potential source for affordable housing assistance and will remain in the Housing Element for possible future use. These programs may be implemented if the need for the program exists and sufficient resources are available.

The following is a summary of the City's progress in meeting priorities identified in the 2013 Housing Element:

<table>
<tr><th>Program</th><th>Accomplishments</th><th>Continue/Modify/Delete</th></tr>
<tr><td>Affordable Housing</td><td></td><td></td></tr>
<tr><td>1. Federal and State Programs
The City shall pursue and continue to participate in the following federal and state programs: [see below]</td><td>The City applied for HOME funds for the First Time Home Buyer and Owner-Occupied Housing Rehabilitation Programs in 2014 and was awarded $1,000,000 to split between the two programs.
The First Time Home Buyer and Housing Rehabilitation programs were fully funded until the 2014 contract expired in November of 2017</td><td>Continue.</td></tr>
<tr><td>Section 8 Housing Choice Vouchers (Federal)
The Section 8 Housing Choice Voucher Program is administered by the Roseville Housing Authority and provides rental assistance to very low income households through direct payments to the property owner.
The Program is promoted on the City's website, and through Program brochures.
(Policies 1, 2, and 5)</td><td>RHA is authorized to provide 735 households with HCV rental assistance. This total includes 75 vouchers allocated for non-elderly and disabled households (NED vouchers), which were awarded in October 2010, 65 Veterans Affairs Supportive Housing (VASH) vouchers used to house veteran households who were homeless or at risk of being homeless, and 33 Mainstream vouchers that assist households who have a non-elderly adult person with a disability and are transitioning out of institutional and other segregated settings, or are currently homeless or at risk of becoming homeless. Awards for new vouchers received are as follows:
<table>
<tr><th>Year</th><th>VASH</th><th>Mainstream</th></tr>
<tr><td>2014</td><td>10</td><td>0</td></tr>
<tr><td>2015</td><td>8</td><td>0</td></tr>
<tr><td>2016</td><td>8</td><td>0</td></tr>
<tr><td>2017</td><td>0</td><td>0</td></tr>
<tr><td>2018</td><td>9</td><td>14</td></tr>
<tr><td>2019</td><td>0</td><td>0</td></tr>
<tr><td>2020</td><td>30</td><td>19</td></tr>
<tr><td>Total</td><td>65</td><td>33</td></tr>
</table>
RHA was awarded its first VASH vouchers October 2014 and first Mainstream vouchers in 2018 and continues to request additional vouchers as HUD makes more available.
To be in compliance with HUD's regulations, the lease-up rate for a calendar year cannot exceed</td><td>Continue.</td></tr>
</table>

Program	Accomplishments	Continue/Modify/Delete
	100% of its allocation of vouchers (per voucher type), and the Housing Authority is required to be at-least 95% leased up for its voucher allocation or utilizing at least 95% of its annual budget authority. Agencies leasing up at least 98% or more of its allocated vouchers can reach high-performing status. The following is a list of the percentage of allocated vouchers leased in previous years: 2013 - 97% 2014 - 98% 2015 - 99% 2016 - 97% 2017 - 96% 2018 - 93% 2019 - 90% 2020 (as of July 2020) - 92.1% Although RHA's lease up is under the 95% requirement, RHA continues to meet HUD's program requirement for high-performing status through 100% expenditure of its annual budget allocation for the program. The Roseville Housing Authority has been designated by HUD as a "High Performing Housing Authority" for the past fifteen years.	

Program	Accomplishments	Continue/Modify/Delete
Community Development Block Grant (Federal) The City is an entitlement jurisdiction for Community Development Block Grant (CDBG) funds and sets aside a portion of its annual allocation of CDBG funds for the following housing activities: **Housing Rehabilitation Program** The City began the Housing Rehabilitation Program in 1980. This program is considered a key component in the City's affordable housing strategy as a means of preserving Roseville's housing stock affordable to lower income households. The program, targeted to low income, owner-occupied households, offers grants to elderly and disabled households and deferred loans to all low income households for health and safety repairs and home improvements. Deferred loans become due and payable upon sale, change of title, change of use or 30 years. Any program income received as a result of a loan payoff is used to fund new loans and grants. The Housing Rehabilitation Program is promoted on the City's website, through the use of Program brochures and largely word of mouth. **Handyperson Program** The City initiated funding for the Handyperson Program in 1999 as a result of public input, which identified a need for such a program in Roseville. The Handyperson program provides grants to seniors in need of minor home repairs, such as installation of grab bars, repair of minor plumbing leaks, etc. The Program is administered by Seniors First. Senior homeowners may be referred to the Housing Rehabilitation Program for assistance if repairs exceed the scope of the Handyperson Program. The Handyperson Program is promoted on the City's website, through the use of Program brochures and Senior Resource Guide for Placer County. **Paint Program** The City began the Paint Program in 1995 which provides vouchers for exterior paint and materials to assist low income homeowners with property maintenance. The Program is administered by the City's Housing Division and is promoted on the City's website and through Program brochures. *(Policies 1, 5, and 6)*	Housing Rehabilitation Program: A total of 49 loans were issued from 2013 to present. Handyperson Program: A total of 417 households were assisted from 2013 to 2016 when the program was unfunded Paint Program: A total of 47 Paint Vouchers were issued from 2013 to 2017 when the program was rolled into the Owner-Occupied Rehab program.	Continue the Housing Rehabilitation Program. Delete the Handyperson Program and Paint Program, as these functions have been incorporated into the Rehabilitation Program.

Program	Accomplishments	Continue/Modify/Delete
Home Investment Partnership Program (HOME) (State) The City began its participation in the State Administered HOME Program in 1994 for the creation and maintenance of affordable housing. The City utilizes HOME funds for the following Programs: **Housing Rehabilitation Program** The CDBG funds are leveraged with HOME funds to provide loans and grant to low-income homeowners. The Housing Rehabilitation Program is described above. **First Time Home Buyer (FTHB) – Down Payment Assistance (DAP) Program** The City sets aside a portion of its HOME grant for down payment assistance in the form of deferred, shared appreciation loans (second mortgages). The FTHB-DAP Program is targeted to low-income households. The homebuyer must qualify under the City's definition of a first time homebuyer; be able to provide at least a 1% down payment; and have attended a Home Buyer's Seminar. The buyer must also comply with the City's criteria with regard to the home selection. **Multifamily New Construction** The City will pursue HOME funds for construction of multifamily affordable units. HOME funds are leveraged with other funding sources such as Section 202 funds, Low Income Housing Tax Credits, Tax Exempt Housing Bonds, etc. to provide affordable rental housing targeted to extremely low and very low income households. *(Policies 1, 2, 5, and 6)*	The City applied in 2014 for HOME funds and were able to fund both the First Time Home Buyer and Housing Rehabilitation programs. Through the Housing Rehabilitation Program, a total of 44 loans were issued from 2013 to present. From 2013 to 2017, 22 FTHB program loans were funded.	Combine with Program 1.

Program	Accomplishments	Continue/Modify/Delete
2. Density Bonus Program *(Ongoing: 2013–2021)* The City shall continue to implement its Density Bonus Program to help promote and create affordable housing units. The program provides a property owner the ability to construct more income-producing units within the project that can offset the cost of providing affordable units. The Density Bonus Program is promoted on the City's website, and information is available at the City's Permit Center. The City's Housing Division staff also actively promotes the Density Bonus Program in conjunction with implementation of the 10% Affordable Housing Program. The City's Density Bonus Program is consistent with State Government Code Section 65915–65918. The Density Bonus Program provides for a minimum 20% to a maximum 35% density bonus in the maximum number of dwelling units, in addition to incentives and/or concessions. The concessions and/or incentives may include reduction in zoning standards, development standards, design requirements, mixed-use zoning, financial assistance, or any other incentive that would reduce costs of the developer. A developer may qualify for a density bonus and additional incentives and/or concessions if the developer agrees to construct and maintain a minimum of: • Ten percent (10%) of the units affordable to lower-income households; • Five percent (5%) of the units affordable to very low-income households; A senior housing development; • Ten percent (10%) of the units in a condominium project affordable to moderate-income households. The density bonus is increased on a sliding scale, depending on the type and number of affordable units, up to a maximum 35% density bonus. The number of concessions/incentives granted by the City also increases based on the number and type of affordable units to be constructed. The developer must enter into an Affordable Housing Agreement to secure the affordable units for a minimum of 30 years prior to issuance of building permits or prior to final map approval. *(Policies 1, 2, and 4)*	The City updated the Zoning Code to reflect changes to the Density Bonus Ordinance in 2008. Siena Apartments, a 156-unit, multi-family development, took advantage of a density bonus and received their Certificate of Occupancy in 2009.	Modified. The City's Density Bonus Program was outdated and needed to be revised to be consistent with current state law. Rather than wait until after adoption of the 2021 Housing Element, the necessary Ordinance amendments were prepared and adopted in Spring 2021.

Program	Accomplishments	Continue/Modify/Delete
3. Second Unit Ordinance (*Ongoing: 2008–2013)* A second dwelling unit shall be as defined by Government Code Section 65852.2 and shall mean an attached or detached residential dwelling unit which provides complete independent living facilities for one (1) or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the primary dwelling is situated. It also includes an efficiency unit and a manufactured home as defined in the Health and Safety Code. The floor area of the second dwelling unit for an attached unit shall not exceed 30% of the existing dwelling's living area. The floor area of the detached unit shall not exceed 1,200 square feet. Fees associated with the development of the second units are the same as those for new single family units. A second unit is permitted provided it complies with the applicable design and development standards identified in Chapter 19.60 of the Zoning Ordinance. The City currently supports and promotes the development of second units on the City's website and information is available at the City's Permit Center. *(Policies 1, 2, and 9)*	The City supports and promotes the accessory dwelling unit ordinance through the City's website and information is available at the City's Permit Center. The City has processed 46 second units since 2013.	Modified. The City's Accessory Dwelling Unit Ordinance has been updated multiple times to respond to changes in state law. The program in the Housing Element was revised to correctly reflect the City's existing Ordinance, which was updated in Spring 2021.
4. Condominium Conversion Ordinance *(Ongoing: 2008–2013)* The City shall continue to enforce its Condominium Conversion Ordinance to define those conditions under which the conversion of rental units to condominiums would be permitted. Under the Ordinance, conversions cannot occur unless certain criteria is met, including: the City has established minimum City-wide vacancy rates for multifamily rental housing; a minimum percentage of multifamily rental units citywide; provision for affordable housing requirements and Community Benefit Fee; and tenant protections including a Tenant Relocation Plan, etc. If the conversion meets the required criteria, the developer must enter into an Affordable Housing Development Agreement to secure the affordable units provided as part of the conversion approval. *(Policies 1, 2, 4, and 11)*	There have not been any condominium conversions since 2008. Condominium conversions were popular statewide for a certain period, but over the last two decades interest has waned in suburban areas.	The City will continue to support this program.
5. Streamline Project Processing *(Ongoing: 2008–2013)* To facilitate project approval and provide internal support to project applicants, the City established the Community Development Manager position within the Community	The Development Services Department implemented an Online Permitting Services (OPS) portal in 2018. OPS improves the delivery of permitting services for the City's	Modify to reflect the implementation of the OPS portal.

Program	Accomplishments	Continue/Modify/Delete
Development Department. The Community Development Manager acts as a liaison between project applicants, development community, Chamber of Commerce and City staff to continually assess the City's existing project processing system and identify short-term and long-term areas for improvement of the plan check process. *(Policies 1 and 2)*	internal and external customers by providing the following: • Internet access with a user friendly interface that is intuitive to the customer. • Online citizen access including online fee estimation, online permit submission, online permit tracking, online inspection scheduling, and permit management. • Single source for City permit tracking. • Enhancement of the reliability and consistency of development services while providing transparency of workflow to the customer. • Integrates with software systems supporting development with emphasis on the City's financial and GIS software. The City has created the Development Services Department to provide development services in a single location with a single point of contact for the customer. The organizational structure is developed around products delivered to the customer irrespective of current departmental lines of authority	
6. Review of Subdivision Improvement Standards and Zoning Ordinances *(Ongoing: 2008–2013)* The City's intent is to ensure current standards represent the best means to achieve housing and other City objectives. The City, through the Public Works and Planning Divisions, shall continue to review and modify Subdivision Improvement Standards on an annual basis. Evaluation of the Zoning Ordinance occurs approximately every 2–5 years. Properly developed and updated standards can help reduce the costs of development while balancing basic environmental, health, safety and welfare needs. *(Policies 1 and 2)*	The City updated the Zoning Code in 2020 to address typos, errors and omissions; modify text for clarity and consistency and interpretation; and modify development processes to be consistent with the City's goals.	Modify. This program duplicates the program in the Governmental and Non-Governmental Constraints section so will be removed from this section.
7. Specific Plan Areas (SPA) *(Ongoing: 2013–2021)* The City shall ensure that Specific Plans are consistent with the goals and policies of the General Plan. The primary purpose of the	Since 2013, the City has approved the following Specific Plans: Amoruso Ranch Specific Plan (June 2016).	Continue.

Program	Accomplishments	Continue/Modify/Delete
Specific Plan Area process is to guide the comprehensive urbanization of land use in a mix of residential neighborhoods, schools, parks, open spaces, supporting retail and public facilities, office uses, and an affordable housing component. The SPA's are the first step in implementing programs such as the 10% Affordable Housing Goal. Within each SPA, specific parcels are subject to certain affordable housing requirements. Agreements between the City and developers may include a variety of housing types, including mixed use, wherever applicable to help achieve the 10% Affordable Housing Goal. Specific Plans identify programs to meet the 10% Affordable Housing Goal. The type of units, targeted income categories, and parcel by parcel obligations are specified. Strategies, including City and landowner obligations, are described. A provision for the payment of in-lieu fees for affordable housing may be included, if appropriate. Development Agreements are utilized to secure implementation of the Affordable Housing Program. Projected subsidies and quantified objectives are outlined in Table X-8. Additional discussion regarding the City's SPA's is provided under the 10% Affordable Housing Goal in the Affordable Housing section of the Element. *(Policies 1, 2, 3, 4, 8, and 10)*		
8. Public/Private Partnerships (Ongoing Roseville Specific Plan Process: 2013–2021) The provision of affordable housing is a societal goal, one that should be achieved through the efforts of the entire community. Within each of the adopted Specific Plans, the City has included a provision for a public/private partnership, between developers of housing and the City, to achieve the 10% Affordable Housing Goal. Roseville has identified the following specific roles in this partnership to provide affordable housing: City of Roseville The City shall continue with an aggressive affordable housing program designed to maximize potential funds available through existing federal, state, and local programs. Developers for each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the Specific Plan Development Agreement. Prior to building permits being issued or recording of the final map, developers are required to enter into an Affordable Housing Development Agreement. The City of Roseville will assist all property owners in	Since 2008, the City has approved the following Specific Plans: Downtown (2009), Sierra Vista (May 2010), Westbrook Amendment to the Sierra Vista Specific Plan (March 2012), and Creekview Specific Plan (September 2012), and Amoruso Ranch Specific Plan (June 2016). All of these Specific Plans have included affordable housing units meeting the 10% requirement. Since 2013, the Amoruso Ranch Specific Plan included 283 affordable housing units and the Campus Oaks amendment to the HP Master Plan included 95 affordable housing units	Continue.

<table>
<tr><th>Program</th><th>Accomplishments</th><th>Continue/Modify/Delete</th></tr>
<tr><td>obtaining appropriate and available subsidies for construction of the affordable housing obligation. If adequate subsidies are unavailable, the affordable housing goal may be deferred to a later phase of the project to allow time to assemble the necessary financing.
Development Community
Developers for each of the designated affordable housing parcels are required to provide affordable housing pursuant to the terms of the Specific Plan Development Agreement.
(Policy 7)</td><td></td><td></td></tr>
<tr><td>9. Affordable Housing Agreements
(Ongoing and Annual Monitoring: 2013–2021)
The City shall require Affordable Housing Development Agreements for all housing projects subject to affordability requirements. Such agreements shall stipulate: 1) number of affordable units to be constructed; 2) the affordable purchase price or rental price; 3) the income group to whom the units will be affordable; and, 4) the length of time the units will remain affordable.
Maximum rents and purchase prices will be determined based on unit size and occupancy levels as follows:
<table>
<tr><th>Unit Size</th><th>Household Size</th></tr>
<tr><td>1 Bedroom</td><td>1.5 Persons</td></tr>
<tr><td>2 Bedroom</td><td>3 Persons</td></tr>
<tr><td>3 Bedrooms</td><td>4.5 Persons</td></tr>
<tr><td>4 Bedrooms</td><td>6 Persons</td></tr>
</table>
If adequate subsidies are not available to assist in achieving the 10% Affordable Housing Goal, the goal may be deferred to a future date agreed upon by the property owner and the City. Deferring the goal will give the City an opportunity to assemble the necessary financing.
The City shall, on an annual basis, review all Developments Agreements for compliance with affordability provisions. Any property owner who fails to comply with the requirements of a Development Agreement may be found by the City Council to be in default of the Agreement.
(Policies 1, 2, 3, 7, 9 and 10)</td><td>The City reviews all Affordable Housing Agreements for compliance with affordability provisions.
Since 2013, the following multi-family complexes were completed and Agreements entered into:
Pearl Creek Apartments – 23 units
Campus Oaks Apartments Phase 1 – 42 units
Lohse Apartments – 58 units
Main Street Plaza – 65 units
Campus Oaks Apartments Phase 2 – 45 units</td><td>Continue.</td></tr>
<tr><td>10. In-Lieu Fees
(Available Development Funding Mechanism)
The City prefers affordable housing be developed as specified under the 10% Affordable Housing Goal within each of the specific plan areas. The collection of in-lieu fees presents a challenge to the City, since the</td><td>The City collects in-lieu fees for rezoned developments that provide purchase housing opportunities. Fees collected between 1/1/2013 and 1/31/21 equaled a total of $1,036,410.53. The in lieu fee is used for rental housing opportunities, which are</td><td>Continue.</td></tr>
</table>

Program	Accomplishments	Continue/Modify/Delete
City does not control or own land to ensure the development of the affordable units. Therefore, the City has not established a formal in-lieu fee program and encourages the development of affordable housing. In-lieu fees may be considered on a case by case basis. In all cases where in-lieu fees are considered as an alternative to producing affordable units, the Housing Division staff will review the project based on: 1) a good faith effort by the owner to secure and utilize available subsidies; 2) the type of project and its ability to absorb the affordable units; 3) ability to use the in-lieu fees within the same specific plan or infill areas. Development Agreements shall be the mechanism utilized to secure implementation of the affordable housing program. *(Policies 1, 2, and 3)*	better suited than purchase housing for very low-income households. Funds collected during this time are part of the reservation of funds for the 80 affordable units at Junction Crossing project.	
11. Non-Residential Construction Fee *(Proposed)* The City shall consider the establishment of a non-residential construction fee program, which would levy a fee on non-residential construction to assist in the development and retention of affordable housing. The rationale behind this fee is that new employment is a factor in the need for additional housing. The City expects to review the establishment of a non-residential construction fee by 2012–2013, at which time the City will determine if it will pursue a program and, if so, the specifics of the program. *(Policy 7)*	The City did not consider the establishment of a non-residential construction fee during the previous planning period, as the construction industry was just beginning to recover from a significant recession and additional fees were not being considered.	Modify. Work to establish a non-residential construction fee is ongoing at this time. The program is being modified to reflect that current status.

Program	Accomplishments	Continue/Modify/Delete
12. Units at Risk As noted, the City does not have any projects at risk of conversion to market rate during the five year planning period of the Housing Element and subsequent five year planning period. However, the City has identified the following program for projects at risk of conversion in future years. • On an annual basis, the City will update its list of subsidized rental properties and identify those units at risk of converting to market rate units. • If the City identifies projects with affordable units at risk, the City will contact the owner regarding their interest in selling properties or maintaining the rental units as affordable. • The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units. • The City will maintain a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units. • The City will work with non-profit agencies to identify and apply for federal, state, and local subsidies available to assist with providing funds for the acquisition and rehabilitation of at risk projects. • The City will make available to tenants of projects at risk of conversion, referral and contact information regarding tenant rights and conversion procedures, as well as information regarding other affordable housing opportunities within the City.	Both Colonial Village and Preserve at Creekside have units at risk of converting to market rate during this Housing Element cycle.	Modify to establish Preservation Coordinator and add additional program language.
13. Housing Successor Agency On 2/22/12 the City became the Housing Successor of the Former Redevelopment Agency and will be working with the Department of Finance, in order to approve 2 – 3 affordable rental housing projects which were slated for evelopment, using 2006 Housing Bonds in the amount of $5.5 million. After the expenditure of those funds, there will not e any further assistance for affordable housing development using Low/Moderate Income Housing Fund or bond funds generated through the former Redevelopment Agency's tax increment.		
Residential Land Inventory		

Program	Accomplishments	Continue/Modify/Delete
1. Monitor the City's Land Inventory (Ongoing 2013–2021) The City will annually review its land inventory to ensure there is enough vacant residential land in the city to meet its RHNA allocation.	The City has reviewed the land inventory each time a new Specific Plan has been processed and maintained its allocation during the planning period.	Modify to provide continuous monitoring.
2. Downtown Specific Plan (Ongoing 2013–2021) The City will implement the Downtown Specific Plan focusing on infill development, revitalization of older neighborhoods and commercial corridors, as well as encouraging the development of mixed use and high density residential units. The City offers various programs in the Downtown Specific Plan, which encourage and facilitate the development of high density and mixed use housing.	Three affordable residential developments have been approved in the Downtown Specific Plan since 2013. The Frederic Lohse Apartments (58 units, completed 2018), Junction Crossing Apartments (80 units, approved 2018), Main Street Plaza Apartments (65 units, under construction).	Revise to encompass the entire Infill designated area of the City.
Special Housing Needs		
1. Federal and State Programs *(Annual Application)* The City shall pursue following state and federal sources that will assist the City in addressing the housing and supportive needs of special needs populations. **<u>Section 8 Housing Choice Voucher Program (Federal)</u>** Administered by the Roseville Housing Authority, the Department of Housing and Urban Development (HUD) provides funding for rental subsidy payments for households earning 50% or less of the median income. *(Policy 1)* **<u>Section 202 (Federal)</u>** HUD provides long term, direct loans to private, non-profit sponsors to finance new construction of elderly and handicapped housing affordable to households earning 50% or less of the median income. The City will support applications by non-profit housing developers for Section 202 funding. *(Policy 1,2)* **<u>HOME Investment Partnership Program (State)</u>** The Housing Division utilizes State Administered Federal HOME funds for the First Time Homebuyer Program which provides down payment assistance to low-income first time homebuyers. The City's First Time Homebuyer Down Payment Assistance Program allows displaced homemakers to qualify as first time homebuyers. The City also uses HOME funds to leverage Community Development Block Grant funds for the Housing Rehabilitation Program described below. The City will pursue HOME funds for financing of affordable multifamily rental	The City applied in 2014 for HOME funds and was able to fund both the First Time Home Buyer and Housing Rehabilitation programs. Through the Housing Rehabilitation Program, a total of 44 loans were issued using HOME funds from 20013 to present. From 20013 to 2017, 22 FTHB program loans were funded. The Roseville Housing Authority issued the following number of vouchers during the designated year: • 2013: 117 • 2014: 124 • 2015: 95 • 2016: 117 • 2017: 122 • 2018: 72 • 2019: 129 • 2020: 120 Through the Housing Rehabilitation Program funded with both CDBG and HOME funds, a total of 76 loans were issued from 2013 to present. <u>Handyperson Program</u>: A total of 417 households were assisted from 2013 2016. The program was unfunded in 2017. <u>Paint Program</u>: A total of 47 Paint Vouchers were issued from 2013 to 2017. The	Continue.

projects targeted to special needs groups such as seniors. *(Policies 1, 2, 3, 4)*

Community Development Block Grant (CDBG) (Federal)

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

Housing Rehabilitation Program

Deferred loans up to $100,000 are available to low-income homeowners for health and safety repairs and general home improvements. Elderly and disabled homeowners can also receive a $5,000 grant for health and safety repairs.

Roseville Handyperson Program

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

Public Service Funds

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

(Policies 1, 2,3, 4 and 5)

program was rolled into the Owner-Occupied Rehab program in 2018.

The following is a list of Public Services that have been funded since 2013:

2013

- Case Management and Temporary Assistance
- The Gateway Resource Center
- Youth Program Passport-Recreation Assistance
- Case Management Services
- Domestic Violence Services Project
- Case Management Program
- Senior Nutrition Program
- BAGS Program

2014

- Senior Link – Information and Assistance
- SPARKS and Operation Swim
- Handyperson Program
- Supportive Housing Case Manager
- Transitional Housing for Families with Children
- Child and Family Therapy Program
- Roseville Victims' Services
- BAGS Program
- Case Management Temporary Rent/Utility and Transportation Assistance

2015

- Handyperson Program
- Child and Family Therapy Program
- Senior Nutrition Program
- BAGS Program
- Case Management Temporary Rent/Utility and Transportation Assistance
- Senior Link – Information and Referral Program

2016

- Transportation Services
- Case Management Services
- Handyperson Program
- Youth Swim Passport/Sparks

Program	Accomplishments	Continue/Modify/Delete
	• Senior Nutrition Program • Child and Family Therapy Program • Roseville Victims' Services • BAGS Program for Elderly and Disabled Adults • Transitional Living for Homeless Families • Emergency Homeless Shelter 2017 • Meals on Wheels • Mental Health Clinician • Emergency Overnight Homeless Shelter • Roseville Victims' Services Project • BAGS Program • Family Mental Wellness Program • Housing Supportive Services 2018 • Meals on Wheels • Mental Health Clinician • Emergency Shelter Services • Roseville Victims' Services Project • BAGS Program • Family Mental Wellness Program • Housing Supportive Services 2019 • Mental Health Clinician • Emergency Shelter Services • Roseville Victims' Services Project • BAGS Program • Family Mental Wellness Program • Meals on Wheels • Housing Supportive Services 2020 • Mental Health Clinician • Emergency Shelter Services • Roseville Victims' Services Project • BAGS Food Home Delivery Program • Meals on Wheels • Fair Housing Services	

Program	Accomplishments	Continue/Modify/Delete
	• Family Mental Wellness Program • Transitional Housing for Homeless Persons with Mental Illness	
2. Local Programs The City shall continue to utilize the following local financing programs to address the needs of special needs populations: **Homeless Voucher Program** The City Council has approved Roseville General Funds to assist Roseville homeless and those about to be homeless with grants up to $1,500 for payment of past due rent, security deposits, first month's rent, past due utility bills, and emergency motel vouchers. The Salvation Army administers the Program and provides dollar for dollar matching funds. The program is promoted by the Salvation Army and by referrals from local non-profit organizations and/or advocates for the homeless. *(Policy 5)* **Roseville Community Grant Funds** The City has established the following community grants. The Grants Advisory Commission reviews grant applications and makes grant recommendations on an annual basis to the City Council. • Citizens' Benefit Fund - The Citizens' Benefit Fund utilizes interest payments on funds received from the sale of the City-owned Roseville Community Hospital to provide grants of up to $30,000 to public agencies, schools and non-profit organizations serving citizens of Roseville are eligible to apply "to improve the quality of life for the citizens of Roseville." • REACH Fund - The REACH FUND utilizes contributions by Roseville City employees, retirees and businesses to provide grants up to $7,500 to public agencies, schools, and non-profit organizations that assist youth, families or seniors in Placer County. *(Policies 2 and 5)*	From 2013 to 2021, 1,010 households were assisted as part of the Homeless Voucher Program. From 2013 to 2020, the City provided $2,778,284 in funds between the Citizens' Benefit Trust and the REACH Fund.	Continue.
3. Regional Housing Programs When feasible the City will address affordable housing issues on a regional basis. **McKinney-Vento Act Funds** The City's Housing Division will continue to participate in the Placer Consortium on Homelessness with other jurisdictions, local organizations and service providers to establish and promote a network of facilities and resources to assist the homeless population and other special needs populations. The City will continue to participate in the preparation of	From 2008 to 2012, 916 households were assisted using Homeless Emergency Assistance and Rapid Transition to Housing Act Funds The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) of 2009 amended the McKinney-Vento Homeless Assistance Act	Continue.

Program	Accomplishments	Continue/Modify/Delete
the Placer County Continuum of Care annual application for McKinney-Vento Act funds. *(Policy 5)*		
Governmental and Non-Governmental Constraints to Housing Production		
1. Process and Fee Structure Review Permit Process – To expedite project facilitation and provide internal support to project applicants, the City established the Development Advisory Committee to function as a liaison building relationships between the City and development community, providing input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas. Fee Structure – The City will continue to review its fee system and work toward graduated fees as a means of reducing the cost of housing development. Development Services Department will work with the Development advisory committee. *(Policy 1)*	The City reviews the permit process and fee structure on an annual basis. Fees are updated annually. The City's fee booklet and calculation worksheets are available online. Certain fees—particularly those supporting services that vary depending on building size and type—are graduated. This includes the building permit fee, which is based on a combination of square footage and occupancy group (valuation), and the public facilities fee, water connection fee, electric backbone fee, solid waste impact fee, and traffic mitigation fee, which are based on type and density of residential housing (the fee is reduced as density increases). In September of 2010 the City created a Development Advisory Committee (now known as the Economic Development Advisory Committee). Its purpose is to provide a forum for the public and staff to introduce and discuss suggestions, comments, and concerns regarding the City's development services function. The Committee functions as a liaison building relationships between the City and development community to foster and support development investment.. The Committee adopts a five-year plan to focus their efforts, called the Economic Development Strategy (EDS). The 2017 to 2022 EDS was adopted in 2017 and includes implementation of the City's fee deferral program as a key action. Fees which can be deferred include the Fire Construction Tax, Public Facilities Fee, Traffic Mitigation Fee, and Electric Backbone Fee.	Continue.
2. Review of Subdivision Improvement Standards and Zoning Ordinances	The City has not made any changes to the subdivision	Modify to include the purpose of the review.

Program	Accomplishments	Continue/Modify/Delete
The City will continue to review the Subdivision Improvement Standards and Ordinances. *(Policy 2)*	improvement standards. The City updated the Zoning Ordinance in 2020 to address typos, errors and omissions; modify text for clarity and consistency and interpretation; and modify development processes to be consistent with the City's goals.	
3. Public Education Program The City will continue to educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring in Roseville. Specifically, this information will focus on the need to provide affordable housing in close proximity to jobs in an effort to reduce the traffic and air quality impacts that result from long commutes. In addition, the City will continue to monitor community opposition to affordable housing projects in an effort to remove negative perceptions. Education will occur through public hearings, presentations to various service organizations, and other community groups, articles published in the local newspaper, the City's newsletter. *(Policy 3)*	The City has continued to educate the public at neighborhood meetings involving rezones and at neighborhood association meetings, as well as during the rezone process.	Modify to reflect an emphasis on equity and establish an evaluation component.

4. Public Participation The Planning Division will continue to encourage developers to meet with interested parties before the public decision making process begins. Preliminary neighborhood forums allow persons directly affected by the project to have their questions and concerns addressed early in the planning process. *(Policy 3)*	The City meets with developers on a daily basis. For specific plans, the City has standing biweekly staff meetings and weekly technical meetings. The public has many opportunities to be notified of proposed development projects including: • Uploading initial notices that an application was received to the Roseville Coalition of Neighborhood Associations (RCONA) website. • Maintenance of the City's Development Activity website, which includes a list of all new applications received during the previous week, a description of all active development proposals in the City, and interactive maps displaying the location of current and upcoming construction in the City. • Maintenance of the City's Planning Projects of Interest website, where project details and documents are uploaded for projects generating significant community interest. • Maintenance of the City's Online Permitting Services portal, which allows the public to look up documents and details for all active applications in the City. • For General Plan Amendments, physically posting a notice of the project application on the project site. • Encouraging applicants to hold neighborhood meetings before the public decision-making process begins. Preliminary neighborhood forums allow persons directly affected by the project to have their questions and concerns addressed early in the planning process. • Uploading public hearing notices and notices of intent to approve a project to the RCONA website, in addition to the direct mailing of such notices to properties within 300 feet of the project.	Modify to include the various ways the public is notified of projects.

Program	Accomplishments	Continue/Modify/Delete
5. Fair Housing (Ongoing 2013–2021) The City will continue to provide assistance regarding equal housing opportunities through its Housing Division and Housing Authority. The City of Roseville will continue its collaborative Housing Education Campaign to provide fair housing counseling workshops and one-on-one counseling for Roseville residents, landlords/property owners, and tenants, with counseling provided by Legal Services of Northern California through the City's Fair Housing Education Program. In addition to the provision of workshops and one-on-one counseling, the City's website includes fair housing information and referral service data with links to other Fair housing resources.	The City continues to provide Fair Housing Counseling workshops and one-on-one counseling for Roseville residents, landlords/property owners, and tenants, with counseling provided by Legal Services of Northern California through the City's Fair Housing Education Program.	Modify by moving this program into the Special Housing Needs section (which is being renamed Equitable and Inclusive Housing Choice) and completely updating. Also add and track quantified objectives, to better evaluate success over time.
Residential Energy Efficiency and Conservation		
1. Roseville Electric Program **Peak Load Management Program** *(Current Available Program)* Roseville Electric will continue to implement the peak load management program. This program cycles off customer equipment when City load approaches its resource limits.*(Policy 1)* **Energy Audits** *(Current Available Program)* Roseville Electric will continue to offer energy audits to aid the customers in reducing home energy costs. In addition to free mail-in and web-based customer assisted energy audits, at the customer's request, a trained energy auditor will inspect residences and advise the best way to achieve energy efficiency and save money. Roseville Electric will also offer web site or mail in energy audits. The audit includes a utility bill analysis to show the customer where the energy is being used. Also included are suggested low and no cost conservation practices and an analysis of recommended conservation measures. *(Policies 1 and 2)*	3,300 customers are currently enrolled in the Power Partners program. Over 38,000 households receive Home Energy Reports and all Roseville Residents have access to the online energy audit tools provided by Roseville Electric.	Continue.
Energy Efficiency Rebates and Renewable Energy Rebates *(Current Available Program)* Roseville Electric will continue to offer rebates to all electric customers who install or upgrade their homes with energy efficiency appliances and equipment. Examples include energy efficient air conditioners, programmable thermostats, sunscreens, energy efficient windows, floors, and attic insulation and	Over 3,300 residents participated in retrofit energy efficiency programs in fiscal year 2020.	Continue energy efficiency rebates.

Program	Accomplishments	Continue/Modify/Delete
renewable energy systems such as photovoltaics.*(Policies 1 and 2)*		
Electric Rate Assistance Programs*(Current Available Program)* Roseville Electric offers a discount to residential customers whose income is no greater than specified by the US Department of Housing and Urban Development as "very low" for Placer County. Roseville Electric also offers Medical Support Rate Reductions for customers who have medical devices in their homes. Roseville Electric closed the Senior Low-Income Rate Reduction to new applicants effective July 1, 1998. Electric customers receiving the Senior Low-Income Rate may either continue receiving the senior discount or apply for the Electric Rate Assistance Program discount. *(Policy 3)*	Currently, Roseville Electric is assisting 1700 households with the Electric Rate Assistance programs.	Continue.
Roseville Utility Exploration Center *(Current Available Program)* Roseville's Utility Exploration Center is an interdepartmental project spearheaded by Roseville Electric and the Environmental Utilities Department with support from the Parks, Recreation and Libraries Department and City Manager's Office. The Exploration Center is a key component of the site and will be a one-of-a-kind center offering an exciting new take on preserving our natural resources and protecting our environment through new technologies and conservation measures in energy efficiency, water conservation, recycling, and water quality and environmentally sustainable building materials making the center an exhibit in itself. When completed, the Exploration Center will offer children and adults fun and interactive tools for learning	This program is still in operation and is working with local schools to provide state recognized education on environmental awareness and sustainability.	Continue.
Green Roseville *(Ongoing)* Green Roseville offers residential and commercial customers a way to contribute to Roseville Electric's purchase of renewable energy. The minimum amounts of renewables that must be purchased by Roseville Electric are set by state law.	This program changed to allow customers to contribute to Roseville Electric's efforts to include a set percentage of renewable resources in the utility's overall portfolio. The percentage is set by state law.	Delete. Roseville Electric now has a Community Solar program.
BEST Homes Project *(Project)* The BEST Homes Project incorporates rooftop solar generation, as well as other energy-saving features in up to 20% of new homes built in Roseville. Partnership with Lennar resulted in the company's commitment to build 635 new BEST homes in Roseville.	Builders have included solar systems on over 860 homes through the BEST Homes program.	Delete. Solar is now required by the building code.

Program	Accomplishments	Continue/Modify/Delete
2. New Construction Efficiency *(Routine Daily Operation)* The Roseville Building Department will continue to enforce Title 24 of the Building Code. Title 24 is the state residential energy conservation standard, which defines construction standards for energy requirements to promote energy efficiency and conservation. *(Policy 1)*	Roseville Electric provides incentives to home builders who design and build homes that exceed state building standards.	Continue.

Appendix B Public Outreach

INCORPORATION OF COMMENTS

The City reviewed all of the comments received and incorporated changes within the text and the policies of the draft Housing Element to respond to comments. The comment letters received are included in this Appendix, but a summary of key comments (*italics*) and responsive Housing Element sections (standard text) is included below.

Clarity: *Various changes are recommended to improve understanding for the layperson, including a glossary and additional maps, cross-references, and explanatory text.* The requested glossary, maps, and cross-references were added. Additional explanatory text has been added in a variety of places.

Accessory Dwelling Units: *More specifically describe the affordability of ADUs.* Explanatory text has been added in the Realistic Capacity evaluation for ADUs and the Sacramento Area Council of Government's regional affordability analysis for ADUs has been included as an Appendix.

Jobs-Housing: *Many service-sector jobs in Roseville do not pay enough to live in Roseville. Commercial development should be required to pay an affordable housing impact fee*. The Housing Element includes a program, the nexus study for which is already ongoing, to evaluate a new affordable housing impact fee for commercial development.

Equity-Earning Housing: *Rental housing does not allow a resident to earn equity. The City should provide more equity-earning housing options*. The City provides support and outreach for first-time homeowner programs offered through federal and other options, and has modified its program to target program outreach into neighborhoods that have suffered from historic disinvestment.

Housing Distribution: *All Districts in Roseville should be required to maintain their fair share of affordable housing*. Districts are political boundaries which are redrawn after each census, which makes it difficult to use District boundaries for planning purposes. However, the City's 10% affordable housing goal is applied to each new Planning Area in the City, and units are required to be distributed within those planning areas. This ensures that each new community area in Roseville maintains its fair share of the City's affordable housing needs.

Housing Location: *Affordable housing should be located between major transit locations along routes to job centers, retail, healthcare, and justice/law enforcement*. Throughout the City, all sites designated for future affordable housing are located along major transportation routes with access to existing or planned transit, are adjacent to an existing or planned commercial center, and are adjacent to or within ¼-mile of a park or open space trail area.

Prior Housing Element – Data: *Provide additional data to back up the text analysis*. Additional data has been included in the review of the prior housing element, including a breakdown of affordability in the Specific Plan Areas program accomplishments, the total fees collected and how they were used in the In Lieu Fees program accomplishments, information on funding amounts and awards in the description of the Roseville Community Grant funds, and more information on the City's Process and Fee Structure Review.

Quantify: *In the current housing programs, make sure objectives are quantified whenever possible*. The City added additional programs with quantified objectives (Program 20, 26, and 27) and in response to a specific comment added a new evaluation component to the City's Public Education Program (Program 30).

Specific Plan Process: *The City's Specific Plan, Public-Private Partnership, and Affordable Housing Plan Programs all appear to be the same, and the Element does not describe the actual affordablility and terms, the impact of the precise density/unit allocation, or how well the 10% affordability goal has worked*. The City's Specific Plan process is unusual, and staff realized substantial additional explanation was needed in order to clarify how the process worked. Multiple sections have been expanded significantly to address the questions raised, including the three programs listed, the Governmental Constraints section, and the Realistic Capacity analysis of vacant land. The inventory in the body of the Housing Element includes footnotes identifying which parcels including affordable housing obligations and the level of affordability.

Pandemic Housing Issues: *Specifically address housing issues related to the pandemic*. Program 20 (Address Significant Disparities and Increase Opportunities) has been added which addresses housing issues related to the pandemic.

Preservation of Housing: *Add more analysis and identify specific actions the City will take to protect units at risk of conversion.* The program formerly-titled At-Risk Housing has been deleted and replaced with a new program titled Preservation of Housing (Program 11). This program identifies a Preservation Coordinator as a response to the substantial new analysis provided in the Analysis of At-Risk Housing section.

Fair Housing: *While the City's analysis of historic and present fair housing issues is thorough, the Housing Element should be augmented to include more programs addressing fair housing. The fair housing analysis should specifically indicate what actions are being taken or proposed in response to the issues identified in the fair housing analysis. The City should also evaluate its existing and proposed inventory in light of the fair housing issues identified*. The City added or modified several programs, including Program 20, Address Significant Disparities and Increase Opportunities; Program 25, Fair Housing and Housing Legal Discrimination Services; Program 26, Support for Housing for Persons with Disabilities; and Program 27, Allow Shared Housing Under Housing Choice Voucher for Persons with Developmental Disabilities. The fair housing analysis was also slightly restructured and where relevant each section discusses the specific City programs which address the identified issue. An analysis of the City's inventory is also provided to demonstrate that the inventory affirmatively furthers fair housing.

Overpayment and Special Needs: *Additional detail should be added to these sections, as they are not clearly described.* Substantial additional text was added to these sections, including new data tables.

Governmental Constraints: *Provide more description and analysis of certain constraints (such as standards for approval) and more completely address supportive housing and emergency shelters*. As indicated previously, much of this was addressed by providing greater explanation of the City's Specific Plan process.

FlashVote helps you make a difference in your community

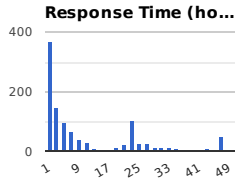
Survey Results: Housing Types

Survey Info - This survey was sent on behalf of City of Roseville to the FlashVote community for Roseville, CA.

These FlashVote results are shared with local officials

1080
Total Participants
1000 of 2312 initially invited (43%)
80 others
Margin of error: ± 3%

Applied Filter:
Locals only
Participants for filter:
908



Started:
Sep 23, 2020 11:09am PDT
Ended:
Sep 25, 2020 11:00am PDT
Target Participants:
All Roseville

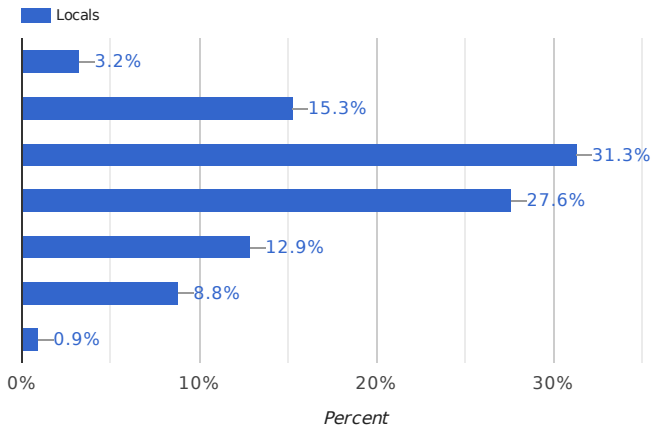
Q1

The City of Roseville is required to update its housing plan every 8 years and needs your input to help preserve, improve, and develop housing accessible to everyone in our community.

Thinking about your lifestyle and budget, which of the following is the ideal home size for your household?

(908 responses by locals)

Options	Locals (908)
Less than 1,000 square feet	3.2% (29)
1,000 to 1,499 square feet	15.3% (139)
1,500 to 1,999 square feet	31.3% (284)
2,000 to 2,499 square feet	27.6% (251)
2,500 to 3,000 square feet	12.9% (117)
More than 3,000 square feet	8.8% (80)
Not Sure	0.9% (8)

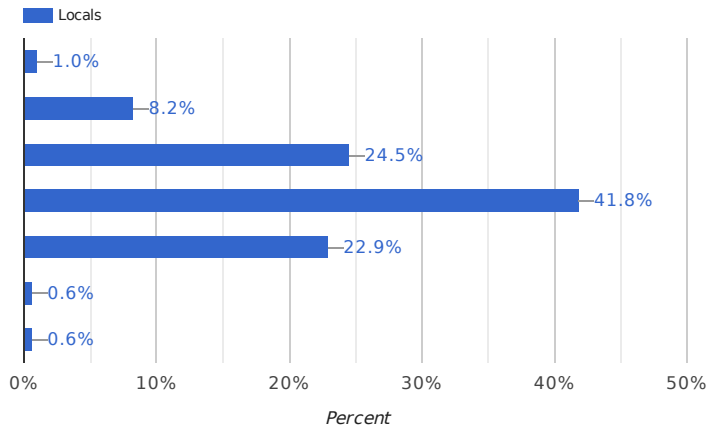


Q2

For you and your household, which of the following would be your ideal yard space?

(902 responses by locals)

Options	Locals (902)
No yard (outdoor space in a common area)	1.0% (9)
Courtyard (a private courtyard space with little to no need for landscape maintenance)	8.2% (74)
Small backyard (enough for a patio and play area for children and pets)	24.5% (221)
Medium backyard (enough room for a pool)	41.8% (377)
Large backyard (large open grass or forested area)	22.9% (207)
Not Sure	0.6% (5)
Other:	0.6% (5)



private space

Space out further than 8 ft apart so I don't see my neighbors bathroom

Big enough for RV access.

small backyard area like a private courtyard space with little to no need for landscape but private

Medium to large

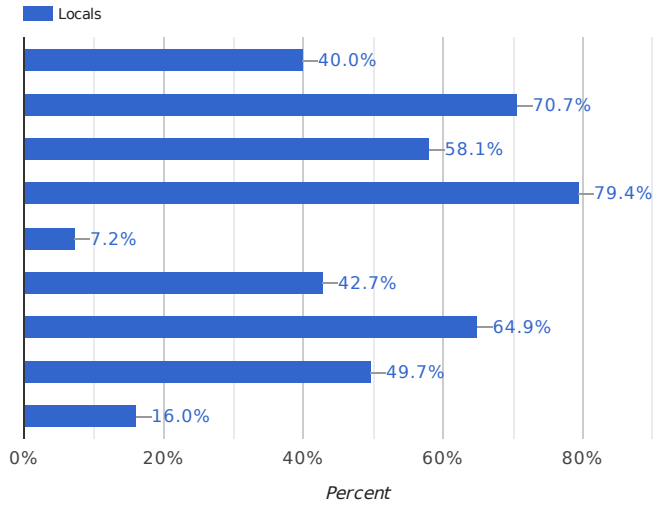
patio and place for a good sized garden

Q3 Which of the following are your top considerations when considering where to live? (You can choose up to FIVE)

(885 responses by locals)

Options	Locals (885)
Distance to job	40.0% (354)
Size of home	70.7% (626)
Size of yard	58.1% (514)
Cost of housing	79.4% (703)

Options	Locals (885)
Near public transportation	7.2% (64)
Quality of schools	42.7% (378)
Distance to shopping, dining and services (stores, restaurants, entertainment, medical services, etc)	64.9% (574)
Access to outdoor recreation (parks, trails, open space, etc.)	49.7% (440)
Other:	16.0% (142)



Proximity to neighbors

Far away from subsidized housing

Diversity of the community

Distance to church

distance to church

Crime Rate

Quality of neighborhood

We need shopping in w Roseville

Safety

Comfort and accessibility

quality of neighborhood/neighbors.

Market Value Potential

Garage size

Freeway access/distance

traditional or neo-traditional neighborhood - walkable with trees, diverse custom architecture
Senior activities
Safety
Non HOA
Taxes added to property tax bill such as SD, LLD, Mello Roos
Safe neighborhood
mature landscaping
Neighborhood appearance where property owners 'keep up' the appearance of their property
Strict code enforcement. Like get the campers and crap off the residential streets!
distance to airport
Safe neighborhood
No HOA
Distance to family
Gated and/or retirement facility.
Active senior community
Quality of City
Walkability! So nice to not be car-dependent.
crime rate/safety
Able to walk places rather than always use vehicle as is current need
Quiet street/neighborhood.
Active community, people are involved
Good internet availability
Amenities in the development, i.e. pool, tennis courts, rv parking, gym
Neighborhood
Crime
City services
Quality police and fire departments
Excellent Internet access
Close to family
No Mello Roos
Safety, noise (flyover), location (old or new part of area)
Safe and friendly for Intellectually disabled adult
Low Crime
Layout and usability of home
Safety
A stable neighborhood, with minimal "affordable housing".
No crime. No low income apartments nearby. No halfway houses mixed in.
Three car garage on a one-Stoney
Natural disaster history
Whether or not there are HOA dues or fees.
Safety of neighborhood

55+ community

Not bordering on a major roadway.

Having 12 wide RV driveway and RV pad behind the fence.

Close to adult relatives

Low crime rates

Low crime

What the neighborhood is like.

Home flow and layout, floor plan

Traffic in surrounding area, how congested are the roads

Rural development.

Noise

crime rate

View

Safety, Quality/Reliability of Utilities

55 and older active community with golf course and pools.

Property taxes!

Socio economic group, condition of neighborhood

Privacy in a high quality area that wont be sold out to surrounding low income housing like Rosevil

close to family - friends

Some place where there are not a lot of people.

quality of the neighborhood

Excellent medical services

Proximity to medical

Style and quality of the neighborhood

Traffic

Safe and secure neighborhood

closeness to family

Low crime rate, reliable utilities (electricity, natural gas, water)

Closeness to extended family (daughter’s family).

Crime Rate - Weather - Distance to Health Care - Distance to Whole Foods/comparable grocery stores

Crime rate, access to cultural events,

Walkability

Near a volunteer fire department so I can volunteer

"Walking" communities where I can walk to shops, eateries, etc but not in a high density setting

Crime factor

Proximity to family.

little amount of traffic

Culture

Valuation of properties in the neighborhood.

less traffic

less dense population

#1, the neighborhood. Location is everything. Less/no rentals, trees, community.

as a senior layout would be important, one story

Retired

near the coast

Available entertainment

Is the leadership of local government effective? What are the visions, goals for the community

Quality of law enforcement. Quality of city government.

Safety

Saftey/ crime rate/homeless population

distance from heavy traffic.

It's important to me that we live in a nice area of homes.

Quality of the home construction. Quality of the neighborhood. Quality of the area planning.

Proximity to family that can help take care of children (regular babysitting/in case of emergency)

No Mello Roos

I live in Sun City and prefer that type at this time.

over 55

Safety

characteristics of the community

safety, low crime

Distance to church

Near my elderly Mother to help her

Being near family, which I currently am not

55-plus development

Quality of the neighborhood

Close to children/grandchildren

Senior community with activities

Community political ideology, is it a relatively conservative or progressive community

Safety of neighborhood

I am retired so most do not apply.

No Mello Roos tax

Safety

If they accept housing vouchers and condition of home (roaches etc)

Low crime

Public transportation

safety, low crime rate

Stability of home values in area

Distance to family

Police patrols

A diverse neighborhood (age, gender, ethnic, faith tradition, etc).

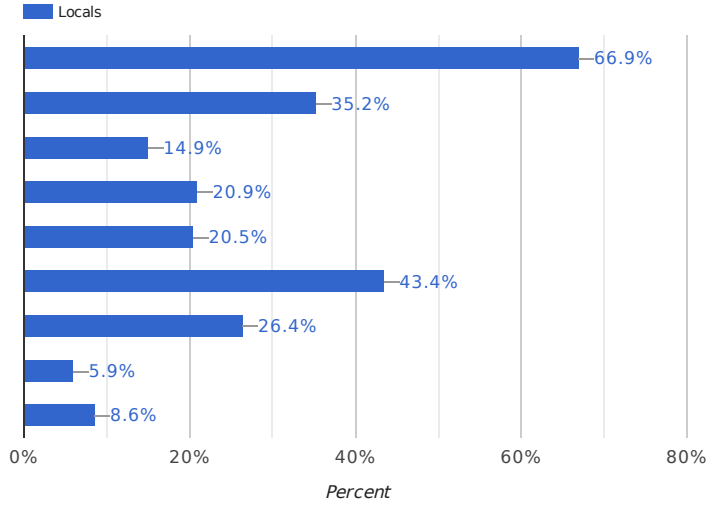
Surrounding neighbor homes not close to my home and cannot see down or into my backyard or home.

No stairs
Security, low crime rate.
Bus
Proximity to medical care. Proximity to family.
fiber internet, racially diverse neighborhood, solar panels, no HOA, low Mello Roos
SAFETY of neighborhood
Landlord willing to take Section 8 certificate

Q4 Which of the following are TRUE for you, if any? (Choose all that apply)

(874 responses by locals)

Options	**Locals** (874)
I'm living in something pretty close to my ideal home now	66.9% (585)
I'd like to move to something more ideal, but it would cost too much	35.2% (308)
I have a good understanding of how the City's development process works	14.9% (130)
I know how to find out if a project is being proposed near me	20.9% (183)
I know how to provide input to the City if I have concerns about a development proposal	20.5% (179)
I would like to learn more about how the city plans for growth	43.4% (379)
I would like to learn more about affordable housing and how it gets built	26.4% (231)
I'm not really that interested in housing plans or development	5.9% (52)
I'd like to know more about:	8.6% (75)



Effects of low income housing to crime rate
Plans to ensure equal access to housing and lending sources
New retail projects.
how the city will protect home values by minimizing "affordable housing" and the resulting issues
Wonder why the city hasn't capped new builds yet. We are getting overpopulated.
How can I help limit building in the city to help control traffic
I'd really like to leave California but our grandchildren are here for now. When they move we move.
Westpark Developments and nearby Developments on Fiddyment and Baseline Roads.
Removing homeless camps.
How Roseville plans to be sustainable and reduce its climate impact
Activities for seniors.
Easy access to learn about my areas of interest
getting enough from sale of house to cover what owed
New 55+ development with golf cart access to grocery shopping
smaller "single level" dwelling 1100-1500sqft, small private yard low maintenance $200K-$350K
Plans to add more Transportation routes to surrounding areas in Placer County and to the railway th
Low income senior housing. A 2 year wait is too much.
Projects near me
How A project gets approved near me.
Traffic mitigation
Why the city doesn't listen to its citizens when we complain about all the medium/high density hous
water supply, solar energy
Sustainable housing/building, strawbale in paticular, and how these techniques are being supported
Subsizdized housing for Intellectually disabled adults
How residential density housing is zoned
development proposals, development progress, plans for growth, affordable housing
More amenities in my area 95747
projects being proposed near me
how to keep halfway homes out of my neighborhood
Why developers are allowed to build housing so close to each other.
small homes (500 - 900 square feet), patio, tiny yard, able to walk to shopping area and a park,
How to set a limit on people per acres of land
How the city has studied other parts of the world for most successful ways to fix homeless issues
City projects and home builder maps
I really think there needs to be less Condos (apt). More townhouse and duplex housing.
Why businesses and transportation seems to lag in newer areas
That new developments should have solar on them to reduce the load on the grid
Rosevilles' plans re: Affirmatively Furthering Fair Housing
Would like to see more 4 bedroom 3 bath single story homes
Adding a room to my house
Moving out of California

Opportunities to develop an ADU on my lot, the costs involved, the process and how to start.

How the city can better support and serve folks who are homeless or at-risk

smaller homes for those looking to downsize.

I would like to find a house with a larger property, up to an acre. my current lot is 5569 SQ feet.

commercial growth, stores and restaurants on the west side of Roseville

Public safety

Why roseville wants to grow so much. Stop growing.

Finding out if a project is being proposed near me and learn about the City's development process

I pay alot to live out here and commute a long way to do so. Stop bringing in poor people

Section 8

Affordable housing placement decisions and the rumor that it can take away our parks (like Weber)

senior homes or cottages

Plans for more public transportation, particularly building more rail service and inter urban lines

does the city even care what neighbors think of development projects? i dont think they do.

how green space is developed in older neighborhoods

Plans for more town homes

Crime stats

I would like to learn how to provide input if I have concerns about development proposals.

tax incentives for older people to move to a smaller house but maintain their former tax rates

new construction plans

I would like to better understand how our tax dollars are spent on a granular level.

Fed and state govt mandates on the coty

Housing options where I feel safer better condition and sense of pride even while on voucher

Low income or senior housing

How affordable housing is financed.

What is going to be done to keep prices down including property taxes so we can afford to live here

Independent living houses for elderly seniors

What the city is doing to fight climate change.

How many sworn police officers are being hired to deal with new residential expansion

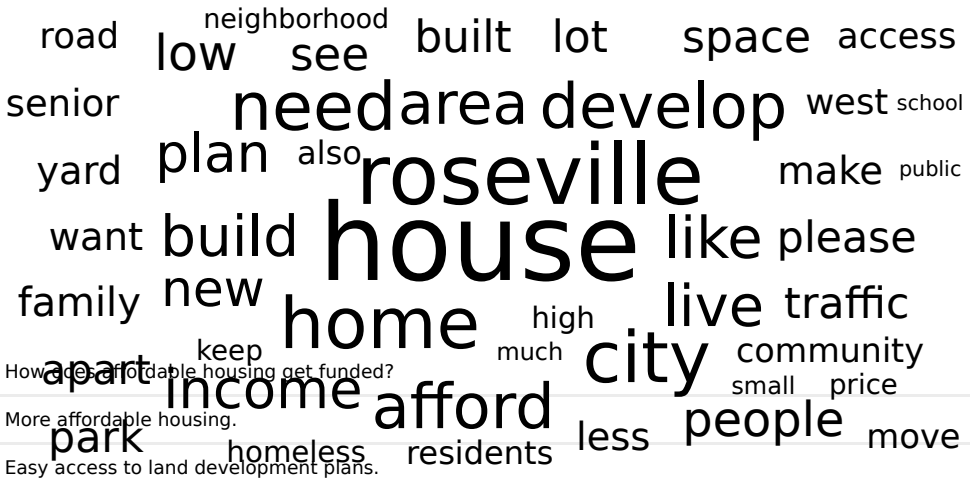
Proposed shopping in west Roseville

Any new senior or small independent living communities near me.

How is the City attracting a racially diverse demographic?

Q5 Any other comments or suggestions about housing needs or planning processes?

(222 responses by locals)



How does affordable housing get funded?

More affordable housing.

Easy access to land development plans.

Remove the homeless people in Roseville. I work very hard to provide for my family and I starting to feel unsafe because people chose not to work or do drugs. They need consequences.

Don't build "affordable housing." I would rather not have Roseville turn into a tent city like Oakland or Sacramento.

Needs more public input.

Your strategic growth plan is just a Ponzi Scheme. You need the revenue from new housing to pay your current bills. So what happens when the growth stops?

Stop condensing population in the downtown and historic districts. Enough already!

Too much growth and traffic and dwindling water resources!

During the pandemic, the need for outdoor, personal space needs are greater than ever. Newer housing development within the city seems to reduce backyard space to a minimum, forfeiting the benefit of trees, plants and nature. Consideration of the human need to access nature, as close as your own home, should be a factor in future development planning.

Please, please encourage the building of smaller 1k-1.5k sq. ft. housing with a moderately/larger sized yard. NOT low income, but smaller options similar to the older homes by Roseville HS, where folks who don't want a monstrous 'keeping up with the Joneses' house can live.

How about reducing the excessive fees for building?

I’m a realtor. As the home prices and area grow, we will need ADU approvals to follow suit. I would like to make sure that current homeowners have a clear path to adding accessory dwelling units to their properties without a ton of bureaucratic red tape.

Can we get more shopping in W Roseville and less housing . It’s too impacted . Whomever planned this did a horrible job. We have limited everything out here and it’s been promised we could get something. Right now we have nothing but houses and parks.,lots of room for growth but we are stalled .

i love this area. pricing is getting a bit more expensive. i would love to move into a house close to my daughters current school but the pricing is just above what i feel i could afford as a single mom.

Rent even for a 2 bedroom apt is over 1800.00 which is not affordable for people living on retirement income. You should be able to get a 3/2 house for under 1800 per month but that's impossible in this area

Simple access to information

I have a large double lot that could accommodate a 2nd unit. The very high City costs for new utility hooks ups and permits are preventing me from adding this smaller "granny-flat" unit.

I realize it creates spacing issues, but when looking at houses, it's unreal how many have tiny back yards and basically no side yards. I have 5 kids and a yard was one of the most important issues when we were in the market for a house. There aren't enough houses in Roseville with decent-sized back yards.

I am deeply concerned that the push for affordable housing will result in unacceptable traffic and crime development particularly in areas that were initially planned for single family residences. This negatively affects our home value.

I heard that properties were being purchased in Rocklin and then used as halfway houses. I do not want that in my neighborhood nor would I want it in the neighborhood of people living in Rocklin.

Don’t build more low income housing in Roseville. We are already seeing an uptick in crime and homeless people in the area. If you want to keep Roseville as one of the most desirable cities to live in, don’t pander to the foodstamp crowd. Stop building all these massive apartment complexes and concentrate on large lot single family homes.

I believe the increased housing is or will not be justified. It will put a strain on our resources and infrastructure.

I'd like to learn more about plans for helping the homeless and about plans for more low income housing

Love having Roseville Electric instead of all P.G. & E.

Cap the new builds. The area is already overpopulated. Traffic is getting worse, there aren't enough schools for existing residents, cost of living has skyrocketed since the bay area moved in, parks don't even have bathrooms or shade, taxes have increased. We are creating the same issue people are fleeing from in other places. Roseville won't stay nice for more than a few years if this keeps up and I plan to move when I can if it does.

Don’t put the City logo on the large brown wooden signs featuring new home developments. It looks like the City is endorsing those developers and is likely the source of some confusion for the public.

Focus on infrastructure before making problems with traffic. How many accidents are occurring on overpasses at Blue Oaks and Pleasant grove. I drive these regularly and witness frequent near miss accidents due to traffic backing up

There should be a place for tiny homes.

Affordable housing needs to be more affordable. The prices I've seen are awfully high for the truly low income needs.

Make sure to include plenty of parking for residents and guests at all the new complexes going in downtown and old town

Yes, post a large sign 3 months before any construction starts

I would like to feel confident that those making decisions about growth are not swayed by entities that contribute in some way to their office, campaigns, etc. It sometimes feels as though many projects are approved to the benefit of businesses and developers even when the public at large is against them. It would be nice to believe that the voice of the actual residents of Roseville were being listen to and used to make decisions, instead of just disregarded.

No.

We moved to Roseville in 2011, in a historic neighborhood. While we love Roseville, we see more traffic problems and crime than in the past, and are concerned about the increase of homeless individuals living in parks and riparian areas and blocking sidewalks and similar public spaces. While we still use parks, we have friends who refuse to meet us in Roseville parks due to homeless groups making them nervous for child safety.

Love Suinj City Roseville...

It would be nice if there were moderate sized homes (2,500 - 3,000 sqft) on larger lots. Affordable housing should be dispersed evenly through the community to prevent "pockets" of lower income neighborhoods.

I live within a mile of both a supermarket and a major superdrug store. But I cannot reach them in a golf cart. The City should consider rather modest improvements for Sun City residents on the west side, via Pleasantgrove bounded by Fiddyment and Woodcreek Oaks. More opportunities will appear in the future at Blue Oaks and Fiddyment.

Please plan for making the Holmes sustainable (catch rainwater, use gray water, solar, sustainable materials,etc)

Need to take care of infrastructure before allowing more housing!!!

We need more turf parks. Playgrounds only have either mulch or gravel which is not ideal for active kids.

Keep open space, parks, trees, bike trails as top priority to connect and enhance our neighborhoods.

More businesses in west park would be nice

New Active Adult community with golf cart access to grocery shopping!

Again, it would be nice to see some strict code enforcement. So not cool that the city thinks it's okay for the neighbourhood streets to used as an RV parking lot. They are a severe safety hazard, they block the side walks, you can't see around them when backing out of the driveway... can't you just come fine them? Just mail it to the morons.

Mitigation is NOT the same as cutting down healthy vegetation.

Need more green space around housing developments

Please consider TRAFFIC when planning!!!

look into what is called "patio homes" atrium style... all plants no grass

18-30 y.o. afford to live in Roseville? Limit age to this age group, you can for 55+ why not youngers?

When developing in the older areas, please consider using fitting architecture so the new buildings don’t stick out like a sore thumb. For example, the Sierra College building on Vernon. That could easily have been plopped along Douglas. Also, the new housing on Main St in Old Roseville. That thing is massive and the “mixed media” look doesn’t fit in with the original buildings. Choose architects who care about preserving the historic feel.

We should aim for decent housing for all budgets, not just cater to the people with lots of money.

I work with affordable buyers and would like to learn more about affordable homes projects.

As I am of the senior category and have given up driving I have more concern about public transportation to outlying areas and with in town. It's also imperative that everyone is carbon footprint be reduced. What is the city doing to facilitate more and better public transportation?

Please review how any plans made today will impact the city in the future.

We need more low income housing for seniors

My number 1 priority in housing is a safe neighborhood with an active police force-- not a choice in your survey. Also, for the last question, the last choice was cut off, so i don't know what it was.

Roseville has done a good job of planning for parkways that provide curves to break up long streets, with trees and shrubbery and grass that provides beauty for the city. It has also done a great job of planning and building parks that are accessible throughout nearly every neighborhood of the city. Simply put, this city looks good and people want to be here.

Infill. Mixed use in older neighborhoods and to the west. Have commercial built when people start moving in to new delevpment. No more growth outside current Roseville boundaries. Lots of open space please.

There are too many high density apartments being built along roads that will not be able to handle the traffic.

Adequate street parking. Either bigger driveways or wider lots. If you have a 4 bedroom house and everybody drives where does everybody park?

Fewer seas of houses, please. Build less dependence on cars into new development. Being able to walk, exercise and run errands within easy distance of your house is an excellent amenity.

Where are homes for first time buyers under $400k? Need more of these homes, with priority for owner-occupied, instead of them all being snapped up by speculators, and wannabe landlords.

half acre lots and more one story options would be preferable.

Better planning is needed, as the new developments are too close together, and look trashy less than a year after the developer leaves. Congested streets, yards of bark not maintained. Look at the Mayhill - Village Green developments in West Roseville.

Keep building affordable units! It makes for an inclusive, vibrant community.

Too many mega apartment projects being built. Campus Oaks as an example. Inadequate planning when it comes to supporting roads and shopping. example: congested 2 lane Baseline/Riego, and (0) shopping or gas stations anywhere west of Fiddyment, meaning many additional car miles on Blue Oaks & Pleasant Grove. VERY POOR PLANNING.

This city council is in jeopardy of being completely overthrown. Your citizens are VERY unhappy with how you have handled the development of the city. You are clearly in bed with special interest builders and the medium/high density housing you are putting in is driving out the long term residents. As a realtor, I have had 4 clients just this year that were long term residents of Roseville and not only were fed up with the state but also the city; they have all moved to another state.

The new homes being built are a little pricey and the mello roos are also very expensive, so it makes it difficult to move. In Lincoln the new builders are buying down the mello roos and taking them from $400 per month to $85 per month. It would be nice if the Roseville builders did this too. Also I have noticed that there is a part of Roseville by Baseline that is not on a Roseville school district. I am hoping that changes as I would not buy there just for that reason.

I feel like Roseville has enough housing. I don't want the city to get any larger.

Change the rule that only residents within 300 feet of a proposed change or development are notified. This is why no one in the neighborhoods affected by the 4-story townhomes crammed into 2 lots with no reasonable driveway.

$2500 for rent for a single person is a lot. This is Sun City 1600sq ft

mandate solar energy and water friendly landscaping on new construction

It's too hard and too expensive to get any development plans through the City of Roseville or Placer County.

More "decent" affordable housing for seniors (other than Section 8 options).

Accessible housing is needed, too.

More attention placed on houseless populations is necessary. More access to public spaces and trails is a must.

I think Mello Roos should not be forced on 55 and older neighborhoods.

Wish there were more 1 acre lots, with room for a trailer.

I work with the disabled who have limited income and have difficulty getting into affordable housing because wait lists are so long. I have one client who got on the interest list early for Main St. Plaza Apartments for a 1 Br. then was sent an application. Found out then that the 1 Br. apartments are only for veterans, homeless or mentally ill so she did not qualify. Very misleading from the start and disappointing in the end.

There are too many houses being built without services being in close proximity, adding to the traffic problems which in turn pollutes our air.

I am a parent of an intellectually disabled adult. She lives in an apartment close by. I would like to know more about subsidized housing for my daughter.

Roseville seems to lack availability of condos

I hope the cost of homes becomes more affordable and the supply of homes increase.

We do not care for housing that means you hear your neighbors and vice versa. All new houses are seriously too close to there neighbors. Developers want to squeeze as many structures tougher as codes (created by the city of Roseville) they can "get away with". More money to them. . We would never buy a new home in Roseville.

Being retired and living in an over 55 community is fine for me, but I do know there appears to be a shortage of affordable housing in my general area.

Are the housing updates only available on Facebook or Twitter? What about seniors or others who may not have this kind of access?

Lower Mello roos and less apartments

Please do not concentrate all "affordable" housing in a small area!

Affordable, functional, access to public transportation are important features.

We lived in West Roseville for 10 years before moving to the eastern border near Rocklin. When we purchased in 2010 we were sold on the idea that shopping centers, coffee shops and good grocery stores would be built nearby. We were there for 10 years and there STILL isn't anything other than the CVS, a dental office and the new Sutter Urgent Care. It is so frustrating to hear rumors of large shopping centers but then nothing happens for a decade. You see the toll it takes on the stores along Blue Oaks and Pleasant Grove because they are serving way more people than they were intended to. It was really frustrating and a major reason why we will never move back to West Roseville again.

City seems more interested in the developers then the voters.

We need more affordable housing. I would assume that requires housing to be smaller and denser and I'm okay with that. I'm a big believer in in-fill projects as well.

WHAT ABOUT THE HOMELESS?

Need more single story homes for older residents.

No more Row Housing. It’s okay to use this type of housing to accent a project center but you need conventional subdivisions Surrounding the center that includes parks to make it attractor all.

Let the market (builders) determine what houses and developments look like. The government should stay out of deciding what consumers should get.

There is a huge need in the region for affordable senior housing. Not $1800+ a month - that's not affordable for anyone living on social security! My mother, my mother-in-law and uncle all live on just social security. Housing makes up more then 60% of their monthly expenses. They have no place to go. Wait lists for affordable places are years and year long. They have no hope of having access while they are alive.

It would be ideal to NOT feed off of the federal government to make affordable housing or homeless housing crammed into neighborhoods that are already built out or in suburban neighborhoods. Money should not speak for our community and how we live.

Let’s work on a community plan that has housing for all income levels and ethnicities. Let’s diversify Roseville and encourage other races and cultures!

Although there are approved specific plans, I would like the city to be more pro-active in pushing for smart growth, affordable housing and environmental concerns whenever the developer wants approval of a modification.

The developers seem to own the city planners. Big houses on tiny lots do not appeal to us. People need RV/boat/trailer/utility trailer storage on the garage side of the house behind a gate.

I live in 1,675 square foot house, too big for me, would like to know if less square footage homes are available in my area or surrounding areas. Homes under 900 square feet, with small patio and yard.

Way too much growth in Roseville! The vast fields and small town I've grown up with are all but gone... too much asphalt, not enough green space and horrible building designs. City Council is all about the $$ and developers and not concerning themselves with how their decisions impact all of its residents.

With our aging population yard maintenance is an issue. Want a single story with alley loaded garage and low exterior/landscape maintenance.

Would like low income housing to be more public and how to vote. Not liking Roseville to be building low income housing. There are enough apartments people can rent. Need to keep crime down. We already have homeless problem and there

people are not going to be renting or buying there low income housing. Most I see have drug or mental problems.

The city does not integrate housing and retail well. Most shopping requires a significant drive. Retail is all grouped away from houses.

stop building high density residential units and only zone low density developments. Set up minimum sq ft parcels to allow for better traffic and minimal impact to resources

City of Roseville does a superior job with housing and planning. Would be nice to have more affordable homes, this area's home prices are skyrocketing!

Would like to see less sprawl of houses and more with some services within community without driving through heavy traffic to get to things like grocery store or essential household items and services. Support housing also for lower income families as well.

Less zero lot line house and more housing choices with larger backyards

Like I said before...the condos are glorified apartments. Not very pleasant. We need more townhomes and duplexes. Townhomes of up/down stairs with small yards. Duplex developments with shared garage walls that provide a more single family feeling with backyards.

More affordable homes are needed. There seems to be more either to high and out of priced homes or to low in a not desirable area.

Senior low cost housing is my big coNcrrn as so many boomers are now aging and have not prepared or could not save for housing needs and taxes push them out of homes to apartments

Solar is standard in all new construction

No more Low-income Housing! It will bring Roseville down and continue to raise crime etc

Not a good survey, folks! Maybe give it another try in 6 months.

A broad diversity of quality housing in terms of types and price is critical to creating a diverse, healthy community that is a community of choice for individuals, families and businesses to live and invest.

No matter the cost of the home, maintaining open space, parks and bike trails is extremely important.

Thanks for asking.

I believe solar should be installed on all the new homes being built to help reduce the strain on the grid in the future. I also wish they would build new houses on WAY bigger lots and more one stories. It is so hard to find a big one story in Roseville.

Major roads like Westbrook or Santucci Blvds. should be extended ASAP to Baseline; a trip to the airport from PG/Westbrook is an additional 5 miles because of the travel to/from Fiddyment. (Not for me, I live in east Roseville, but my mother-in-law lives out that way.)

Great job on the surveys!

It seems to me there are way too many apartment projects currently being build in west Roseville. Traffic congestion is going to become worse than it is already.

NA

The city needs to stop allowing low income housing units from being built. What made this city unique was how hard working people were rewarded with a clean crime free area for their hard work. But the city of Roseville has sold homeowners down the river by allowing all these low income housing "projects" tobe built thus bringing in all the riff-raff and making our incentive town no different than north highlands or any other ghetto area in Sacramento. I could have purchased my home I. A different city and paid less in property taxes had I known Roseville was only laying out plans to turn it I to what its u fortunately become. Uts very sad what this city has turned u to. Soon my family will be selling and leaving this area.

Roseville is getting so crowded. It takes less time to visit friends/family in Sacramento than to travel within Roseville.

As a single mom with 1 child, most houses are too large for us, and the payment is proportionate with the size, too large for my budget. I have a relatively good job but there are very few housing options for my budget. I would like to see more smaller 2 and 3 bedroom homes. These would be appropriate for many groups of people: small families, seniors, single parents, 1st time home buyers, etc. Thank you :)

I am not happy with the thousands of new homes being built in W Roseville with major impacts on infrastructure. I also hate to see more land covered over with concrete.

Quit building. Too many people are mucking up the beauty of Roseville.

New housing needs to be disbursed throughout the city, not just concentrated in certain parts of town such as affordable housing being concentrated in historic downtown area.

Less traffic please - cars crashing all over!

Would like to see more single story 4 bed 3 bath homes around 2000-2400

Unlimited growth is not good for our citizens

Less high density housing developments providing more offset between housing. There are plenty of housing developments in other states in major cities that offer 1/4, 1/2 and 1 acre lots. It seems like a challenge accepted by developers to pack as many houses into the smallest space available to maximize profit. It’s not that I don’t like neighbors it’s that I don’t like neighbors 10’ apart.

I think the city should stop building and instead try to slow growth. There are already far more people here than our infrastructure can support. Traffic congestion, classroom overcrowding and long waits for essential services do not improve the lives of your current constituency. Roseville is becoming less and less enjoyable to live in every year as you continue to add to the problems caused by overpopulation.

My responses on the size home and yard I like are not what I think the city needs to plan for. Homes and yards need to be smaller with more parks, trails, amenities.

Don’t separate housing by price, but have stringent rules for property upkeep and owner behavior

In the current system, the need for adequate, affordable housing and securing income for city services, schools and infrastructure seem to be in direct conflict. A tax structure based on property values does not promote smaller, basic housing close to business and services.

I am not impressed with the small lot sizes that are now the norm because they want to get as many houses as possible in a community. I used to think that Roseville did a good job of planning ahead for traffic flow and number of lanes on major roads but I don't think that's the case anymore. I believe the city is just interested in growing as much as it can at any cost and the amount of crime now in Roseville is showing just thst.

It doesn’t seem that access and road development is considered until after the development is built and gridlock occurs.

yes I am in Historic old town roseville, off washington, any plans to make it a bit more appealing from main to Elefa?

I hope I can stay in Roseville/California. The radical politics and taxes ever increasing are forcing me to look to move out of California.

Thanks!

Please don’t turn Roseville into a concrete jungle. I love the open spaces and it breaks my heart to see them being filled with more building.

I’d like to see higher densities of low income housing spread out more throughout the city. I’m concerned that the vast majority is being forced into the downtown area without improving the aging roads and utilities enough for that amount of expansion. I think traffic in the area is going to become painful when the current projects complete. Thank you.

Build up near the downtown core! Create a bustling downtown with small businesses and apartments.

Stop making the hard working people pay For affordable housing. Have city or County or Federal. Pay for it. No more increased Development impact fees to pay for SFD development.

The city needs to pay more attention to parking when creating low income housing. The housing being build in Old Town will not have enough parking for those housing there and if they have visitors. We do not have enough transportation options to assume residents will not need cars. Also no grocery close enough to walk to (can’t count 7/11). There will be issues once this rental starts.

I do believe that Placer Co. needs to provide more affordable housing, but most people say "not in my back yard". I do see many apts. being built that are now 3 story. Not sure that's an answer to lower housing costs, and they are not very visually appealing.

More racial and ethnic diversity. My area is almost entirely white (including me). That's a bad thing.

We moved to West Roseville 16 months ago. We had no restrictions on where to live. We picked Roseville because of the cost of housing. It turns out that we love it here. We would like shopping closer to us. The closet retail store is 2 miles away. A small parcel on Pleasant Grove is now being built that is about 1.5 miles but like to see other retail stores to open us.

Would love more businesses out here on way West Roseville! Literally ready to patron ANY business I can walk to lol!

I am definitely interested in the planning process.

infrastructure for new construction areas

Homeless is a problem for cities like Roseville. The climate attracts people because it is moderate. Consideration must be given for lower cost homes that low income people can afford.

I live in a 700 sq ft apartment, which is more space than I need for just me and the cat. I would not consider buying a home that was bigger than this. I don't really want to buy a condo, which is just an apartment that I am stuck in if I get bad upstairs neighbors.

We go through droughts and water restrictions almost every summer, but there is no plan to build more reservoirs in our state even though more housing is planned. Why is this allowed and at when do we reach the breaking point???

it maybe already be a code, but ev charging stations at any new apt built etc

We need more affordable housing in the area, and not just for the lowest of incomes.

more land for homes. more family oriented

Sun City is wonderful except for the “cut through, speeding trucks & cars.” I realize our streets are public streets but it’s annoying. Mainly due to the speeding.

Quit bowing to developers - we NEED more open space.... if a developer buys land, write into the City Charter BEFOREHAND that 50% needs to be open space.

Roseville is the best place to live but expensive

We were lucky to buy a nice home in Roseville when it was still affordable. I'd like to see rents come down for lower-income families and young people getting started.

I am not a fan of housing the homeless in our neighborhoods.

Please no more multi-family, low income housing.

The human race needs to go back to living in caves and hunting and Gathering.

Roseville is getting too densely populated. The reason we moved here from Sacramento was because there was a little breathing room.

Housing prices are too much!

I'm concerned about main roadways around Roseville becoming congested with additional residents.

I appreciate elected officials who respond to my many questions

Bigger lot sizes would attract higher end buyers to the area. Cookie cutter houses on small lots don’t give an area much personality. Maybe offering up lots for custom homes in am certain area could be a fun idea.

Planning should include adequate education, shopping and most importantly roads to prevent gridlock. It is not necessary to build on every available space.

Commitments on school building need to be kept.

Roseville needs to get control of the homeless population. They are a major contributor to crime and drug abuse in our area

Stop trying to make our city accessable to homless and poor people. Keep them OUT

We need more housing options for Seniors.

Roseville is getting too crowded with new homes, people and cars!

Please be smart about planning for growth and ensure that the infrastructure (particularly road infrastructure) is in place before development takes place. We are seeing now where that did not happen before all of the additional development in Westpark and now we are being asked for yet another tax to retrofit that infrastructure.

The city’s dependency on Mello Roos has me concerned that there is no concrete plan for managing future fiscal needs beyond that taxation strategy. Ultimately as my costs escalate it may mean relocating outside the city.

Thank you for being open to creative things like Home-Share and please make sure that information about your programs and plans is accessible to low income neighborhoods such as Roseville Heights and along Vernon on the other side of the railroad tracks. Also, please make your surveys accessible in Spanish because some of our neighbors couldn't answer this questions. Please give enough proactive notice of plans to the neighborhoods most affected so they can share feedback

I prefer to live in a city with more single family houses than have many apartment complexes.

None

There needs to be more housing choices for seniors of all income levels. All there is now is low income or luxury. We don't all fit into that category or have the income necessary to qualify for whichever category. We need more choices!

Ugly buildings being built in historic neighborhoods and the current residents have no say in it. if they building must be built, can it at least fit in with the aestetics of the surrounding neighborhood? we live here because we love the old look and there is too much modern stuff going in.

I see low income housing being built in downtown Roseville. However, will grocery stores be built to allow those with no cars to access food etc. easily?

as a county worker, I can't afford to live in this county. how sad is that. you are pricing yourself out of your own workers.

I live in downtown area. There are lots of affordable housing either already completed or close to completing. It would be nice to have some of the other neighborhoods include affordable housing and not just here. Weber Park is under consideration. I know the State has mandates. How would the City replace that green space if used for affordable housing?

I don't mind more higher density residential development. But the ratio of developed areas to parks/open space is excellent, so Roseville should stick with that.

Keep quality at the highest level

Several times I have learned about building projects after the fact. Other citizens expressed the same chagrin. I feel that residents should be able to have knowledge and input BEFORE the city council makes a final decision.

We rent now, but are interested in buying within the next few years and hopefully we can stay in Roseville. I just don't want neighbors lol!

My desire is to move out of Roseville, personally. I really like my yard in an older neighborhood and I like my neighbors. I am waiting for my adult kids to settle somewhere and then move closer. I would love to see Roseville be on the cutting edge of community planning: Common yard space, pools, within walking distance to amenities so the cars can be left at home, more condos than rentals. Preventing big REITs from grabbing up the better priced housing if possible.

The City should allow for more housing along some of the older commercial roadways, like Harding and Douglas.

When property tax bonds are approved for a prescribed reason the residents should expect with some degree of certainty that the project will be completed without further taxes/bonds needing to be approved. West Park HS being the prime example, our property taxes were misused and spent without the residents knowing. We were then lied to and advised that our school age population wasn't sufficient enough to support a HS. The school district then devised a plan to bus our children to the other side of Roseville (passing 2 schools along the way) to attend Oakmont. Very unreasonable and showed a complete disregard for the residents of West Roseville.

Maintaining integrity of individual neighborhoods is important to us.

less apartments instead small affordable homes with yards to encourage responsibility

More space, bigger yards less neighbors on top of each other. Widen roads before more traffic. More nature spaces

I've lived in North Western Roseville for 19 years. I am really concerned that we have massive, high density housing tracts getting approved and built along Blue Oaks and west of Fiddyment with, what appears to be, little or no real consideration for the capacity of our roads and freeways to handle all the additional traffic. Congestion is becoming increasingly like LA or the Bay Area. There needs to be a reasonable road and infrastructure plan that helps maintain the standard of living that made Roseville such an attractive place to live. I don't believe Blue Oaks and Pleasant Grove were designed to handle to volume of cars we see today; and its only going to get worse. Its getting harder to imagine wanting to live in Roseville for too much longer.

You are building condos and apartments where roads can not be widen to accommodate the increase in traffic.

We need more affordable housing so that people who work in Roseville can afford to live here

We use to have moretoriums on building if the infrastructure could not handle the growth. When we have such a water shortage, why are we building more homes. I refuse to turn my beautiful yard i nto an Aeizona desert scape because Roseville is over built

I feel very stuck yet am grateful to have a roof over my head. I’m on Roseville housing program and am too embarrassed to have my son have a friend over. The apt is old with roaches and constant problems including violence in the complex. They are remodeling the vacant units and charging double the rent and I fear they will search for a reason to get me out to get a higher rent. My son and I both have mental health needs and are doing the best we can to rebuild our lives after dv and homelessness. I feel often times those of us in certain situations are looked over. Your home should be your safe place and that should be something more obtainable. We are seen as one person household and the allowable rent amount for the voucher was almost impossible to find.

Bigger units in low income/senior housing

Permit fees are ridiculously high in Placer County. It’s almost $100k just to break ground.

Take a closer look at how much money people are really making and take into consideration the high prices of living here. This will tell you how unaffordable it is to live here without barely scraping by.

Promote "Know your elderly neighbors" to minimize loneliness & isolation. Provide timely assistance for elders who fall and can't get up.

The area NEEDS more affordable housing. Our children & grandchildren aren't able to afford to live in this area, near family.

We have crime exploding, we have vagrants on our trails next to gated communities... put low cost housing outside west Roseville

There is a great need for affordable housing in this area. I have friends in the city whose rent far exceeds my own mortgage payment and many of those people are single parents. I have other friends who rent a nice 3 or 4 bedroom house but then 4 roommates live there. Most of the development of new apartment or condo rentals are very out of price range for the average income in the area. (they are 50% of take home pay) Personally, I think the city should see what other cities are doing, put everything on the table, and then analyze the options. By everything I mean: Tiny homes, mobile homes, senior living (non assisted) for low income seniors, housing above retail (I've seen a lot more of this in San Jose), in-law quarters or guest cottages on existing properties, community land trusts, cooperatives, modular housing, as well as the standard apartments/homes/condos.

The middle class is getting pushed out of Roseville. Homes are either huge and expensive or for low income people.

Allow more green space within developments, perhaps "parkways" between sidewalk and street for trees.

I'm concerned about affordability and would like to see more open space and more public transportation. Thank you!

Nope

As senior citizens we are most interested in comfortable, affordable, safe senior housing.

We need a post office in west Roseville

With all this high-density housing being built, we are experiencing more traffic on the road ways. Are there any discussions about high-speed public transportation like BART? The homeless setting up camp in public parks is dangerous for many reasons, what if anything, is being done to relocate them?

Announcement when new affordable housing is available

Please build more housing developments with NO HOAs!!!!!!!

Traffic impact

I want access to the same information the City and the developers have in a centralize location at point of purchase for a new home. If they're looking at income, age, education, traffic, family size, etc. I believe home buyers should have same information in the sales office and/or on the home builders online sales office. I want to see past stats on how the home builder/ lenders selects a geographic location to build a new neighborhood in Placer County and the City of Roseville. I also I want to see to the makeup of the 1st home owners and how the results turned out for their past developments. If facebook collects data on its users I want to see how the developers collect data on their home buyers and how they create the fabric of a neighborhood.

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FlashVote helps you make a difference in your community

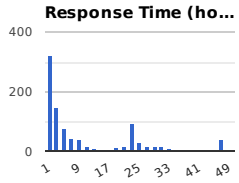
Survey Results: Housing Needs

🏛 Survey Info - This survey was sent on behalf of City of Roseville to the FlashVote community for Roseville, CA.

These FlashVote results are shared with local officials

962
Total Participants
917 of 2301 initially invited (40%)
45 others
Margin of error: ± 3%

Applied Filter:
Locals only
Participants for filter:
842

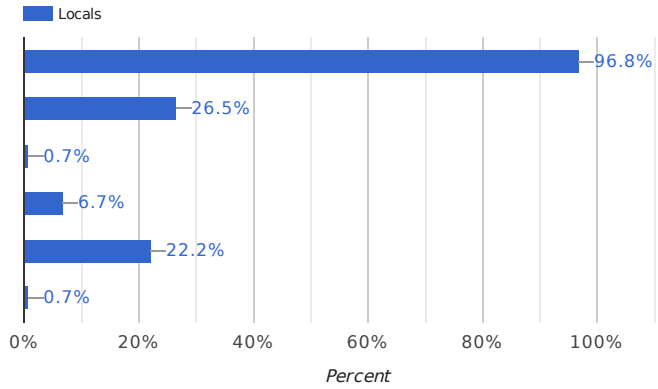


Started:
Oct 20, 2020 11:11am PDT
Ended:
Oct 22, 2020 11:02am PDT
Target Participants:
All Roseville

Q1 Thinking back to the end of January this year, which of the following were TRUE for you, if any? (Choose all that apply)

(819 responses by locals)

Options	Locals (819)
I lived in Roseville	96.8% (793)
I worked in Roseville	26.5% (217)
I did not live in Roseville, but wanted to	0.7% (6)
I did not work in Roseville, but wanted to	6.7% (55)
I did not work for pay (homemaker/unemployed/retired)	22.2% (182)
None of these are true for me	0.7% (6)

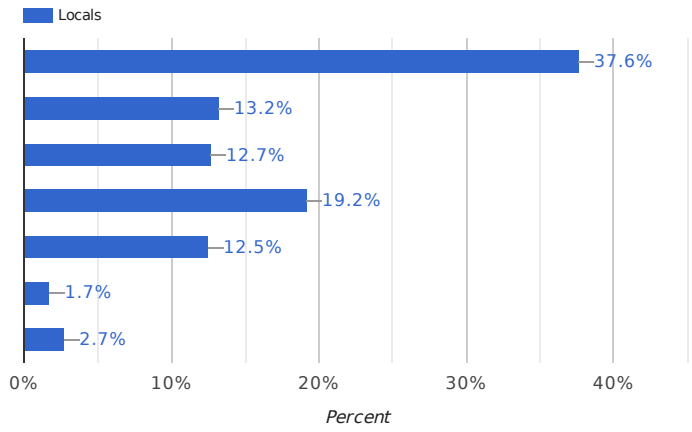


Q2 Thinking back to the end of January this year, about how far was your work from your home in terms of typical travel time?

(842 responses by locals)

Options	Locals (842)
I wasn't working for pay (homemaker/unemployed/retired)	37.6% (317)
I worked for pay from home	13.2% (111)
Under 10 minutes to work	12.7% (107)

Options	Locals (842)
10 to 30 minutes to work	19.2% (162)
31 to 60 minutes to work	12.5% (105)
More than 60 minutes to work	1.7% (14)
Other:	2.7% (23)



I'm retired
job is located in Boston, MA. Was traveling once or twice a month to Boston.
I work in Roseville and out. My commute ranges from 5 minutes to 120 minutes
Retired
I'm field sales personnel. Some times I work in home office, some times on the road.
I'm retired
I worked from home but also traveled to various locations which were 30 - 90 minutes from my home.
I have 2 jobs. One in the Bay Area, and one in Roseville
Half a home have travel (more than 60 mins)
Am retired
retired
Retired
Retired
retired
sales with a large territory. Office was at home
Depended on meetings throughout Placer County
Retired from USPS

I am retired

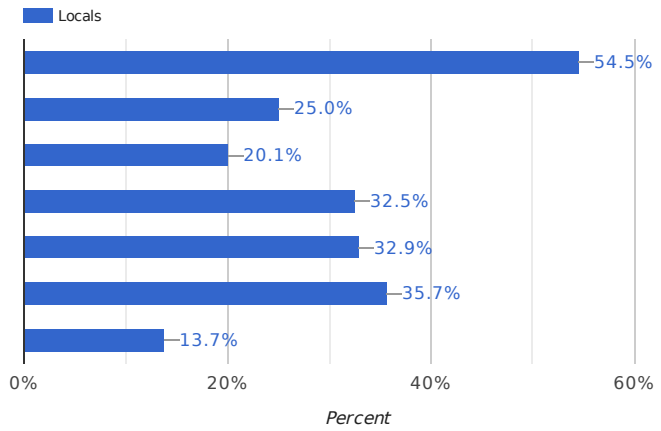
Retired

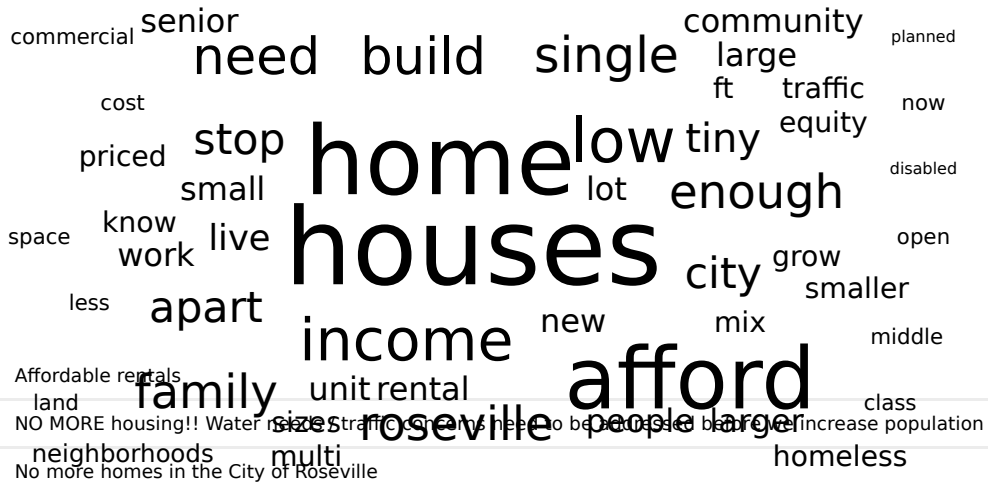
Option 2 & 3 split time

Q3 What kind of housing do you think the City needs most, if any? (You can choose up to THREE)

(815 responses by locals)

Options	Locals (815)
Single-family homes	54.5% (444)
Two-family homes (duplex/halfplex)	25.0% (204)
Apartments	20.1% (164)
Townhomes	32.5% (265)
Senior housing	32.9% (268)
Multi-generational homes (where multiple generations of a family live together)	35.7% (291)
Other:	13.7% (112)





NO MORE housing!! Water issues, traffic concerns need to be addressed before we increase population

No more homes in the City of Roseville

Slow the grow and give some thought to. The ever growing and embarrassing issue of homelessness!!!

NO MORE APARTMENTS!!!!!! PLEASE STOP!!!!!

No new homes

None

Low income section 8 housing

I don’t know

No more! it is growing too fast, we are going to be just another crowded Bay Area city

Affordable housing

no more

Affordable and near transit lines or better transit lines

I think the city needs to stop sprawling out and stay more compact.

Single family homes under $400k

tiny homes

NO more! The impact of out of control building is affecting all of us. Traffic is a nightmare.

retail

Affordable appartment housing permanent supportive

High density homes

Affordable rental units

Rural houses with more land

We need a mix of all income levels and sizes

more single story homes

NONE!

We have enough houses, we need retail on the west side of Roseville.

Homes with large garage eg Lennar in Plumas Lake

Low income apartments/townhomes for seniors.

Homes priced for single parents.

None. Roseville is entirely too crowded.

Low income senior

Homeless housing and more Affordable housing for all

low income housing

Mixed use buildings around transportation hubs

innovative housing solutions for homeless individuals

More Affordable

low income housing

Single family homes with larger backyards and no HOA

Affordable housing for our service industry families

Small, zero allotment, single family dwellings — like old school 'Brownstones.'

low income housing

Housing cooperative, limited equity, group equity, zero equity, and market rate co-op's.

None..... we have too many houses not enough roads. Oh that’s right...you just want more tax money

Homes with large city lots with RV, boat, trailer access next to the garage and off the street.

Unless it is for low income NONE!!

We need more multi unit homes close to public transportation

smaller sqft homes, so people can buy 2-3 bedroom without being over 1500 sqft

You don’t have the infrastructure to start any more housing

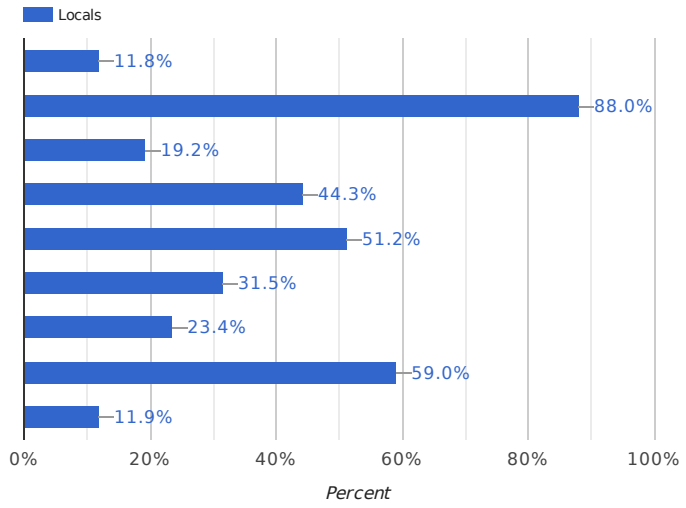
Low income
no more housing is needed
Cheap housing for unemployed
None. Too many people here now.
Single family homes (2,500 sq ft or less)
tiny home communities
Some smaller SFR’s that give an option to downsize outside of an apt complex or 55+.
No more housing.
Active 55+ Communities
Larger lots with homes farther apart.
tiny homes centered around community courtyards
live / work (homes with a commercial overlay)
More affordable housing if all types
Ability to have tiny homes/mother in law quarters on property
More opportunities for remote work sites open housing possibilities.
Affordable
Affordable
Homes for veterans
Flexible living spaces, homes, that can be easily adapted as needs change.
Low income housing - people that work in Roseville can't afford to live in Roseville.
We have too many now and more being built. Enough is enough.
It seems pretty full.
Zoning for low cost housing in all neighborhoods. Small apartments, small homes, attached homes.
Condos
I don't have enough information to make a selection.
None. Stop building! You are creating too much congestion and the larger we get, the more crime!
NONE! Roseville is over populated as it is. Please STOP BUILDING!!
None
no idea
All types but affordable.
Disabled housing for physically handicapped people
no more. What is planned is enough
Smaller, affordable single family homes in walkable planned neighborhoods
Community Garden Homes like Singapore builds!
SMALL multi unit complexes mixed into the neighborhoods, no multi-story apartment building "cities"
none
Accessible units (ADA)
Build high end luxury housing.
none
affordable homes for seniors, working poor and veterans
Tiny home villages

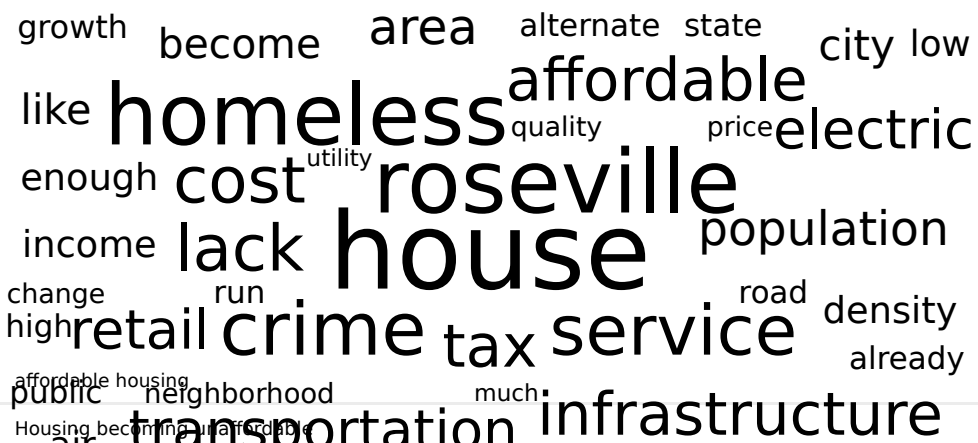
higher acreage homes
Affordable housing options in general.
low income
low income housing
Downtown housing
Affordable housing
No more building
Modestly sized homes (1900-2100sq. ft)on decent sized lots (10-15k sq. ft)
I don’t know
Reasonably priced housing not Roseville prices
Not apartments,
I think we have enough homes already.
Affordable rental properties
Stop building new homes. The traffic is horrendous. Little services in West Park, barely infrastr
ADUs, cohousing, RV parks for visitors and month long stays
Roseville is already overbuilding.....stop these huge developments!
The city doesn't need more homes.
Affordable senior and disabled housing
I don't really know
Sober Living Environments
More affordable housing for young families and singles
Single family low density

Q4 Which of the following, if any, are your biggest concerns about future growth in Roseville? (You can choose up to FOUR, if any)

(817 responses by locals)

Options	**Locals** (817)
Sewer capacity	11.8% (96)
Traffic	88.0% (719)
School capacity	19.2% (157)
Water supply	44.3% (362)
The natural environment (trees, animals, etc.)	51.2% (418)
Noise	31.5% (257)
Changing my neighborhood	23.4% (191)
Public Safety	59.0% (482)
Other:	11.9% (97)





Change in Industrial zoning to residential has lost potential tax base/jobs out of Roseville.

Providing adequate services for homeless

Crime

Cost of housing

People moving in and changing our city historic and political values

Roseville's planned growth is beneficial to our community, residents and businesses.

Appropriate internet service

No more low income or subsidized housing

Shopping

retail

Alternative transportation

The lack of a sense of smaller neighborhood or place with housing looking so similar

Enough convenient retail

Quality of life

Price and availability

not enough retail out in west roseville

Cost of all utilities

Lack of public transportation like trains and trolley cars.

Changing from a well run prosperous conservative community to a liberal crime ridden run down one.

The power grid

Landfill capacity

Over development i.e. Elk Grove

Trend towards too many ugly strip malls. Lack of effort to revitalize downtown

raising the cost of housing

Uncontrolled urban sprawl. Houses keep getting built with little or no infrastructure. Look at 65

Letting poorly planned county development annex without paying their freight. Also fear believe in

increase of homeless, and crime

Air pollution

Creating adequate density to allow transportation alternatives

Very concerned that the State of California is mandating creating very high density projects

Shopping in west Roseville

Homeless coming in

too many Liberals moving in

Access to parks and trails

Traffic

Anti-democratic and non-inclusive policies

poltically divided neighborhoods

There are too many poorly kept rental houses running life for us homeowners. This needs to stop.

Roseville PD does not properly address the racial and privileged bias they have when on the job

Homelessness We need pod type housing in a secure setting

Homeless

Electrical costs

Cost of housing

More taxes to pay for the infrastructure

Financial housing availability

Air pollution, loss of open space, over population, infrastructure insufficiency, more crime.

Taxes

Public transportation

Bigger is often not better. Maintaining a quality community in all aspects vs. revenue.

road infrastructure

having so much affordable housing in the downtown Roseville area

More homeless and druggies

Too much uncontrolled growth

Crime

homeless

homeless & crime

Congestion at areas other than just traffic

Affordability

Affordability

Cost of living in Roseville

Infrastructure to support larger populations.

Fires

Electric cost

Even greater income disparity

Electricity

More Bonds added to my property taxes. It's ridiculous already

High density low income becoming slums

That City Planners/Council will continue to car more about developers and their profits than people

Losing the small town feel of Roseville. I don't want to live in a "destination".

I worry that the city is not planning dense growth and continues to sprawl far from services.

I'm worried that the bigger Roseville becomes, the more it will become like the City of Sacramento

Not enough stores to support all the house being built in west roseville.

Population growth re: graffitti, roadside trash, etc...lack of pride in neighboorhood.....

loss of history and historical buildings

Roseville Electric's ability to support current and new customers to the current level of service

over crowding

to many people

Increasing utility prices

Safety of residents who are minorities (hate crimes)

Too much section 8

Too many houses as it is already.

Pricing out housing options for service industry workers and young adults

Old Roseville is bearing the brunt of low income housing w/out widening roads, improving services.

Covid-19 control

Retail and Commercial Services in Westpark Area. The closest retail and gas is 5+ Miles away.

Transit

Crime

ALL of the above

Commercial

Bike trails

Lack of mass transit/Lack economically diverse neighborhoods/Racism toward those who are different

the multi units going in central/downtown rsvl and traffic parking accomidations

Taxes

Overbearing regulations coming from the state level

integration of high density housing causes crime problems. proven in my neighborhood.

Q5 Any other comments or suggestions about growth and housing needs?

(290 responses by locals)

Traffic is a major factor which must be considered. New roads to connect freeways and across the railroad tracks need to be constructed. Green spaces should be maintained along with walkways for families and seniors.

We need less dense housing with larger lots for homes.

Responsible - holistic growth and no caving into developers needs for profit maximization

No more low income housing. I have seen more homeless people now more than ever before. Don’t ruin this beautiful city.

Stop concentrating housing in the downtown and historic districts. Enough is enough.

We need housing for people who cannot afford $450k homes. We need smaller, more affordable homes to buy, we need more affordable rental homes. We need more programs to help first time buyers compete with cash offers from the bay area converting owner occupied to rentals.

More NEV lanes/roads - like in Lincoln. Folks in Seniors communities might use them rather than cars for certain errands.

Add more Section 8 housing for seniors

Housing is too expensive and if we do not make changes then the youth will never be able to afford to move out on their own

Stop spending our tax dollars on ‘new’. Face and work on homeless issue and fix current roads, schools, etc! Really listen to your taxpayers....that would be different!!

Stop spending crazy money. Make developers pay the cost to integrate. Don't sell off Roseville's resources such as water and power to the developers. Plan for the future, don't be nearsighted.

Please stop low income housing, halfway houses in Roseville, and appartments. This just ads to higher density and higher crime rates, and more traffic!

Please build more affordable housing and invest in homeless services and housing first options for homeless individuals.

Too much development with unbalanced open space throughout neighborhoods. Roseville is far too car centric and does not encourage safe walking or biking paths to businesses from neighborhoods.

Roseville needs to cap growth at some point rather than focusing on revenue. This area is growing less and less desirable to live in.

Keep up the great work!!

Roseville is a wonderful place to live, nature, walking trails, community, but if we keep building it will be like living in the City of Sacramento or any other large city.

City taking over tearing down historical buildings. siding with the big developers over the citizens and quality of live in Roseville.

Medium to large lots for single family homes. Stop with the zero lot lines and small lots.

I would a appreciate more multi use. Apartments over commercial sort of thing

Stop building apartments and low income housing! Owning a home is not a right it is a privilege. Everything that Sacramento is doing do the opposite.

Affordable housing is always an issue. We need to find a way to deal with the homeless population along our streams in Roseville. Also need to provide affordable housing for Veterans. We are increasing expensive assisted living for our seniors but now we need to deal with those less fortunate.

Traffic is the biggest problem for Roseville and 2nd problem is high school capacity.

There seems to be a substantial uptick in crime. But that’s to be expected with Newsom emptying the jails!

Suburban sprawl with no walkability to shopping (grocery, neighborhood retail)

Need more custom homes on bigger lots.

#1 concern far and away with new housing is traffic and roads to handle increased housing. Baseline, Pleasant Grove, and Blue Oaks are getting noticeably more crowded (and Blue Oaks keeps adding traffic lights) and drive times are taking longer.

If a person has Any ties to Roseville, lets get them into a home. Even if it is a Tiny Home. Or could there be some provision for m-i-l cottages or accessory dwellings? I was a transit bus driver in Santa Clara County. I can tell toy stories about folks who "lived on the buses".

it's too expensive to live in Roseville anymore.

We have seen the overflow of the homeless locating here from Sacramento. Senior housing/ low income has 3 year waiting lists and 1 week a year to fill out application for housing. This is shameful

To many apartment complexes.

Commercial developments have not kept pace with residential ones in west Roseville causing many problems (traffic, pollution, commute times, etc.)

Development in newer parts of town seems to be focused on bigger, more expensive houses set off on their own. I think good housing will be more affordable here when we put more focus on building smaller homes (even tiny houses) that are well-integrated with the trail and public transit system. Everyone doesn't need a McMansion, and more people can be supported when the individual footprint of each is smaller.

Slow it down

I think we already have too much high density homes :(

Low cost housing for low income is more than welcome in our stressed economy.

I don’t understand how we are implored to conserve on water/electricity yet thousands of new homes are being built! It doesn’t make sense to build more “resource users” without new resources to use!

I’d love to see more natural trails and open space in development planning

Limit growth. Improve traffic and ease stress on current infrastructure.

Housing is being built apparently without consideration for expanding roadways, both highway 65 as well a major streets such as Pleasant Grove and Blue Oaks.

We need to impose a tax on any new resident from outside placer county to pay for infrastructure rather than our locals. Also stop the multi unit housing and set a minimum lot size to 9000 sq ft single resident only

"Neighborhood Pride" seems to be lacking among rental units compared to owner occupied homes.

While there is a need for some affordable housing, I do not believe in rent control. The new apartments on Vernon are a good example of how to help those needing housing assistance. There needs to be more enforcement of illegal homeless camps.

Houses with bigger lots of land.

It is extremely important Roseville grow in a way that is sustainable: better public transportation, being able to walk places, housing that is sustainable (solar, gray water, etc.).

We need more single family homes with big yards.

single family homes should have land/property Townhomes should not.

Need to look at needs for houseless communities. Need to look at ways to protect our open spaces and trails.

Build within current boundaries. Infill. Re-build older neighborhoods. Less cookie cutter houses. More attractive design.

Maintaining the high level of quality that we put into our neighborhood infrastructure is essential. Clean and well maintained streets and surrounding areas are critical Roseville's beauty and allure. I am willing to pay additional tax's to support this on the assumption that fiscal responsibility is occurring within our budget. I am none too excited to grow Roseville beyond its existing size and risk over extending our ability to maintain what we have.

Roseville's growth over the past 40 years has been well planned and has served our community, our neighbors and our businesses very well. We have been successful in maintaining a small town feel as our community has grown into a large city. Our focus needs to continue to be on encouraging strong neighborhoods and working together so Roseville provides opportunities for all who live and work here. A critical component of strong, healthy neighborhoods and city is a diverse stock of housing types and levels of affordability providing housing choices that fit into the housing budgets of all our families.

Transportation and roads don’t meet the demand for the amount of people moving to the area. Taking 20-25 years to build public transportation system is rediculous we need solutions now! Within 1-5 years to get cars off the roads and electric cars are not the solution. Hybrid buses are! Trams light rail expansion why are we not doing this ?

West Roseville needs no more housing we need shopping . Can we get this moving . It’s ridiculous. No shopping, gas etc.

More services in western part of Roseville, like gas stations, hardware stores, are needed.

Enough of the high density building and uncontrolled growth. Is your goal to turn this place into another bay area?

Roseville needs to strengthen the infrastructure to handle the growth definitely!!!!

Good public transportation to link housing with jobs. It could also cut traffic and pollution.

Make sure infrastructure is strongly considered - roads, etc...

More consideration needs to given to the impact of all these high density apartments on traffic flow.

Seriously need some code enforcement and cat animal control.

We need one floor houses for those who can't do stairs

I believe it is time for the City of Roseville to really development a long term, comprehensive plan that will address the future of our water supply, our ability to afford housing, the cleanliness of our shared space, the environment, traffic, our mental health, etc. and really change our behaviors. Why not lead through these changes and truly be progressive? Be a pillar that other cities look to when they are planning for their future.

Let's not allow too much high density housing in Roseville.

at least once a year free garbage pickup of everything

With global warming & less rain, we need to stop building structures we don't have the water to support. We just need to make better use of what is already available & cut the price to make it affordable.

You need infrastructure that included internet fiber, public art or gathering spaces, bigger lot sizes or more pocket parks in addition to neighborhood parks.

Living in Sun City Roseville I've seen the unprecedented growth West of Fiddyment. I fear for the traffic issues on both Blue Oak and Pleasant Grove/already even in a pandemic both roads are very busy. Also in all the years since we moved here (1996) no gas station has even been built in this area. Has the city not allowed that or is it the issue of permits? Something for your Planning Department to look at and study.

I am terrified that as new housing goes up, we will see a deterioration in other areas in Roseville. People follow the "shiny new thing," which means every new strip mall that goes up near a newer enclave will mean a downward spiral near where I live at 65 and Pleasant Grove. I already see it becoming rougher with people panhandling at the Sam's Club. We live by an open field where I think they are putting up a retirement community, but it still has open space, and if apartments go there, you will destroy the values of homes all around us. Our home is our principal retirement vehicle, so this would be devastating. It's easy for people to go, "Oh, we need more affordable housing," except they never build apartments next to where they live.

I am concerned about crime and utilities being over used by large companies in roseville. City government should be cognizant of bringing in too many large companies into roseville. I hate the thought i havevto conserve when city government has allowed big business to suck all the utilities for residents. The residents should be more important than any company

Build a variety of housing, closer to transit, repurpose existing unused land in established areas and establish bike lands to these homes and shopping, transit.

not enough stores, grocery, gas stations, etc, out in west roseville (pleasant grove and fiddyment area)

It seems like rents are going up way too fast and it’s difficult to make enough money to qualify to rent an apartment.

Don’t change old town. Roseville needs it’s history!

Too much crime moving in from Sacramento.

Our seniors are being priced out i if the area. Some depend solely on SS. There is no place for them to live. And wait lists are too long.

We need affordable, low-income housing.

We need less expensive options with more space between neighbors

More affordable housing is good!

Need better planning on roads. Pleasant Grove Blvd. from west end is already crowded and there is still massive building going on.

Need new housing to be affordable.

There seems to be a lot of apartment building out in West Roseville compared to the rest of Roseville. It makes our streets more crowded as well as shopping.

If we get more homes we need better ways to get to the west side of town. The traffic is ridiculous.

West Roseville seems to only build houses and small neighborhood parks. We need services like gas stations, POST OFFICES, restaurants, etc. built within walking distance from our community. So many seniors live within West Park, they are dependent upon a car to get anywhere, like the rest of the residents. Build community shopping spots to encourage local interaction and walking. Also please connect the bicycle paths together. Many people rides bikes, but busy streets such as Pleasant Grove and Blue Oaks are not safe for cyclists. If the cycling paths connected, more riders could get out of West Roseville and bike to nearby services.

Roseville is growing way to fast the infrastructure can not keep up

Stop trying to dictate how I live! I am a rational individual and I should be able to decide how I live, independent of communist authorities or anybody else. Just like in Austin, TX, let me build whatever I want or dream about.

We don’t need anymore growth!

Homes with larger garages and RV options.

I think there is too much high density housing which creates way more congestion. We don't have a public transportation system that is efficient enough to support the density of housing that we're heading toward. I think we need an investment in reliable, sophisticated, public transportation to decrease traffic and congestion

I hope bike / pedestrian paths are being built into expanding parts of Roseville.

I am supportive of growth and believe it can lead to a vibrant city with a lot of good job opportunities. However, living in the Crocker Ranch in the northwest Roseville and seeing all the growth west of Fiddyment I am shocked at how little grocery stores, restaurants and retail establishments are planned and/or under construction. We need more of this in West Roseville or traffic along 65 and 80 is going to be unreal.

Green spaces are timeless!

There's already too many apartment buildings under construction, very concerned about how this will impact traffic. If the city can't keep up with the adequate infastructure that's necessary, then slow down the growth.

We should be planning for the majority of people and have seperate specific targeted programs to help those less fortunate. We should not turn the community upside down to deal with bad public policy, but rather change the policy to encourage better outcomes for all!

More trees out in the Westend.

Slow the growth of Roseville

infrastructure for traffic

Better public transportation. Encourage services near where people live so can ease traffic on major corridors and lessen pollutiion.

We need more parks and green spaces.

Let's pause on over-developing! West RV is practically Elverta. Enough! RV is a wonderful small town -we don't need endless housing or college campus satellites or more strip malls. Let's not encourage Dominic Casey in ruining our city - over development will morph us into Elk Grove - a disaster riddled w/crime, traffic & too many housing project. Leave open spaces & honor our native oaks.

there are enough big mini-mansion homes. what about the rest of us who love living in roseville but can't afford those homes? but we also aren't low enough income to be "low-income" qualified?

Land is increasingly rare and expensive. Multi-family housing may be necessary to meet the needs.

I think it's a shame that all of the homes that are now being built have no property to call their own. The City feels as long as there is a park nearby, that should suffice, but it doesn't. People need to have a space of their own that they can escape to. It seems as if the most important thing is to see how many homes can be placed on a single piece of property.

We need to plan better. There are way too many houses and people have to commute to work. The infrastructure with all the new construction is horrible. We need to have the jobs to support the housing. Between Roseville, Rocklin and Lincoln, houses everywhere. No jobs. And how are our children ever going to be able to afford even a starter house in the area.

Affordable housing is a real problem. Even low income housing is too expensive for some people. I wish the housing program (section 8) could be better funded so that more people could take advantage and the stigma of being a section 8 renter could be eliminated

The city planners and engineers will decide we’ll for our future growth and infrastructure needs. They should be listened to, not smiling developers, especially those who chose to accelerate their entitlements ahead of demand.

We need more diversity so we need more diverse housing.

I work with high functioning autistic and disabled adults. It’s difficult for them to find affordable housing without a long waitlist.

No more apartments or section 8 housing. It’s too crowded already.

I think we've "grown" quite enough. The only thing we need is a stronger, better funded police force.

Keep Roseville nice. Low income housing devalues our homes and brings in more safety concerns.

My children will be starting out on their own in the next 2-5 years and we all are afraid they will not be able to afford housing. Also we need to try 'cleanup' the homeless camps either with specified camp locations or converting motels or apts for that

need

please make sure that affordable housing is blended into the rest of the community and looks good.

It is completely irresponsible to add tens of thousands of single-family homes to our community when we have ongoing water supply issues. Let these people live in some other community! Those of us who have lived here for decades should not have to ration water because developers and the city council are greedy. Simply put, a moratorium on single-family homes is long overdue. But it is obvious that developers run this town.

The world is getting too crowded!

Affordable housing is greatly needed - 2-3 bedroom apartments, small condos for purchase to begin gaining housing equity OR to downsize for seniors. Growth needs to accommodate environmental concerns as well as open space.

Affordable housing that is truly affordable to those in need is essential. Many funding sources provide subsidies that relate to income levels of 40-60% of Placer County median income are NOT low enough! We have seniors who are trying to subsist on less than $1,000. per month, and they cannot afford rents at 40-60% AMI (i.e. $800-900/mo). Subsidies to reduce the cost of development have assisted in the past, but there are not enough subsidies available to truly reduce the rents to levels that are really affordable.

Creating higher density “nodes” (like downtown is becoming) to make public transportation more feasible and reduce traffic impacts of growth.

enough with all the condo type places make roseville home to families in houses that have yards

Shopping keeping pace with housing

Stop building houses so close together. Bigger lots please!

Houses are being built too close together. A family needs a backyard to enjoy. More single story houses and senior neighborhoods without common amenities. Sometimes you just want a neighborhood without kids.

All developments for housing should be done in such a way as to continue the open space, boulevard and parkway designs that give the city an open and appealing environment. Developments jammed close together is very unappealing. Thanks.

The traffic on Main Street will increase with the addition of new high-density housing and other developments in the area. In my opinion, the street has been at maximum capacity for years and should be reconfigured to service neighborhood residents only. The city of Sacramento modified some streets in Mid-Town to allow one-way traffic only, with the exception of mass transit, bicycles, and emergency vehicles to increase neighborhood cohesion and reduce traffic. I initially thought that the change was a really bad idea, mostly since the change inconvenienced me on my commute home in the evening, but I noticed that the vibe of the neighborhoods inproved dramatically with the reduction in traffic volume. Maybe something similar could be effective to divert traffic from Main Street to other more modern streets with more capacity.

Roseville has maintained a good quality of life so far. The increasing traffic can impact that. If we continue to have reduced rainfall, water supply could quickly become a serious issue.

All the open spaces are being taken up with new houses

We need affordable low income housing for the low income working poor

Please no low income housing. I moved here to get away from low income housing.

How about we get more business space (especially in West Roseville) to help alleviate congestion instead of building more houses.

I am concerned about property value. Will all of the new construction cause a decrease in value to existing properties?

Please re-think, re-consider the notice that "growth is good" The non-stop focus on expanding the city limits and building huge single family homes that essentially require residents to use private vehicles to commute is very short-sighted. I live in Sun City Roseville. In order to use public transportation I must first walk about 55 minutes to a bus stop, for example. The city has miles of grass between roads and sidewalks which might have o.k. many years ago but do not fit our environment, do not fit our scarce water conditions, do not fit our true climate location.

mandate solar panels and low water landscaping on new homes

Rent control. Rent is becoming too expensive for people to afford to live in roseville

Too much growth and changing zoning.

Roseville has great community developments and does a wonderful job adding parks, walking trails and schools. It would be great to see more neighborhoods that are a 50/50 split of single and double story homes. The neighborhoods with all two story homes look packed and impersonal. Also there should be plans for shopping centers, restaurants etc to be put in close to when the housing is finished. We lived in West Park for 10 years with NOTHING added like that and a big factor to us moved out of WP was the proximity to super markets, restaurants etc. For a time, DoorDash and pizza places wouldn't deliver past Fiddyment.

Zero growth

West roseville is a traffic nightmare stop building west and north until you can get firm commitments to Placer Parkway bypass

The traffic is horrendous already. The more clogged the streets, the more aggressive the drivers get. The backups at red lights and scary drivers intimidate me and prevent me from going to stores unless I absolutely have to. The quality of life has already dropped, and even more growth while ignoring traffic problems is frightening.

To generate a vibrant city center you need a dedicated plan for infilling within that area.

When doing infill think about the traffic impact and well-being, quality of life of long term residents. Giant 3 story building next to small one-story residential is disappointing. I'd be furious if I lived near one under development and I was a long term resident.

Traffic - as west Roseville continues to grow, we need more freeway access to the homes out in that area.

How about active concern and involvement with and for the Maidu natives. Things have not been handled well at this point. How much longer?

We're known for our open spaces so housing developments that uses less spaces but cost as much give the appears of short-changing how Roseville came to be.

Appreciate the request for possibilities. All new homes need shower water controls that let you easily turn off and then back on during your shower. Ours does in our 25 year old roseville home. Otherwise, find locations downtown to help the homeless. Tnx, dk

Accommodate more multi-homes near bus stops, as many of these people may not have a car and rely on transit. Single family homes often have cars and don't use transit.

I'd like to be mortgage free, but moving to a different home in roseville is too expensive as it would just increase my payments and property taxes, so i'd be more incline to sell my house and move outside where my money goes further and i get closer to a mortgage free live. You'd need to make cheaper half plexes and multi generational houses that are less expensive then my current house to stay in roseville.

Getting so big that the State of California starts imposing rules and tries to impose itself on the City. State of CA gives funds to Roseville but then demands that Roseville follow its mandates. We would be more on the radar screen of the city.

West Roseville has been impacted tremendously over the last 10 years. No more homes until review the changes brought on by our warming climate on infrastructure. Please consider adding more traffic enforcement on Fiddyment and Pleasant Grove. Speeds averaging 55 mph on any given weekday morning and evening. Friday and Saturday nights are similar to a race track.

Fix the 72 hour parking ordinance, it does not make sense. Limit how many vehicles can be parked on public streets. One neighbor has 12 vehicles. Another 4, another 4, another 8, another rental house 9.

Too much traffic and pollution!

I already put this, but for emphasis :) New developments in Roseville are huge! Literally. The square footage of the homes are so large that they become difficult for single income families to afford. This creates a larger division between the haves and the have nots. I would love smaller homes that people can buy (adding stability) without needing 2 or 3 income salaries.

Build Large arterie Parkkways to direct traffic needs well in the future. Promote work at home into the housing stock.

We need services and grocery stores in Westpark.

Moved here in 2001 and I feel Roseville has over grown and over developed with little thought to traffic, crime, etc. The many reasons I left the Bay Area now exist here. Disappointing.

We should slow down on growth and try to stop housing inflation caused by migration from bay area

I would like to see smaller single family homes and duplexes, etc.

Need more small, affordable single family housing.

There is way too much traffic in Roseville! And we need low income housing as so many have been impacted by this pandemic and have lost their capacity to rent or own property.

More low income housing would be good.

Need more residential patrol units in the neighborhoods of Roseville, especially east Roseville in and around Cirby Sunrise area.

Baseline needs to be widened. Now there is another light but is is only 2 lanes in either direction for a short distance. Many commuters use that to get to 99 and it is very congested. The lack of shoulder causes major delays any time there is an accident.

Please make sure new areas have plenty of green space And that lots of trees are planted, especially in West Roseville area

need affordable housing for people who work here in service industries but can't afford Roseville prices.

We need to have housing options that are in the $300,000-400,000 range--smaller but nice for starting families and older folks who don't want to live at Del Webb.

Really need more affordable housing, especially for young families and people working here. The prices of homes in Roseville are very unaffordable. And we need better managment of traffice. Would love another freeway. I know Roseville is not in charge of freeways but could Roseville talk to the government about getting another one? There are going to be a lot more people living in these areas and it is going to congest roads and freeways more which will be very challenging for residents. Let's keep this area not so congested please!

I believe we need more affordable housing for all age groups and family sizes.

I cannot seem to justify any further need to grow as a city. There are more cons than pros at this point.

The city needs to figure out the homeless problem in downtown and old town before we build more affordable housing.

I am unemployed and can't find a place cheap enough to rent

I am already witnessing an increase in speeding vehicles, as much as 10-15 miles over the posted limit. Unless we can control this as a growing concern, I am leery of any great increase in population. Growth is important, however, for many reasons, so we must find a way to control this problem and ensure the safety of all on the streets of Roseville.

No comment

No choice to have more mobile home parks!?!? The most cost effective for lower income folks to live in Roseville but for snobbery

More housing, less two story $500,000 Homes

Slow growth. Control traffic congestion. I like the the Roseville of 10 years ago.

Need to build what people can afford

We need more affordable housing!!

Roseville is already too crowded. We are planning to move after 30 years here.

Roseville feels less safe, more noisy, and harder to get around than when we moved here 9 years ago. I know the city works within a difficult state government environment. Hoping that we can continue to push back on California's problems with a more business friendly environment which treats homelessness as the public safety (fire, pollution, waste, sewage) problem that it does have.

We have an abundance of large, fill it up with Costco homes, and lots of apartments. What about some smaller homes for people and families who want to be intentional about simplicity, don’t want to have to live in an apartment for smaller space, and don’t want to have to live in a 50+ year old home to do so?

Cost of all utilities. All infrastructure.

Crime is number one concern. Want more safety for kids

Future growth needs to be subject mello-roos tax.

put housing in other parts of Roseville that are considered "affordable" housing.

The city should help owners of infill sites acquire entitlements allowing for the property’s highest and best use.

We need housing for the homeless and unhorsed.

I suggest the city do more educating the public on helping the environment by taking care of their yards. Many yards have little vegetation which is crucial to our environment

Traffic is the WORST in West Roseville, with no hope in sight!!!

I think we need to look at the capability of building granny flats in some of the areas where this is feasible. Maybe incentives for this type of housing.

Too much dense housing being built

Hoping we grow out, not up.

I think i will need to move out of roseville soon because the housing is growing and the traffic accidents and crazy drivers are unbearable

Building low income housing and affecting property values and existing neighborhoods

We are starting to look like Bay Area We need controlled growth or moratorium on building

We need to create programs to lift homeless out of the streets and into housing and “back to work” programs-and yes, I WILL put my “$ where my mouth is” helping create such programs.

Yes, include infrastructure costs to any new housing development to pay for the upgrade to accommodate the new incoming population

Too many grass lawns given water shortages?

Too many homes going in and planned to build in West Roseville.

The master plan looks balanced and well organized. Would like to see that Mello Roos continues to fund important city services.

Please keep Roseville’s natural habitat alive!!

Develop places that better accommodate working from home. Connectivity with shared facility for meeting space and business office support

Roseville is a beautiful place, don't turn it inro a sesspool like Sacramento

Ensuring buildings are far enough apart that a fire cannot jump from structure to structure.

Don't bring lower income housing into middle class neighborhoods

More granny flats could help with affordable housing.

I am concerned about the growing homeless population (mainly drug-addicted people) showing erratic and disturbing behavior, amongst law abiding citizens who have no recourse.

Please stop building.

I'd love to see some more condos in the city. That's a great entry point for first-time home buyers in an expensive city for single-family homes. But let's make sure we aren't building them all on Gibson where traffic is already bad by the Galleria.

Nice but smaller and affordable housing would be awesome! This would also help Roseville maximize its fine public amenities like trails and libraries, public transit, etc.!

Traffic is horrible, too much medium and high density housing, would like to see more low density with larger backyards

Roseville overall has done an excellent job with city planning. However, there does not seem to be a cohesive plan for connecting the unconnected multi use paved trails that exist in each neighborhood together to allow safer commuting.

Improve transportation

Violence seems to be escalating. Kids are spray painting, stealing, and verbally abusive. There’s no accountability for criminal activity. We need more cameras and police follow up. More housing requires more police back up to keep Roseville a safe place. It’s starting to get a reputation as not safe.

I would like to see more affordable single story family homes for those who will are downsizing as their nests empty but don’t want to go into apartment living.

It seems that every year we’re in drought or near-drought conditions, but every year the growth keeps happening. Growth is understood if we’re adding more than just homes and schools. We need more water holding reservoirs in California to be equipped for growth (and perhaps other infrastructures I’m not aware of). This is a state issue, not a Roseville Issue I understand, but can’t regions come together to urge the state to do what’s needed?

Bike paths to Roseville High School and bike parking. I would like if Roseville as bike friendly as Davis.

No halfway housing.

We are seeing the "affordable housing projects" result in more police activity/crime. Gates won't stop these criminals. If the city is bent on pursuing affordable housing, can you locate these projects far away from single family neighborhoods?

Affordable housing is necessary!!!!

Would prefer to see less sprawl

STOP converting apartments to low income housing! The community has already been irreversibly damaged by transplanting all the out of area riff raff. If I wanted to live in a community like antelope, citrus heights, Sacramento etc., I would've bought there but I PAID MORE and CONTINUE TO PAY MORE to live in a community that USED TO BE (isn't any more) a nice safe middle class area. Very sad what has been done to this city.

we will need more police to take care of the roseville area as it is growing leeps and bouds.

I am happy to see that growth is systematically controlled

It's my hope that growth is affordable. Not low-income, but affordable for single families and single people who live here.

Home price valuations are escalating too fast which means there isn’t enough demand in growing areas. Inexpensive housing should be a part of the growth instead of more big box cookie cutter homes

Roseville is becoming less and less desirable because of traffic and noise, and out of control growth. Where is the water coming from? Where is the artery that supposed to alleviate traffic between Hwy65 and Hwy 99? No stores of any king in WetsPark, so everyone has to get in their car to get gas, groceries, well..get anything. Very POOR planning. So what does the city do, building more house out there without any allowance for shopping adding more congestion to Pleasant Grove and Blue Oaks, and now more congestion to Base Line. Insane.

In times like now where homes and rent in our area are high, help with qualifying to meet cost per month is needed. Having a job for long enough, making a good amount isn't helping with qualifying for 3 or 4 times rent. I have a kids and the cost for even a rental with more then 1 room in this area are almost or over 2k per month. That along with then making 6k or 8k to be qualified is extremely hard as a single parent.

The city needs to acknowledge racial and economic disparities and have partnerships in place to explain to the majority how these initiatives make our city stronger.

I commute over one hour each way so I can live somewhere nice. Stop building affordable housing, and bringing in crime

No

I think growth is out of hand. It's ruined the charm of Roseville, and we have been divided into three parts: West Roseville, Old Roseville, and East Roseville. The eqitable allocation of resources and services needs to be addressed.

I know Developers don't like it, but see if zoning can be done for detached with lots at least 8,000 square feet. Not all but a percentage of homes. Kids need room to play

I moved to Roseville for the nature and for how common it is compared to other surrounding cities. I'm not interested more housing or even more industry for that matter. I'm interested in keeping Roseville a clean, quiet and peaceful town with more nature than other cities. I hope the city protects all of our investments by maintaining the benefits of roseville.

I think growth needs to be better planned with respect to connectivity among various parts of the city. Now, it’s like there are four or five cities that are geographically disconnected. That impacts services, roads, commercial development, and the feeling of the city being one community.

I've talked to neighbors who have added a "granny flat" sort of 2nd unit to their property, something I am considering. They said the City fees were exorbitant, on average $25,000 for sewer, water, power connections. That kind of fee hikes will kill legal expansion and lead to non-permitted add ons. I haven't looked into the fees myself, got scared off

Making it possible for West Roseville Sun City residents to use golf carts to get to shopping would be really nice. Pleasant Grove Blvd and Blue Oaks are ideal for golf cart lanes to Raleys and Safeway and the new Nugget, plus CVS and Walgreens.

We need - have for ages - low cost housing for young families - and old families for that matter. The cost of housing here is absurd - I raised my children here in the 80's and knew that after graduation they couldn't afford to stay in the community where they grew up.

Distribute affordable housing evenly throughout ALL parts of the city, not concentrated in one area

Roads, roads, roads! If you get that right ... the other decisions can fall into place. Roseville has a long (including very recent) history of stupidly-bad road design and inaccurate future projections. These are very, very costly mistakes. Let’s not make them again.

Roseville needs to build more walk & bike friendly communities and stop being so car centric

The desperate need for more lower cost units. Homelessness is the result of soaring rental costs

Stop with the affordable housing needs. Not everyone can afford to own a house unless you believe in the Unicorn tale that every job should be a living wage.

stop growing the city if you cant build a freeway to the homes in east or west roseville

The hand-in-glove relationship between City.County planners/leaders and developers is appalling. Citizens have virtually no power, with well thought out concerns about environment, traffic, and pedestrian safety are virtually ignored. I am ashamed of those who put themselves forward as community guardians but continue to act in a way that promotes only their own power and profit.

STOP IT!!

If it is not affordable or accessible it will not suffice the current needs of low income families. Please place future growth in areas other than old Roseville. If there is a need to increase transportation or services in other parts of Roseville to make those areas better equipped to fulfill the requirements of low income/affordable housing, then pursue that wholistic approach. It feels like otherwise there is gentrifying the going on OR segregation of folks by income levels systemically pushed by city planning.

the growth needs to slow down.

Keep housing standards high. People can buy starter homes elsewhere and work up to being able to afford to live in Roseville.

Slow down.

I think growth is necessary and can be done well if planned appropriately.

Please no more low income housing

There is so much potential for repurposing/redevloping existing structures, apartment complexes, and vacant lots within the current city limits, especially in central Roseville and along the Douglas corridor. Lots of empty and available office space that could be converted to multiuse business and housing with increased walkability. Why does everything planned require a car?? I would like to see limits on paving over yet more open/farm lands.

I have lived in Roseville for over 30 years. There is a lot of growth. We need more accommodations/stores on the west side where all the growth is taking place. More restaurants, a Costco would be nice.

We need more environmentally friendly construction. Plan communities around existing foliage, as trees and indigenous plants and existing waterways and ponds.

roseville doing great job

Keep up the good work adding parks and trails to your developments.

I moved here, many, many years ago from Silicon Valley where I saw firsthand what unchecked population growth does...it brings gangs, graffitti, roadside trash, etc...even in the most affluent neighborhoods because city services cannot keep up, job growth becomes inadequate, and income inequality becomes a local problem.....

Too many large single family homes being built & planned for. Roseville is sprawling, causing traffic, noise, burden on infrastructures. Where is the water to come from for these large homes, many with pools??????

In addition to housing and roads we need parks and trails to continue to be built. Sports fields need to be considered and a survey should be conducted for park amenities desired.

Despite noises on places like NextDoor, I like what is being done re: houses in neighborhoods for helping the less fortunate in our community (homeless, endangered, reintegrating ex-cons back into society, etc). As Americans, we need to improve our social safety net. While this is difficult from the local level up, it's not being done a the state or national level so someone has to lead.

So many ppl

Low income housing that enforces rules with authority to evict.

I think that limiting high density housing would be for the benefit if our community as we face growth currently, and in the future.

We need more infill projects. Why are our roads so bad? Rocklin always seems to be paving existing roads but Roseville does not.

Need high speed rail to the Bay Area.

We need low income housing for disabled.

I want the Roseville Police Department to be more proactive and compassionate to Roseville residents of all ethnic/racial groups. Too many longtime residents who happen to be people of color are made to feel like "outsiders" by the police. Hard demeanor from officers. They should listen more.

I think the City of Roseville needs to stop building more homes. We are starting to look like the Bay Area. This can't be just about money! I hear more sirens, there is more traffic and crime is starting to occur more. I think we should focus on freshening up the look of Roseville. Downtown is great but we need more restuarants that are chains, I think we should build a man made lake somewhere out towards the Casino and build restuarants, breweries etc around it. It would be a huge hit! We don't need more people but I am not sure how you stop that....

Keep and or add more fire and police to ensure public safety. Find appropriate housing to keep homeless off the streets

I think any new housing development must take on the burden of widening surrounding streets and intersections. They must pay for all new service lines. I do not think current residents should pay higher taxes to make up for the cost of these projects.

Roseville is beyond sprawl....too many people using too many tesources

I would like to see more efficient public transportation and walking/bike trails.

More effort should be made to preserve/re-use historic buildings. Also, while I understand the need for growth, it should be for the benefit, not at the expense, of it's long-time residents. Before long, the current generation will be priced out and forced to move.

Please stop building new homes. There are little services in WP, infrastructure isn't there, yet you just keep building. There used to be so many trees now all I see is houses. Pretty soon Roseville will become the next bay area and how well did that turn out. Housing prices, property taxes are high. Roseville used to be a nice place to live. I will be moving within the next couple of years since the area is being taken over by the bay area. So sad.

I would like to see Roseville continue to recognize and promote its increasing diversity on every level. The city does a good job and I hope we don’t elect polarizing Councilmembers who turn our city into their political step ladder and side show. Our local government is a refreshing break from what’s happening at the state and national levels. We’ve had decades of solid leadership and that needs to continue in order to be a great place to live

I would like to see permanent supportive housing to support our homeless and nice affordable senior housing. Too much of our senior housing is unaffordable for many in private communities.

Low income housing areas (Old Roseville, generally) should be provided offsets to help defray the costs of adding an ADU. Please offer an online YouTube video explaining the process for homeowners in Roseville who are considering an ADU with current considerations and requirements. I know of several families interested but need consolidated information. Thank you for asking.

1) City lack trees in green areas. It is dry city. Every time the area is developed, so many trees are mowed down. But none are added. Due to lack of water, residents are changing to non-grass covers. It is good initiative to save water. But since this has decreased the overall green area, it should be compensated by more tree 2) Trails in city have to be increased. This city is as great and equal to Folsom, but we don't have enough long trails like they have. People from Roseville go to Folsom for biking. 3) Traffic has grown exponentially in West Roseville, but proportionally the roads have not been widened or increased. The jams on highway 65, Blue Oaks, Foothills, Pleasant Grove, Cirby have become nightmare. The long queue at non-HOV lane Signal in every entry to highway has become horrible in last 2 years. City is not doing as much it is suppose to do with the proportional increase in traffic. Highway 65 should had been 4 lanes 5 years ago. It is still 2 lanes until Galleria.

Technology Infrastructures

Too much traffic. Need less population growth. Schools are too full

Yes, with healthcare industry and city/county/state workers being Our biggest work force in Placer County, it would behoove the Cities of PC to develop work/housing partnerships with developers and health industry to retain workers (and their tax base) in the County where they reside.

Consider green space and parking as priorities

We have been Roseville residents for 7 years now. We love it, and like most, I am sure, lets keep the city about the size it is now. I understand there is room for growth in W.Roseville where currently there is construction going on.

Roseville seems to allow builders to build while thinking of street expansion last. We also need proper traffic control, a lot of stop signs are ran in Westpark.

Affordable single family starter homes would be a great thing

I would like to feel safer while riding my bike.

Building houses so close together introduced neighbor problems. Kids need yards to play in. Housing too expensive. Need to be sure we have infrastructure before building more

Sure would be nice to some non-cookie cutter homes being built in the city. I know it's all about the money but building some homes on 1/4 to 1 acre would improve the city.

Make developers pay their fair share and also prioritize hiring people who live in South Placer and greater Sacramento area over people coming from other states who don't invest in our community.

We have enough apartments. We need more single family homes that are affordable. A lot of the new builders are pricing homes too high and the mello roos are out of control...$400 a month...that is insane. We also need stores in the Fiddyment area. Why hasn't a grocery store been built yet? That area is booming with homes but no shopping. To me that is odd. We have wanted to move to the Fiddyment area but the home prices are rising and the mello roos are crazy.

Distribute the low-income housing throughout the city. Do not segregate low-income people.

we need infrastructure. stores.. gas stations.. restaurants... etc....

FAQ

Contact

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Affordable Housing Virtual Tour

The City of Roseville has a General Plan goal that 10% of all new housing be developed as affordable housing units to serve households at very low (50% of Area Median Income), low (80% of Area Median Income) and middle/median (100% of Area Median Income) income levels. This range of affordability is provided in both rental and ownership units within new housing developments. The breakdown of the affordable units will be, at a minimum 40% for rental to very low and 40% for rental to low-income households. The remaining 20% may be reserved for middle income purchase or distributed among the rental obligations.

Since 1989, the City's affordable housing policies have produced over 3,000 affordable housing units and currently boasts 28 communities that provide 2,083 affordable rental units. Affordable housing communities are attractive and well-built, and may be 100 percent affordable or may include affordable units integrated with market-rate units. The City has provided this virtual walking tour of three types of affordable communities—100 percent affordable, integrated affordable/market-rate, and senior—to help our residents understand what affordable housing in the City of Roseville looks like.

Lohse Apartments, at 623 Vernon Street, is made up of 58 affordable 1, 2 & 3 bedroom apartments in Downtown Roseville. Amenities include an outdoor play structure in a central courtyard, a community kitchen/room and computer area. This 100% affordable community opened in late 2018 and provides housing for extremely low to low-income households in the community.

Google Maps street view
Mercy Housing website

Pearl Creek Apartments is a mixed income development in the north central area of Roseville at 1298 Antelope Creek Drive. The community was developed in 2014 and has 224 apartments, 23 of which are reserved for low-income households. This community boasts 1, 2 & 3 bedroom units, a 24-hour fitness center, saltwater pool, game room, and outdoor fire pits. This is a prime location for outdoor enthusiasts as well as those who enjoy retail therapy. Located closed to both a 25-mile long bike trail as well as the Roseville Galleria and The Fountains shopping centers, residents can enjoy scenic views as well as a variety of local retail and dining.

Google Maps street view
Pearl Creek website

Silver Ridge is a 100% affordable senior community for independent adults, 55 and older, built in 2002. The community has 155 one and two bedroom apartments and is located at 1101 Stone Canyon Drive in the Stoneridge neighborhood. In addition to providing affordable housing for those on on a fixed income, residents can enjoy the spacious clubhouse complete with social areas, TV room, and library. Outside, enjoy the walking paths, resident garden, lighted sidewalks, sparkling pool and relaxing spa. The three-story complex is also serviced by elevators making it convenient to navigate through the community.

Google Map street view

From: City of Roseville <Roseville@public.govdelivery.com>
Sent: Thursday, August 20, 2020 12:02 PM
To:
Subject: Business Matters

Placer falls off state COVID-19 monitoring list but restrictions remain for now

Placer County yesterday fell off the state's County Data Monitoring List for COVID-19, with the rate of new positive cases in the county now dipping below that state monitoring metric.

If Placer County remains off the list for at least 14 days, K-12 schools could potentially reopen for in-person instruction. However, no other businesses would be allowed to modify their operations until the state modifies the state order.

The Placer County Board of Supervisors and Health Officer Dr. Aimee Sisson have made requests that the state order be revised to allow affected businesses to resume indoor operations once a county has been off the monitoring list for two weeks, consistent with school guidance.

Learn more.

Reopen Placer

Visit **placer.ca.gov/reopen** for tools and resources to help reopen.

Frequently asked questions

How the City is supporting businesses during COVID-19

In the latest issue of the Chamber of Commerce's Insight Newsletter, we share how the City of Roseville has been working to improve the local economic environment.

Learn more.

Restaurants and bars

The Placer County Board of Supervisors recently approved a $1.2 million grant program to assist restaurants and bars impacted by COVID-19 in the county. Eligible restaurants and bars may soon begin applying for $1,000 in grant funding via the newly established Placer Shares: Eats & Drinks program.

Learn more: **placer.ca.gov/eatsdrinks**

Small businesses and nonprofits

Additionally, the Placer Shares $8 million grant fund, which is dedicated to eligible small businesses and nonprofits in Placer County, is available from Aug. 25 through Sept. 7.

Learn more: **placer.ca.gov/shares**

Roseville's future housing blueprint needs your input

The City is starting to update the housing blueprint for the City, known as the Housing Element. The Housing Element considers the City's needs for housing access, inventory, affordability, and quality. It is a critical part of the City's efforts to preserve, improve, and develop housing accessible to everyone in our community.

Learn more.

Historic Old Town businesses: Receive assistance with outdoor dining

To support Historic Old Town restaurants and help safely increase outdoor occupancy, the City of Roseville is assisting in funding expanded patio areas.

Learn more.

City of Roseville, California Government

August 24 at 9:41 AM ·

Roseville's future housing blueprint needs your input.

The City is starting to update the housing blueprint for Roseville, known as the Housing Element. The Housing Element considers the City's needs for housing access, inventory, affordability, and quality. It is a critical part of the City's efforts to preserve, improve, and develop housing accessible to everyone in our community.

While some of the City's housing goals are likely to remain the same, such as enabling the construction of high-quality housing, improving the existing housing stock, and providing new affordable housing opportunities, the City wants to make sure the update enhances the quality of life for all residents and provides opportunities for sustainable and affordable housing.

Your input and participation is key to the success of this process. Learn more, provide your comments and sign up for updates at www.roseville.ca.us/Housing_Element_Update

City of Roseville CA @CityofRoseville
Aug 24

Roseville's future housing blueprint needs your input as we consider the needs for housing access, inventory, affordability, and quality.

It is a critical to preserve, improve, & develop housing accessible to everyone in our community.

Learn more at
roseville.ca.us/housing_elemen…

1 3

FIRST DRAFT 2021 HOUSING ELEMENT AVAILABLE FOR REVIEW

Date: December 18, 2020

Subject: Release of a First Draft of the City of Roseville 2021 Housing Element for Review

Review Period: December 18, 2020 to January 22, 2021

Materials Available at: www.roseville.ca.us/Housing_Element_Update

Contact Information: City of Roseville Development Services - Planning Division
Lauren Hocker, Senior Planner
311 Vernon Street
Roseville, CA 95678
Telephone: (916) 774-5272
E-mail: HousingElement@roseville.ca.us

Please be advised that due to stay-at-home orders, City staff are not in the office and are working remotely. While comments may be physically mailed, there will be a delay in receipt by staff. It is recommended that comments be e-mailed.

Since 1969, California has required that all cities and counties adequately plan to meet the housing needs of everyone in the community. This is accomplished through a Housing Element, which is a required element of a local government's General Plan. The purpose of a Housing Element is to identify current and projected housing needs, and set goals, policies, and programs to address those needs. Compliant Housing Elements are updated on eight-year cycles, which are defined by the California Housing and Community Development Department (HCD). The current Housing Element was adopted by the City Council in 2013 and covers the period from 2013 to 2021. The City is in the process of preparing the sixth cycle Housing Element, which covers the period from 2021 to 2029.

Throughout the fall of 2020 the City has been updating the Housing Element and conducting outreach to the community, service providers, and stakeholders. To ensure the community has an opportunity for meaningful input, the City indicated that a first and second draft of the 2021 Housing Element would be circulated for review, with the first draft released this year and the revised second draft released in the spring. This first partial draft includes the updated introduction and summary, review of prior Housing Element programs, proposed 2021 Housing Element policies and programs (shown in redlines), supporting data, updated tables and graphics, and evaluation of constraints (including a new fair housing analysis). This first partial draft does not include the residential land inventory because this section is under review by the California Department of Housing and Community Development (HCD) and is not ready for public release. The appendices to the Housing Element are also not included.

The City is releasing this first draft of the Housing Element for review and comment in order to check in with the community and ensure that the update is progressing in a direction that meets the community's

needs. We welcome your comments on the Housing Element, and would ask that reviewers consider the following questions:

- Was the Housing Element easy to navigate? If not, what would help?
- Excluding the sections not included in this partial draft, was there any information you were expecting to find which was not present?
- Are there any goals or policies you would recommend be included or revised?

As staff continues the process of updating the Housing Element, staff will review and consider comments as they are received. A second, complete draft of the Housing Element will be released for review and comment in the spring. The City would like to thank the community for all of your participation and valuable input thus far and we look forward to receiving further comments to help guide this process.

SACRAMENTO Housing Alliance

909 12th street Suite 114| Sacramento CA 95814

P = 916 455.4900

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SENT VIA EMAIL ONLY

January 26, 2021

Trisha Isom
Housing Manager
Housing Division, Roseville Housing Authority
City of Roseville
316 Vernon Street, Suite 150
Roseville, CA 95678
tisom@roseville.ca.us

RE: Public Comments regarding the City of Roseville's Partial Draft Housing Element

Dear Ms. Isom:

The Sacramento Housing Alliance submits the following comments regarding the City's draft 2021 Housing Element (DHE). We appreciate Roseville's efforts to address its affordable housing needs and its success in developing sustainable affordable rental homes including the Frederic Lohse Apartments (which received an SHA Excellence award in 2019). Our comments are designed to support and encourage the City's ability to continue and strengthen its successes in addressing the continuing affordable housing crisis. While we appreciate the City released a partial draft housing element to the community, without a land inventory it is not possible to do a complete analysis or review of the element. A comprehensive review of programs and constraints is dependent on a complete land inventory and analysis. As a result, our comments and analyses will likely change (and expand) as more information becomes available. The following represents our comments about the current incomplete draft element.

1. Public Participation (Government Code Section 65583(c)(8):

The draft element acknowledges that efforts to engage the public are ongoing, so the description is incomplete. We appreciate the efforts the City has made thus far to engage the public and its use of survey's and social media. The element should ultimately describe how the City made a diligent effort to encourage the participation of low and moderate income households and should ensure the

element describes if and how it has been revised to reflect the comments of the public.

2. Review and Revision of the Element (Government Code Section 65588(a) and (b):

While the element lists all of the existing programs and in many cases describes the results of the programs (the number of units rehabilitated, for example), a number of the programs should be revised to describe that actual outcomes or the income level of those assisted. This information is critical to effectively evaluate programs and where needed, revising them to be more effective in the coming planning period. Examples of revisions needed include, but are not limited to:

* Program 3 Density Bonus indicates that the program/ordinance must be updated to comply with current law, yet the Program in the updated element does not include a revision and indicates the element complies with current state requirements.

* Program 8/9/10 Specific Plan Areas: should describe the affordability levels of the affordable units required and the terms of affordability in all referenced developments/plans. This information is important to evaluate the effectiveness of the Affordable Housing Agreements strategy, especially given the growing affordability gap.

* Program 11 In Lieu Fees: describe the totals of fees collected and how they were used.

* Page X-18: the element indicates the City adopted a reasonable accommodation Ordinance in 2007 and that no reasonable accommodation requests have been processed and the zoning ordinance was amended in 2010 to comply with the requirements to allow emergency shelters by right and that no shelters have been approved. Both programs are critically important to address the needs of vulnerable populations and given that neither has resulted in supports or shelter development, the City should evaluate the ordinances and their implementation to determine whether revisions are needed.

* Program 2 Local Programs: the element describes Roseville Community Grant Funds but does not describe how any of the funding provided affordable housing assistance.

* Program 1. Process and Fee Structure Review: the element describes the creation and purpose of a new Economic Development Advisory Committee to provide a forum for the public and staff to introduce and discuss suggestions, comments and concerns regarding the development services

function. The use of committees like this can be helpful in providing information, certainty and transparency. It would be helpful to describe any recommendations coming out of the committee and the outcome.

* Program 3 Public Education Program: the element should describe the outcomes of any education events. How does the City evaluate the effectiveness of this effort—for example, before and after surveys could be taken. This is an important program and the City is commended for prioritizing public education, but given its importance, an effective measure of success is needed.

* Program 5 Fair Housing: no information is provided to evaluate the success of the City's efforts. Given the new Affirmatively Furthering Fair Housing requirements, it is important the City effectively evaluate its current efforts.

3. Housing Plan (Government Code Section 65583(c):

The element includes a number of policies and programs, many of which have been successfully implemented over the years. However, many of the programs do not include specific objectives to measure their success and should be modified to demonstrate clear objectives and timing "such as there will be beneficial impacts" within the planning period.

As noted earlier, it is not possible to fully evaluate the programs without a land inventory. As a result, our comments are preliminary and will be revised after the opportunity to review the City's land inventory and program of adequate sites. In addition, the statutory requirements for adequate sites and the site inventory have been significantly revised since the element was last updated. We encourage you to utilize HCD's memorandums of April 23, 2020 AB 686 Summary of Requirements in Housing Element Law and June 10, 2020 Housing Element Site Inventory Guidebook to ensure compliance with the new requirements and for suggestions about how to address them.

Given the continuing impacts of the pandemic and the disproportionate impact on communities of color, the element should describe how it will address or support low and moderate income households and communities of color suffering from the housing impacts of the pandemic (risks of eviction and foreclosure for example).

The following describe questions and recommendations regarding current programs:

* Policy H1.3: Has been revised to Indicate the 10% Affordable Housing Goal shall apply "consistent with General Plan Land Use Element Policy LU5.5". The element should describe Policy LU5.5 and should include a more thorough description of the 10% Goal including tenure, affordability levels and terms and how the negation process ensures achievement of the goal.

* Program 2 Density Bonus Program: See comment above to clarify whether revision is needed to comply with state law.

* Program 3/17 Accessory Dwelling Units: It appears that only 46 ADUs have been approved since 2013, Program 17 should more specifically describe how will the City promote and incentivize additional development of ADUs. The element did not describe the affordability of ADUs, as a result the City should consider strategies to support the development of ADUs by low or moderate income homeowners and to support ADU development affordable to lower income individuals.

* Program 4 Condominium Conversion Ordinance: the goal of the program appears to be to support the conversion of rental units to condominiums and describes that the ordinance establishes certain criteria which must be met to convert. However, without a more thorough evaluation of this program and how it has worked in the past, it is not possible to ensure the tenant protections are sufficient.

* Programs 7,8,9: these appear to be basically the same program and strategy. The element should clarify and as noted above, it is important to describe the actual affordability goals and terms.

* Program 12 Units at Risk: The program identifies Colonial Village and Preserve at Creekside as at risk during the planning period but does not describe specific actions it will take to protect and preserve those units. It describes general actions to monitor and work with nonprofit agencies to dignity funding, but given the City has identified specific units at risk, the element should describe actions specific to those properties.

* Program 14 No Net Loss: it is great the City commits to develop and implement an evaluation and tracking procedure to comply with Government Code Section 65863, however the program does not include a specific schedule for when this important action will be completed.

* Program 15 Adequate Sites: As noted in the element, it is not possible to evaluate the program and strategies until a compliant land inventory is completed.

* Program 19 Homeless Prevention and Rapid Rehousing: How many households does the City plan to assist?

* Programs 21/26 Fair Housing: The element includes a number of laudable goals and policies to promote fair housing but does not appear to include any new actions (beyond the existing programs to fund a fair housing education campaign and funding for legal services assistance). The City should use the HCD guidance on AB 686 to assist in establishing appropriate responses. In addition, SHA would be happy to work with you on strategies.

* Program 30 Public Participation: the program should also describe how it will ensure the public participation process is not used in a manner to make the development of affordable housing more uncertain or costly.

4. Housing Needs Assessment (Government Code Section 65583(a);

Overpayment: The element should more clearly describe and evaluate overpayment, particularly for renters (including those with severe cost burden (paying over 50% of their income for housing). For example, according to the California Housing Partnership Housing Need Dashboard, 79% of ELI household in Placer County are paying more than half of their income on housing costs (compared to just 5% of moderate income households). The element should more clearly evaluate overpayment by income levels to identify the most vulnerable populations and ensure programs and policies can be targeted to those in greatest need. For example, the element should describe the percentage of total extremely low income renter households, to present a clearer and more accurate perspective of need.

Special Housing Needs:

The element should include an estimate of the number of persons with development disabilities in the City to evaluate the adequacy of existing services and programs. The element should also describe the tenure of large family households as program strategies will vary for renters versus homeowners. Income levels of such households will also help in identifying priority needs.

The element should also provide a more recent assessment of the number and need of persons and families experiencing homelessness in the City.

Units at Risk of Conversion to non-low income units

The element identifies the Colonia Village Apartments and Preserve at Creekside as at risk during the planning period but does not include the necessary assessment pursuant to Government Code Section 65583(a)(9).

5. Affirmatively Furthering Fair Housing:

The element includes a summary of historic patterns of segregation, impact of discriminatory lending patterns and references several important studies of the region, including Roseville. However, the element does not include programs with "meaningful actions" that, when taken together, address significant disparities in housing needs and in access to opportunity for all groups protected by state and federal law. There are other specific requirements related to the City's land inventory, which should be addressed.

As noted previously, HCD's April 23, 2020 memorandum on AB 686 includes significant information and resources to comply with the new requirements.

6. Governmental Constraints (Government Code Section 65583(a)(5):

* The element should include a description and analysis of parking standards for each zone or planning area.

* The element describes land use densities, but should more clearly describe densities for each zone and specific plan area. In addition, the element should provide more information on the impact of the precise density/unit allocation (not a range of densities).

* Table X-29 should also describe and analyze the standards and approval process for the CMU zone/District.

* The element should describe the impact of only allowing SROs in non-residential zones and the CUP requirement on the feasibility of developing this important housing options (especially important housing option for extremely low-income individuals).

* The element should describe High Efficiency Residential Units listed in Table X-30.

* Supportive Housing: The element should describe policies or procedures to accommodate AB 2162.

* Emergency Shelters: the element should provide more of a description and analysis of parcels identified to accommodate the development of emergency shelters by right, the availability or access to transportation and services, and general City standards for operation of shelters. In addition, the element should describe whether City standards comply with new parking requirements for shelters (pursuant to AB 139, Government Code Section 65583(a)(4)(A)) and compliance with procedures to accommodate Low Barrier Navigation Centers pursuant to AB 101.

* Page 99 talks about adding revisions to the zoning ordinance to assist with reasonable accommodations but does not describe the changes. This is particularly important because as noted above, no reasonable accommodate requests have been processed by the City and page X-80 of the element discusses serious housing burdens for people with disabilities.

* The element should provide more information about the 10% Affordability Goal, how it has worked, affordability levels achieved, etc.

* While the element indicates the Design Standards are clear and objective, it should also generally describe requirements including the checklist referenced.

* The element should describe impact of fees on the cost and availably of multifamily development. The City is to be commended for allowing fee deferrals. However, the element notes it does not allow fee waivers for affordable housing, but does reference the City can assist with fee financing. The element should describe how that process encourages and facilitates the feasibility of developments affordable to lower income households.

* The element should describe how the City has or will comply with new transparency laws regarding all zoning and development standards for each parcel to be provided on the City's webs (Government Code Section 65940.1(a)(1)(B)) and Roseville's process for complying with SB 35.

Thank you very much for your consideration of our comments. We would welcome the opportunity to discuss these with you at your convenience. Please feel free to contact Kendra Lewis at kendra@sachousingalliance.org.

Sincerely,

Kendra Lewis, Executive Director
Sacramento Housing Alliance

Cathy Creswell

Cathy Creswell, Board President
Sacramento Housing Alliance

X-1 INTRO

…Housing Element, a component of the General Plan that includes analyses of barriers to housing production and strategies for producing the needed housing. *This might be a good place to briefly describe the affordable housing issue.*

x-2 PURPOSE

Is a revision planned based on the 2020 census?

Glossary idea: include RHNA definition

x-3

What's the basis for the need to maintain a 5% or less vacancy rate?

GREAT! Transportation … proximity of housing to jobs ..

Glossary idea: define and show examples of median income (and average or mean income)

GREAT! But how will the city take actions to overcome patterns of segregation! *Might definitions of segregation and inclusion be included in the glossary along with some examples of how that has happened. Might be a good place to show how Roseville has* NOT *had policies creating segregation.*

x-4

Housing Stock by Unit Type. *Might this be a place to include terms (and thus put in the glossary) like Condo and Four-Plex.*

Rental Prices: *Do you have data on the single family rental price?*

DATA SOURCES

The acronyms are defined here, but they could also be included in the Glossary

x-6

It was great to see what key discussion topics were included.

x-8 … A table as part of the EVALUATION OF 2013-2021 HOUSING ELEMENT

Glossary comment: Please be sure all the Acronyms are also in the Glossary. (After reading The COLOR OF LAW, one could wonder how the Section 8 process is monitored. The percentages are informative and it's good that HUD recognizes the Roseville is a high performing housing authority.

x-11 First Time Home Buyer

What are the City's criteria with regard to home selection? Good: Home Buyer's Seminar. *How often are these held and how promoted?*

x-12 Great! Density Bonus Program

What the change needed to be consistent with current state law?

x-13 Second Unit

I assume this means Accessory Dwelling Unit (ADU) – needs to be in the glossary. My planning experience with this was the potential problem of sufficient parking area. So, if the street is wide enough, on-street parking would work.

Condo Conversion

Interesting, I once lived in a multi-unit rental which had originally been built to condo standards: wall insulation between units which could minimize noise and provide some more fire safety. Also saw this when I inspected (filled in for the building inspector) on condo units.

x-15 GREAT! Affordable Housing Development Agreement.

Accomplishment: are the Spec;ific Plans on a Map? Make reference to the location of such.

x-16 *Accomplishment: are the listed multi-family complexes on a map? (I hope that such maps wouldn't create lack of diversity.)*

11. In-lieu fees. *I found it difficult to read the accomplishments. Perhaps this should be written in more than one sentence.*

x-17 Non-residential Construction Fee

Good points: new employment is a factor in the need for additional housing.

It's a good idea to establish a non-residential construction fee, but it might be difficult to make fair. How about the mixed uses that could have commercial first floor (parking under structure under and behind) with housing above. Employee, customer, and resident parking needs might create an interesting design challenge, but I've seen it. (Everett, WA)

x-18 Manufactured units.

I've seen them built (New York State) as multi-level. I've also vacationed in units that could be moved by tractor or similar. They had a deck – which could be shared with a neighbor, 1 or 2 access doors, bathroom, bedroom and great room which included the kitchen area. They were located in Napa. They were moved because they were located in a flood plain. The flood plain move wasn't good for all year housing, but if another paved area was available might be OK. The flood plain area had green space and trees, as well as a community building.

x-19 Units at Risk

How would the projects at affordable risk be made attractive to retain that way? What would be the owner's benefit? A TAX benefit?

Again, be sure one can find the accomplishments on a map.

x-20 Special Housing Needs

HOME Investment Partnership Program (State)

Displaced homemakers. How do these people learn of this opportunity. Does the City inform attorneys who may be providing divorce help? How about those who need to move because of domestic violence?

x-20 – 21 Public Services funded since 2013.

Many of these items seem to have some sort of housing connection. I wasn't sure about the Youth Swim Passport/Sparks. (Include in Glossary?)

x-22 Local Programs

I suggest this be entitled: Local Financing Programs.

With Roseville General Funds and Salvation Army money, how far will $3,000 go to help with past due rent, security deposits, first month's rent, past due utility bills and emergency motel vouchers? With these burdens, will those that need money get help on how to choose what to pay?

x-23

Citizens Benefit Fund. *Suggested clarification:*

"… serving citizens of Roseville who *are eligible …"*

Auto Mall Fund

Is there any way to have this again? Has another retail organization considered taking up this service for housing? How about the Chamber of Commerce?

McKinney-Vento Funds

HEARTH (add to Glossary) amended the McKinney-Vento Funds. Where is HEARTH described? I may have seen it, but reference to that discussion would be helpful.

X-24 (part of x-23 Redevelopment w/Mod Income Housing Set Aside Funds)

…HOME… such as Home Start (insert a colon?) : a transitional ;housing program for families with children.

Governmental and Non-Governmental Constraints to Housing Program

This whole section is terrific! … including the modification of the Public Education Program to "reflect an emphasis on equity"

x-25

Again, it's good to know that the "City will continue to monitor community opposition to affordable housing projects in an effort to remove negative perceptions."

General question on my part: Is it possible that those who have negative perceptions are those who feel that to feel good about themselves they have to try to prove that someone else isn't as good as they are? Maybe psychologists/psychiatrists … teachers … who understand bullying can help with this. Like, asking -- how do you know if a neighbor that looks different, or came from a distant place isn't as good as you are? If one is alive, respectful, curious, one can care about others.

x-26 Program: Public Participation

accomplishments section: tried to see the interactive maps and ended up in Missouri

Another Glossary term: RCONA (given here, but would be good in Glossary also. Perhaps a list of RCONA could be included in the document/glossary.

GREAT! Housing Choice

x-28

Solar requirement: State building code? *Has the impact on affordable housing been considered? I support this environmentally, but it would be great if some outside funds became available for those building affordable housing.*

x-29 HOUSING PLAN, Citywide Housing Goals. These are terrific!

x-30 Goal H-4 looks like planning a mix of housing. *Although I'm in a single family home in an RCONA, our home is less than 1,000 square feet, the place across the street is 1100 square feet and the largest may be over 1500 square feet. So, perhaps our 1995 complex is somewhat mixed. However, all of our RCONA is single family. It looks to me like there may be some land along Sun City Boulevard and the 17th golf fairway which could support 4-plexes. Not far from school house park there may be some land for similar. The reason I mention a fourplex is that I lived in one and from the street, it looked single family. Some units on a portion of Harding may be 4-plexes or 3-plexes. The design: one unit in front (may be the manager's unit, but we weren't managers), one behind and two above. The above units had parking below accessed by an alley.*

Goal H5

Policy H1.8 *How or who would encourage intermix of affordable housing with market-rate units? Back to the 4-plex idea. One of the units behind or up could be maintained (agreed upon) as affordable.*

Policy H1.4 *Why so exact: 5$ vacancy rate for both owner and rental units.*

Policy H1.8 *Encourage constructionof affordable housing units to be intermixed with market-rate. How? I commented on integrating 3 and 4-plex.*

Policy H1.10. *Again, 3 and 4 plex might fit here. Include in glossary.*

Implementation Measures/Programs

FEDERAL AND STATE PROGRAMS

Note: all the acronyms in this section need to be in a glossary.

Section 8

After reading The Color of Law by Rothstein, this hasn't always worked. Apparently "communities can veto developers' proposals" (p. 190 in the book …) Does Roseville have any limits on this?

HOME , ***a state program***

The criteria for qualifying looks good, but what are the criteria with regard to home selection?

x-32

ACCESSORY DWELLING UNITS ORDINANCE

Suggested edit. … It also **can include** ***efficiency unit. Again: put efficiency unit in the glossary***

CONDOMINIUM CONVERSION UNIT

I once had the benefit of a rental unit originally built as a condo with insulated separation between units: fire safety and noise limitation. So… if a rental complex could be sold at some time… affordable, the addition of insulation between units might be good. For all I know, all multi units condo or otherwise currently require insulation. (I'm more familiar with New York State building code of the 1980's.)

STREAMLINE PROJECT PROCESSING

I suggest reference to Table(s) x-32 … by page number.

SPECIFIC PLAN AREAS (SPA)

I suggest including in the mix: access to employment, education and that there be no limits re: race or ethnicity.

…specific parcels… subject to affordable housing … How selected? Who selects?

x-34

Objective. ***Give page number(s) for Land Use Element Policy LU5.5x.***

x-35 ***…in default of the agreement. What are the penalties?***

x-36 UNITS AT RISK

Please show Colonial Village and Preserve at Creekside on a map.

This looks like quite a challenge! Important to include in the Housing Element!

x-38 "approved entitlements" ***This should be included in the glossary.***

x-39 ***GREAT!*** **AFFORDABLE HOUSING STREAMLINING.** ***If developers can save time, they save money and thus, makes it easier to develop affordable housing.***

x-40

HOUSING CHOICE GOALS AND POLICIES

Some of these headings might need to be re-arranged.

Glossary: FAIR HOUSING as described within the Sacramento Valley Fair Housing Collaborative Analysis of Impediments.

GREAT! Along with access to employment, public transportation pick-up points, it's good to see Child Care facilities. (I enjoyed using a child care facility in a school yard (San Jose).

Policy H7.7 ***What does justice-involved mean? Another glossary item?***

x-41

Implementation Measures/Programs

FEDERAL AND STATE PROGRAMS

Section 8 … ***Appears earlier. I found some of this on an earlier page.***

x-42

HOMELESS PREVENTION AND RAPID REHOUSING PROGRAM

(Policy h7.5) Time Frame: Ongoing, as funding is available. ***What sources could become available?***

HOUSING DISCRIMINATION LEGAL SERVICES ***Terrific! But how might this be accessed. How would it be done? Once a new Utilities customer makes themselves become known, might they get some information regarding rights and responsibilities? This could include the right to get garbage picked***

up along with the responsibility of putting out the garbage in the right place. AND … what to do if discrimination may have occurred.

x-43

HOMELESS OUTREACH

It's good to see that we have a Social Services Unit. With police "funding" issues getting into the news, does Roseville need another alternative uniformed service unit?

FAMILY REUNIFICATION PROGRAM

Objective … reunification of 20 individuals experiencing homeless. ***Is this per year?***

x-44

FAIR HOUSING

Reference is made to a web-site. Perhaps people needing this info lack a computer. Is there a way to remind people of our library which has computers? (During our Corvid challenge, is a library person required to use computers?)

x-45

GREAT! H8.3

REVIEW OF SUBDIVISION IMPROVEMENT STANDARDS AND ZONING ORDINANCE

Along with the review of Subdivision … and Zoning … will there be conformity with the General Plan? Or will the General Plan serve as the control?

PUBLIC EDUCATION PROGRAM. ***Terrific! I don't see the Roseville newspaper, but I do read the Sacramento Bee on line. At one time newspapers included "regional" news, but I'm not sure if the Bee does that. Since Placer County and Roseville are significant with the region, might our city work on getting more news into the Bee? (The LA Times had regional sections. Perhaps social media and non-paper news sources have changed some of this.) Maybe the SACOG could be sure these things are in the Bee. I recently saw a NIMBY article re: east Sacramento. Quite specific. I didn't see any reference to the COG requirements of cities in the region to find a way to have 10% affordable new housing.***

x-48

Community Solar Program. ***Somewhere I learned that one could participate in an off-site solar program. Was that a special sale? Our home of less than 1,000 sq. ft. living space might not have enough roof area to make a difference. The cost could overwhelm a couple of 80 year olds. BUT! If we could participate in an off-site solar program with some energy savings and personal savings, it could be tempting. For a solar farm, how close would we have to be?***

x-49

These tables are informative. ACS needs to be in the glossary.

x-50

As part of an SRI study re: earthquake prediction, I learned that parents of kids in elementary school were more interested and aware of the need to know about earthquakes and their impact. I think this parental age group might be 30 – 34 +/- and might be a useful way to reach a portion of the public.

HOUSEHOLD CHARACTERISTICS

Households Type and Size. ***This seems to miss an age-restricted HOA like we live in. No children. Few swimming pools, but the Lodge (HOA) facility has a pool as well as rooms for activities that might attract more than would fit in a home.***

x-51 and 52

Household Income

For the over 65 retired, the income doesn't come from active work. Equity comes from previously owned homes. Social security isn't enough to meet needs, pensions help. Could this group have a separate table?

x-54

HOUSING STOCK CHARACTERISTICS

Housing Type

What are single-family attached?

Is there a place to include Reverse Mortgages? I'm 80 and if I lose my live-in partner, it's one way I'll be able to afford the utilities, property taxes, homeowners insurance and HOA expense. If I could decide to acquire another home outside an HOA, I don't think I could afford it. Another expense: information and communication.

x-56

Condition of Housing Stock

Paragraph 2: ***Reference is made to Figure x-1, so when this is no longer a draft, could a page number be used as well?***

x-57

Housing Rehabilitation

Disabled owner-occupied grants for the elderly: ***to include ramps? Shower holds? Door removal for closets? Lit-up light switches?***

Will this be included in low income housing support?

x-58 2020 Housing Condition Survey Results

Perhaps it was my printer, but the map was hard to read: couldn't see the lines for the streets. If this could be a 2-page fold-out, it might be more useful.

x-60 Housing Cost and Affordability

The 30% gross income is been the measure I've used throughout my life. It was a good figure for getting a mortgage. Life expenses are more than housing cost, but seem to be key to life in a home: these include homeowners insurance, property taxes, and utilities. If separate, what percent might these typically be? It's good to see that Seniors are included In SPECIAL NEEDS GROUPS: here and on x-63 and x-64.

x-65

Table x-17 Sheltered and Unsheltered Homeless Persons in Placer County, 2012

Do we have more current data? In my trips to appointments, e-cart, drive through food, and one grocery store, I haven't seen the homeless. On TV, the situation is shown in several major cities in the country. I believe it's a real problem.

x-66 and x-67 ***Could we have a map showing these locations?***

x-69

AVAILABILITY OF LAND

Key issue, well described through the Benefits of the Specific Plan Process.

x-71

TABLE x-20

Do the percents of very low income and low income mean % of median income? I'm guessing that Campus Oaks has 42 units at 50% median income. So, the low income 42 are 22.6% of the complex? Or … roughly one fifth. Do those 42 units have the same access to washer and dryer?

Is there a map showing these Apartment Complexes? Will Roseville be getting data by Census Tract once the 2020 Census is complete? Overlaying census tracts over the map that shows affordable apartments made provide interesting info.

x-72 ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Good 1st introductory paragraph.

Infrastructure. ***The point that it costs money to provide all that Roseville provides is good.***

I'd also like to see public transportation pull-outs convenient to multi-family and within an easy walking distance. That could mean more pull outs for busses. With our increasing traffic, some might prefer more public transportation. As a traveler and as a former Seattle resident, I've found busses terrific. However, during COVID, it's hard to recommend right now.

x-73 FINANCIAL RESOURCES

It's interesting to see how many kinds of resources are available.

x-74 ***under*** **State Programs,** ***the first Time Home Buyers Down Payment Assistance Program looks good, but only 20 over 8 years? How do people learn about this? Would builders, or banks share this information? How would racial equity be established?***

x-75 - 76 HOUSING CONSTRAINTS

Historic and Current Barriers to Housing Access

These paragraphs are sadly important and true.

x-77 ***Last paragraph. It looks like Roseville is doing OK. Opportunities for developing equity are essential for more equal access to home ownership.***

x-78 map: Demographics 2013.

Please describe the boundary. If this could be a fold out map 4 x this size, it would be easier to read. Or… include Roseville with a little bit of the area around Roseville. It would be great to have 2020 Census data on a map like this. Even though it's important to meet the deadline, an update when 2020 Census data can be incorporated would be terrific!

x-79,80,81

These pages are very enlightening.

On p. 82, second point, I wasn't sure what "tenant criminal rental" meant. Policy H7.7 helped me understand. It would be useful to know percentages of this category and how those needs are met.

x-82

First line: … the City has focused heavily … *Space needed and past tense.*

Land Use Controls for Residential and Commercial Mixed Use

The commercial mixed use makes sense to me, but near the downtown area, we have a railroad running through. Is noise a consideration? Or … are there building code standards that help? That's an idea, but when the weather is good, open windows can allow noise. If frequent, that's not good.

x-83

Zoning Districts

What page is x-28. In the final version, that reference would be useful.

Table x-28

Residential Districts

What zone would include 3- or 4-plex units? (one or two ground floor, one or two second floor)

Commercial Districts

Central Business District and Old Town Historic District. Is the Historic District in the area of Church and Washington? Is the Central Business District near the City Hall and the historic building that was once an Arts Center? I think both areas have history, but so is the historic railroad complex.

x-84

Overlay and Special Purpose Zones

I suggest including an example overlay zone.

Residential Development Standards

Does "the character and integrity of neighborhoods" suggest that the neighborhood is defined by race? If so, not good. Development standards as described are fine.

x-85

Table x-29 Residential Development Standards

Shall there be a lot depth? Or is that determined by setback from rear lot line?

R3 *Might this zone include 3 and/or 4 units a lot? Max number of units could be explaining this, but it looks like more than 3 dwellings would be permitted. I'd like the idea of a separate Zoning District for 3 and/or 4 units a lot…. Alley access for parking would also be good. Question: would the alley be the location for garbage pick up? If so, that might affect width of alley.*

Front Setback *For R1, would 20 or 15 feet limit truck parking or RV parking. If the garage door isn't high enough, this could affect the ability to park certain vehicles. (I see this problem in Roseville Sun City.)*

x-87

Provisions for a Variety of Housing

Good! By the way, any time a table or map reference is made, I suggest noting the page number. This time, the Table is on the next page.

x-89

Table x-31 Inventory of MP Zoning Sites AND? *Retail – bigger box*

Perhaps unused retail stores could be used. Plumbing is already available for toilet use. Showers would be needed. I've seen several stores standing empty for some time. For example: Toys R Us near Sprouts, Costco and another shopping complex on the other side. If this were made available for housing, it would also provide access to employment. It would be large enough to establish a social services office as well.

x-90

The map includes space along Church Street. Might the Railroad create too much noise?

x-92

Table x-32

Flood Encroachment Permit *Are flood zones an issue in Roseville? I doubt that with our current altitude, having the seas rise might not affect our area? What staff oversees Flood Zones?*

x-93 ENTITLEMENT APPROVAL PROCESS FOR SINGLE-FAMILY AND MULTI-FAMILY PROJECTS

This page might need to be on a four-sheet fold-out. Difficult to read.

x-93 LARGE COMMUNITY CARE FACILITIES

The part about community input for the approval of group housing… was difficult to understand. In that same paragraph, CC&R's are mentioned. Can CC&R's limit use by race?

x-97 Table x-33 Residential Fee Comparison.

*Interesting that Roseville has some lower fees. Question, for MF is the Total per unit or for the project?*x-x-98

Land Costs <u>Lot size Listing Price</u>

The list looks like it goes from smaller lot sizes to larger ones, but 3.5 acres comes between .22 and .065. Typo?

x-100

Last paragraph – thanks for including. In my experience, I felt the down payment basis was 30%. With the price of housing these days, that would be difficult.

CALL TO ACTION

City of Roseville Housing Policies

Current Situation

1. The City of Roseville has a dearth of affordable housing and it continues developing housing that will worsen that situation.

2. The City of Roseville continues to develop land for businesses with salaries that are insufficient for people to afford housing in Roseville.

3. The City of Roseville has inadequate mass transit systems to reduce traffic on major thoroughfares between nearby cities and inadequate coupling of mass transit and affordable housing to reduce traffic within Roseville.

4. Traffic is added to Interstate 80, Sunrise Blvd, Highway 65, Foothills Boulevard, and Eureka Road because of thousands of people commuting from other towns and cities to work in Roseville where they can't afford to live.

5. The Draft Housing Element currently has no solutions for people with low income and very low incomes to reside in homes that earn equity.

Suggested Solutions

1. Pause approval of all private commercial development that does not pay most employees a salary to afford housing in Roseville.

2. Make approval of building market rate housing contingent upon first meeting and building an allocation of low-income and very low-income affordable housing units.

3. Require all commercial developments to pay fees toward the impact they will have on traffic congestion and housing disparity.

4. Require equity earning housing options be included in low-income and very low-income housing plans.

5. Mandate all districts in Roseville occupy some portion of low-income and very low-income affordable housing.

6. Seek affordable housing plans to be between major transit locations along the routes to large areas of entry level jobs, major retail outlets, access to healthcare, and roads leading to justice and law enforcement locations.

Call to Action

1. Send emails supporting the above suggested solutions to Planning Division project manager, Lauren Hocker lhocker@roseville.ca.us and Housing Manager, Trisha Isom at tisom@roseville.ca.us
2. Call each City Councilmember and request support for these suggested solutions.

Mayor Krista Bernasconi
916.223.1060

Scott Alvord
916.784.0240

Bruce Houdesheldt
916.365.5863

Tracy Mendonsa
916.663.7344

Pauline Roccucci
916.508.5807

From: Lisa Larkin
To: City Council Mail; Hocker, Lauren; Isom, Trisha
Subject: Housing & Traffic Situation in Roseville
Date: Sunday, January 10, 2021 9:35:26 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello Council Members,

I'd like to see you address all the issues listed below, and I would like you to consider the suggested solutions presented. I support these solutions and would request that you take the initiative to really truly address the housing crises and traffic problems, to include protecting our downtown historic district.

Current Situation

1. The City of Roseville has a dearth of affordable housing and it continues developing housing that will worsen that situation.

2. The City of Roseville continues to develop land for businesses with salaries that are insufficient for people to afford housing in Roseville.

3. The City of Roseville has inadequate mass transit systems to reduce traffic on major thoroughfares between nearby cities and inadequate coupling of mass transit and affordable housing to reduce traffic within Roseville.

4. Traffic is added to Interstate 80, Sunrise Blvd, Highway 65, Foothills Boulevard, and Eureka Road because of thousands of people commuting from other towns and cities to work in Roseville where they can't afford to live.

5. The Draft Housing Element currently has no solutions for people with low income and very low incomes to reside in homes that earn equity.

6. Destruction of historic buildings in Roseville.

Suggested Solutions

1. Pause approval of all private commercial development that does not pay most employees a salary to afford housing in Roseville.

2. Make approval of building market rate housing contingent upon first meeting and building an allocation of low-income and very low-income affordable housing units.

3. Require all commercial developments to pay fees toward the impact they will have on traffic congestion and housing disparity.

4. Require equity earning housing options be included in low-income and very low-income housing plans.

5. Mandate all districts in Roseville occupy some portion of low-income and very low-income affordable housing.

6. Seek affordable housing plans to be between major transit locations along the routes to large areas of entry level jobs, major retail outlets, access to healthcare, and roads leading to justice and law enforcement locations.

7. Seek the funds necessary and register historical buildings, to preserve what remains of the historic Roseville district in Downtown Roseville.

Again, I support the above ideas as presented.

Thank you,

Lisa Larkin
Roseville, CA

Appendix C Rezone Program

COMMERCIAL CORRIDORS

Development Standards and Regulatory Incentives

Each Commercial Corridor will include development standards and regulatory incentives to encourage pedestrian-friendly design, public amenities, streetscape beautification, appropriate parking, access to transit, flexible and mixed uses, and affordable housing. Regulatory incentives are envisioned to include reduced standards for on-site parking, park dedication, park in-lieu fees, and streamlined entitlement and development processes. Standards included in the City's existing Downtown Specific Plan which are anticipated within the Commercial Corridor Specific Plans include:

- Parking: Off-street parking requirements reduced to a 1:500 ratio for the majority of uses, public parking may be used to satisfy private off-street parking requirements, on-street parking credit is available, parcel aggregation credit is granted when consolidating parcels; permitted uses rehabilitating existing buildings do not require off-street parking when a discretionary action is not required.

- Fees: No park land dedication fees or in lieu fees are required for new residential units and a reduced parking in-lieu fee is available for projects to meet off-street parking obligations

- Process: An Administrative Design Review Permit (Administrative DRP) is available in lieu of the Design Review Permit process (DRP). The Administrative DRP is a staff-level process with a flat fee of $219, while a DRP requires a public hearing, is billed on a time-and-materials basis, and requires a deposit of $8,000 (based on fees for the 20/21 fiscal year). The Administrative DRP process represents a significant time and cost savings.

- Design Amenities: Providing art in public spaces allows for a 10% decrease in required parking (five spaces maximum).

Within the Commercial Corridors use of the Residential Mixed Use and Commercial Mixed Use zones is anticipated. The City's Residential Mixed Use (RMU) zone is intended to allow either attached or detached residential dwellings, as well as other compatible land use types. Residential conversions to live-work spaces, where the homeowner may maintain an office and living space, is also a compatible use. This zone will be combined with the City's High Density Residential (HDR) land use. The HDR land use designation is defined as housing with a minimum density of 13 units per acre, but each HDR site is also assigned a maximum density (e.g. HDR-20 is capped at 20 units per acre). However, to provide flexibility in the Commercial Corridors the City does not envision applying a maximum density.

The City's Commercial Mixed Use (CMU) zone is intended to promote a variety of commercial and higher intensity residential uses and the flexible siting of other uses that are typically considered to be compatible with commercial development. It is the intent of the CMU zoning district to establish a mix of uses to ensure that commercial and higher intensity residential uses will be successfully integrated into desirable, cohesive mixed use districts. The CMU zone will allow existing underused commercial properties to be redeveloped with residential uses without the need to amend the land use or zoning designations.

Atlantic Street Corridor

As shown in Figure X-7, below, the majority of this planning area has a land use designation of Low Density Residential (LDR). However, substantial portions have a zoning designation of Attached Housing (R3) and many of the properties in this area have multiple dwelling units on each parcel of land. This zoning inconsistency also occurs for the areas with a Medium Density Residential land use designation, where the property has a zoning designation of R3, Two-Family, or General Commercial. This Specific Plan is envisioned to include the following (also see Figure X-8):

- Community Commercial land use and Commercial Mixed Use zoning designation for the existing commercial properties on the Atlantic Street frontage.

- High Density Residential land use and Attached Housing zoning designation for the residential property along the Atlantic Street frontage, for the land immediately behind the commercial properties, and for the land between Folsom Road and Adelante High School.

- Medium Density Residential land use and small-lot residential zoning designations for the land immediately behind the new High Density Residential land use.

- Low Density Residential land use and small-lot residential zoning designations for the land immediately behind the new Medium Density Residential land use.

- Open Space land use designation and zoning over Dry Creek and its floodplain.

The Planning Division and Building Divisions regularly handle inquiries related to redevelopment of the properties within the existing commercial areas along the Atlantic Street frontage and the adjacent residential areas. Customers are most often investigating the potential to improve a residential lot or add additional units, or to change or intensify a commercial use. These customers are individual property owners or prospective buyers of smaller properties, and are not associated with firms or development companies with the benefit of significant resources. The cost of entitlements needed to rectify land use and zoning inconsistencies and/or change the land use or zoning designations of a small property to allow the proposed use has been a significant barrier. To process entitlements for a General Plan Amendment and Rezone requires a deposit of nearly $20,000 along with a public hearing process and commitments of time and other financial resources. The customer has typically decided not to pursue the project as a result. The adoption of the Atlantic Street Corridor will remove redevelopment barriers by eliminating the need for costly entitlements and will add incentives and streamline the development process. The City's rezone program inventory lists all of the properties with the potential for added units, but has identified two vacant or substantially underutilized sites

The City has evaluated all of the individual parcels within the planning area which could accommodate additional units. The majority of sites evaluated would be able to add one additional unit, which would most likely be an accessory dwelling unit. These are sites with detatched garages which are alley loaded, or with room on the rear of the lot by the alley. However, there are also two sites with the potential for more units. One is a 0.69-acre parcel which could accommodate a minimum of 15 units at a density of 23 units per acre and the other is a 0.54-acre parcel which could accommodate 35 units at a density of 23 units per acre.

The 0.54-acre parcel has frontage on two roadways and an alley, giving it access on three sides. The site is unpaved, contains a small metal shed, and is used to store junk and a few vehicles. The site currently has a land use designation of Low Density Residential and is surrounded on three sides by residential uses; to the north, across the alley, are commercial uses. The Specific Plan would include redesignating this site High Density Residential and providing the capacity analyses needed to allow the site to be developed with high density residential through the over-the-counter Minor Design Review Permit and an exemption from CEQA.

The 0.69-acre parcel is a parking lot located adjacent to two single-family homes and a church, and is overflow church parking. Although the site is improved, rather than vacant, the parcel has been the subject of multiple inquiries over the years for development potential. The parking is not required for the church and the site has a land use designation of Low Density Residential. The primary barrier has been the need for costly land use entitlements and supporting studies for development. The Specific Plan would include redesignating this site High Density Residential and providing the capacity analyses needed to allow the site to be developed with high density residential through the over-the-counter Minor Design Review Permit and an exemption from CEQA. This also responds to comments we received from several churches as part of Housing Element outreach requesting the City take steps to make it easier to allow churches to provide housing on their properties. The proposed densities are consistent with the minimum densities for lower income housing.

Figure X-7 | Existing Land Use Atlantic Street Corridor

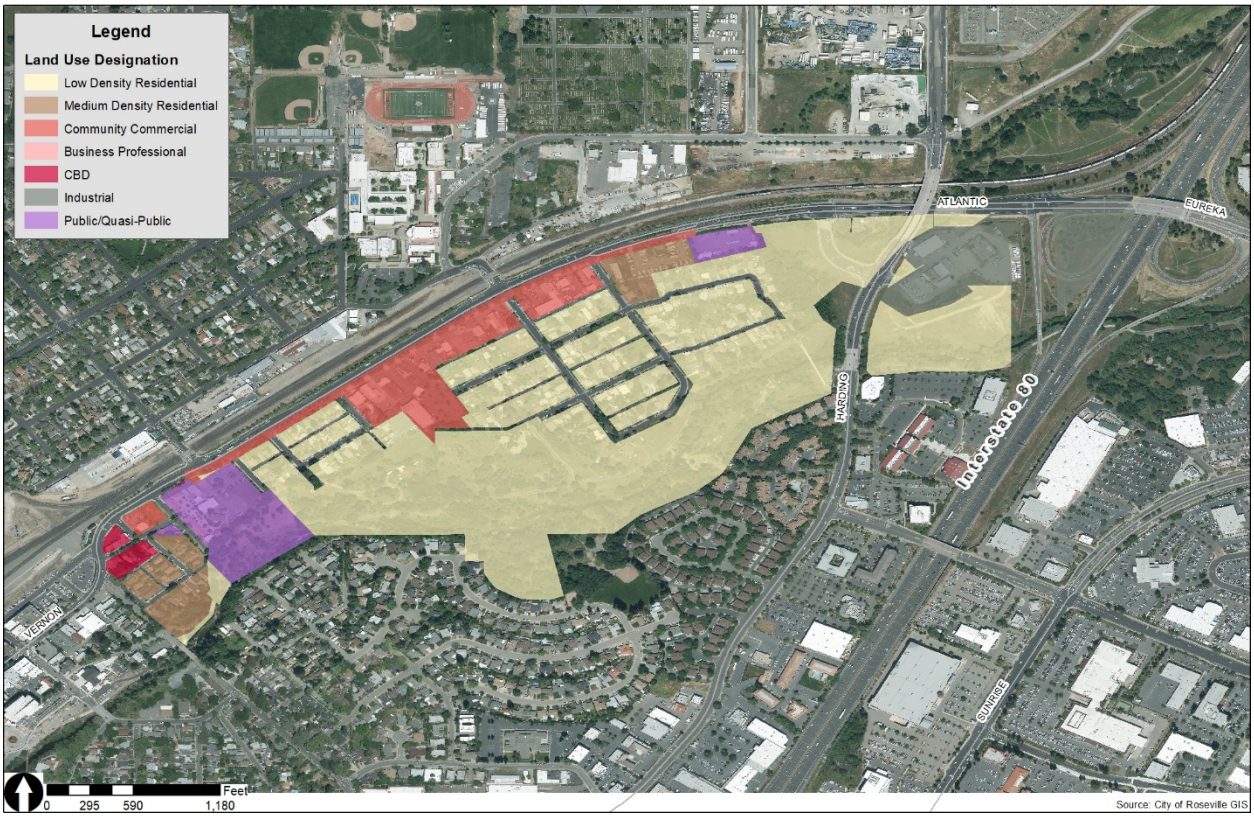


Figure X-8 | Conceptual Proposed Land Use Atlantic Street Corridor

Douglas-Harding Corridor

As shown in Figure X-9, below, most of this planning area has a Community Commercial land use designation. However, there are single-family residential properties on Douglas Boulevard and homes which have been converted to businesses. There are also multiple properties with three or more housing units per parcel (considered multi-family), but a land use or zoning designation for commercial uses or single-family uses. In addition, there are many older commercial properties and a hotel property with large parking fields. This Specific Plan is envisioned to include correcting inconsistencies between land use and zoning designations, designating additional High Density Residential land (with a Residential Mixed Use zoning designation), and amending the commercial-use land in the Planning area to the Community Commercial land use designation and Commercial Mixed Use zone (see Figure X-10).

There are multiple vacant properties in the Douglas-Harding Corridor which have been difficult to develop because the parcels are small and would require land use amendments to consolidate and approve. In addition, there are access and infrastructure constraints to development which have also proven to be a barrier to development or redevelopment of vacant and underdeveloped properties in this area. City Planning Division and Building Division staff receive regular inquiries about some of the long-standing vacant properties and several key commercial properties, but the entitlement processes and access/infrastructure issues have usually resulted in a withdrawal of interest. The City recently approved the development of a long-vacant parcel with townhomes, and this project is representative of the types of existing barriers which must currently be overcome. Approval of the project required an access study by a qualified engineering firm and a significant investment of time and resources on the engineering plans for the site. The project also required a General Plan Amendment and a Design Review Permit and final entitlement costs of nearly $40,000. The Corridor Plan would remove the need for both of these entitlements and would also include environmental documentation and technical studies to identify and resolve development barriers.

The City has evaluated all of the individual parcels within the planning area which could accommodate additional units. There are several large sites which have the potential to be developed or redeveloped with high density residential units. This includes multiple sites on the eastern side of Harding Boulevard and one site at the terminus of South Harding Boulevard. Harding Boulevard includes multiple commercial properties with large parking lots that are oversized and underused, with buildings located at the rear of the property. All of these sites are more than 0.5 acres and less than 10 acres, have roadway frontage, and access to utility connections. The current land use and zoning does not permit housing of any kind. The Specific Plan would include establishing a mixed use zoning designation which would allow high density residential uses on these commercial properties. The City has had inquiries in the past about developing some of these sites with residential units, and currently has one active inquiry from an owner investigating building apartments on a property along Harding Boulevard. The City is currently working with this property owner to ensure the corridor plan will accommodate the prospective project. The City also has a second active site, where the Heritage Inn is located. The City has been negotiating with the property owner to convert the 100-room motel into permanent housing. The Heritage Inn site and one of these other sites could, combined, result in an additional 150 units.

The site on South Harding Boulevard is approximately 3.5 acres and is used as a Christmas tree lot each year. The bulk of the site is undeveloped dirt and grasses, but there are multiple storage pods on the site, a small concrete pad, and a small area of old asphalt and gravel. The property has two points of access, one on South Harding Boulevard and one on Wayne Drive, both of which provide points of utility connection. This vacant site has excellent redevelopment potential once the barriers of entitlements, studies, and environmental documentation are removed by the Specific Plan. At a density of 30 units per acre this site could accommodate 100 units.

For all of these sites, the Specific Plan would include redesignating the sites to allow high density residential uses and providing the capacity analyses needed for development through the over-the-counter Minor Design Review Permit and an exemption from CEQA. The proposed densities are consistent with the minimum densities for lower income housing, and would add 250 lower income units.

Figure X-9 | Existing Land Use Douglas-Harding Corridor

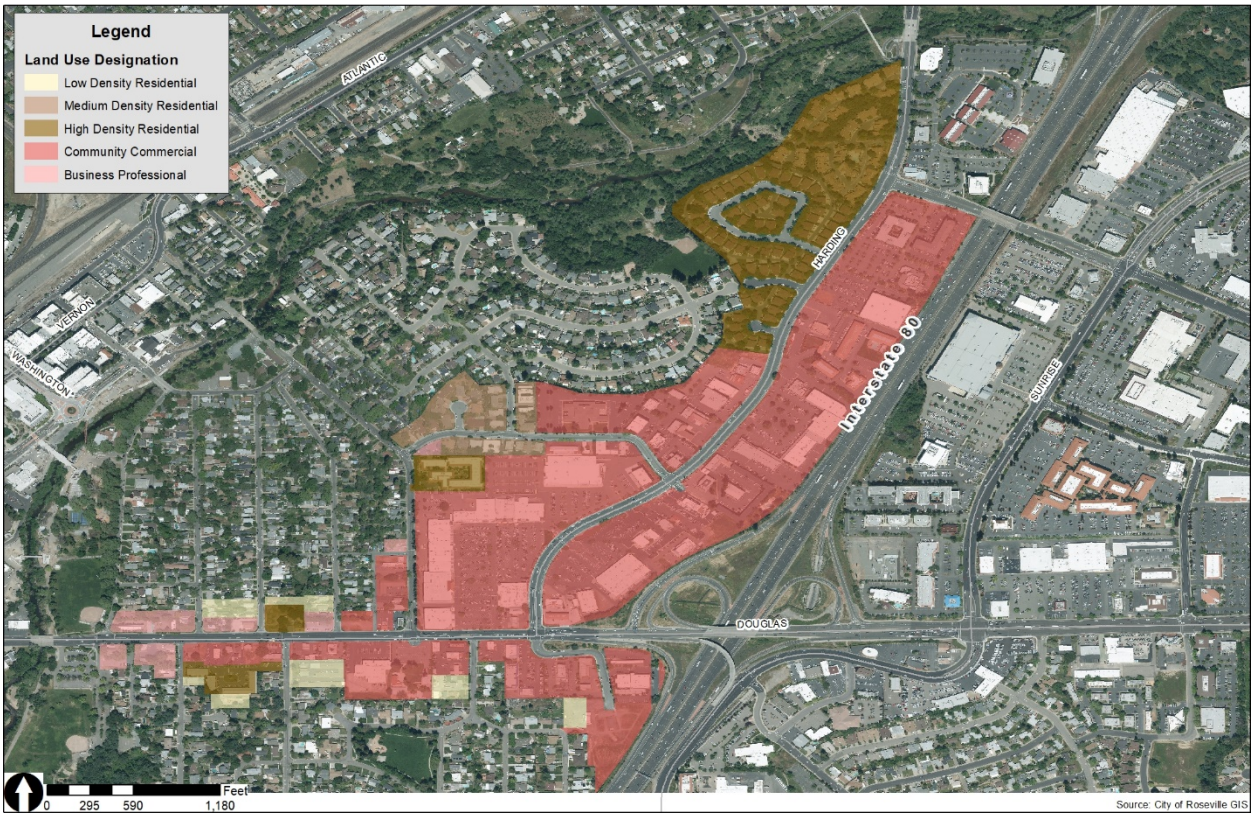
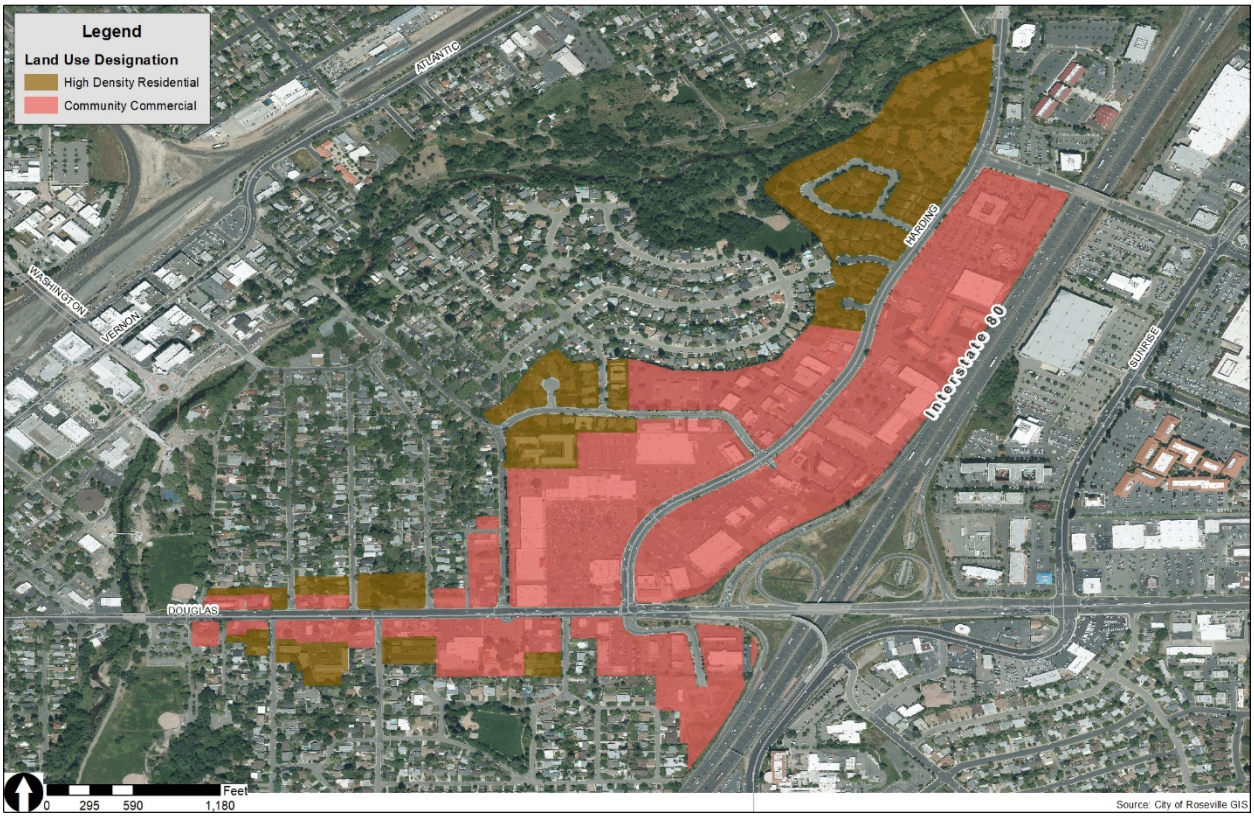


Figure X-10 | Conceptual Proposed Land Use Douglas-Harding Corridor



Douglas-Sunrise Corridor

This planning area includes a mix of land use designations, including Community Commercial, Business Professional, Neighborhood Commercial, High Density Residential, Medium Density Residential, and Low Density Residential (see Figure X-11). This Specific Plan is envisioned to include rezoning most of the planning area to the Commercial Mixed Use designation, and creating a transition between the commercial district and the single-family residential district on the southern boundary by applying a High Density Residential land use to the existing residential properties (see Figure X-12). Compared to the other corridors, Planning Division and Building Division staff have received fewer inquiries and less overall interest in redeveloping this area. This corridor is developed with more established and thriving commercial businesses, including large-format retail businesses such as Fry's Electronics. However, there is a large office building on the southeastern corner of Lead Hill Boulevard and Sunrise Avenue which has been vacant for several years and there are some older commercial properties with large, minimally-landscaped parking fields where redevelopment inquiries have been received.

Redevelopment inquiries to propose mixed use have been received for the large commercial site on the northeastern corner of Douglas Boulevard and Sunrise Avenue. The center consists of several different parcels, the largest and most likely of which is 2.4 acres and includes frontage on both Douglas Boulevard and Sunrise Boulevard. The parking lot for this commercial center is in poor repair, includes very little landscaping, and is oversized/underused. There is sufficient room for a mixed use development or small multifamily project on the site, and the City has received tentative plans and inquiries to build a project of this kind in the recent past. However the costs of entitlements, capacity studies, and environmental documentation have been a significant deterrent. The City has no current inquiries for the site but removing the development barriers is anticipated to renew interest.

The vacant office complex is located on the corner of Sunrise Avenue and Lead Hill Boulevard. The parcel is 15.3 acres and includes two separate single-story office buildings and large parking lots. The second building is partially occupied by the United States Post Office. The northernmost building on the site has been vacant for more than five years, and given the increasing vacancies in office spaces resulting from companies moving to permanent work-from-home options, it is unlikely that an office use will resume in this building. If needed, a parcel map could easily separate the two office buildings and create two parcels; a map was submitted in 2016 for this purpose, but was not recorded. The site has frontage on two roadways and multiple driveways and access points, as well as proximity to walkable commercial centers with restaurants, services, and a grocery store. The existing land use and zoning currently do not allow residential uses. The Specific Plan would include designating this site for commercial mixed use, and would allow a residential or mixed-use residential project to be built on the site through the over-the-counter Minor Design Review Permit. The project would remove multiple barriers, including the cost and time for entitlements, capacity studies, and environmental documentation.

The City anticipates at least one multi-family project of 100 units at a density of 30 units per acre as a result of the Specific Plan. The proposed densities are consistent with the minimum densities for lower income housing and would add 100 lower income units.

Figure X-11 | Existing Land Use Douglas-Sunrise Corridor

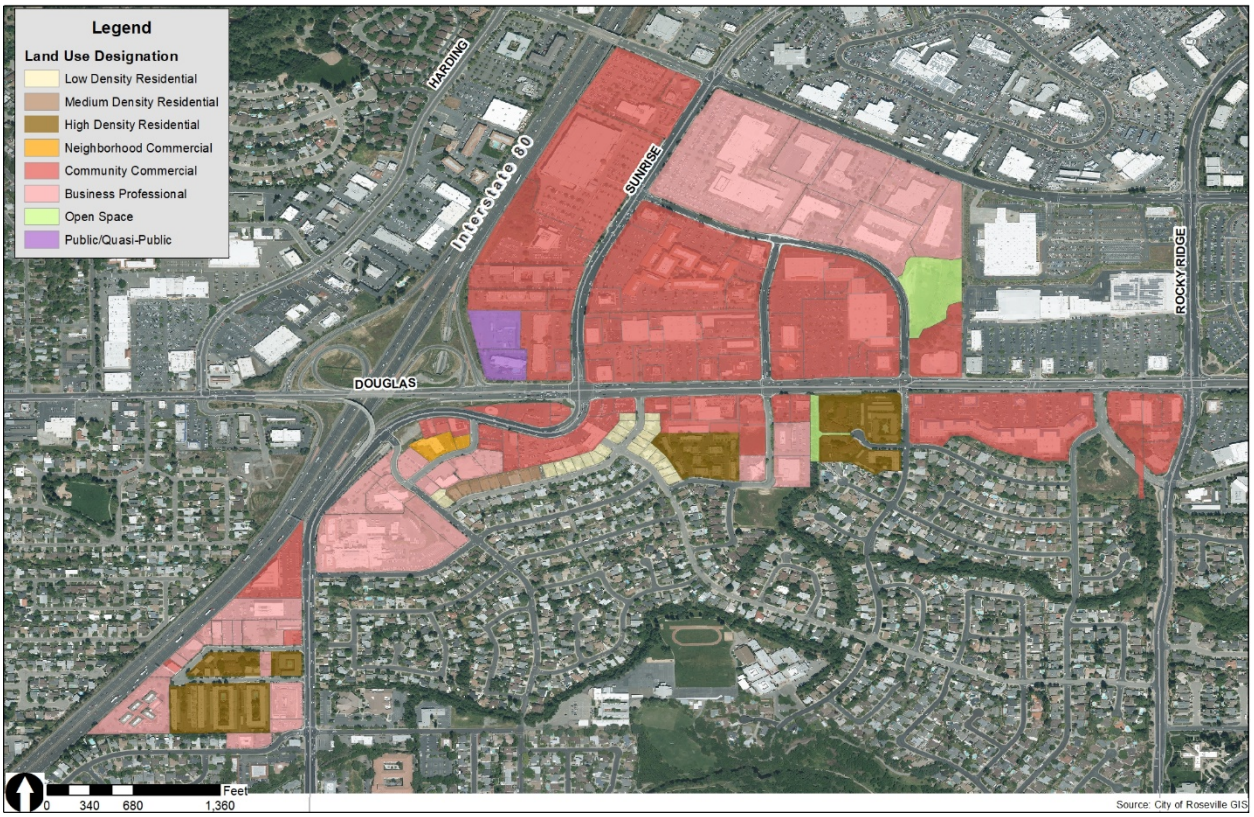
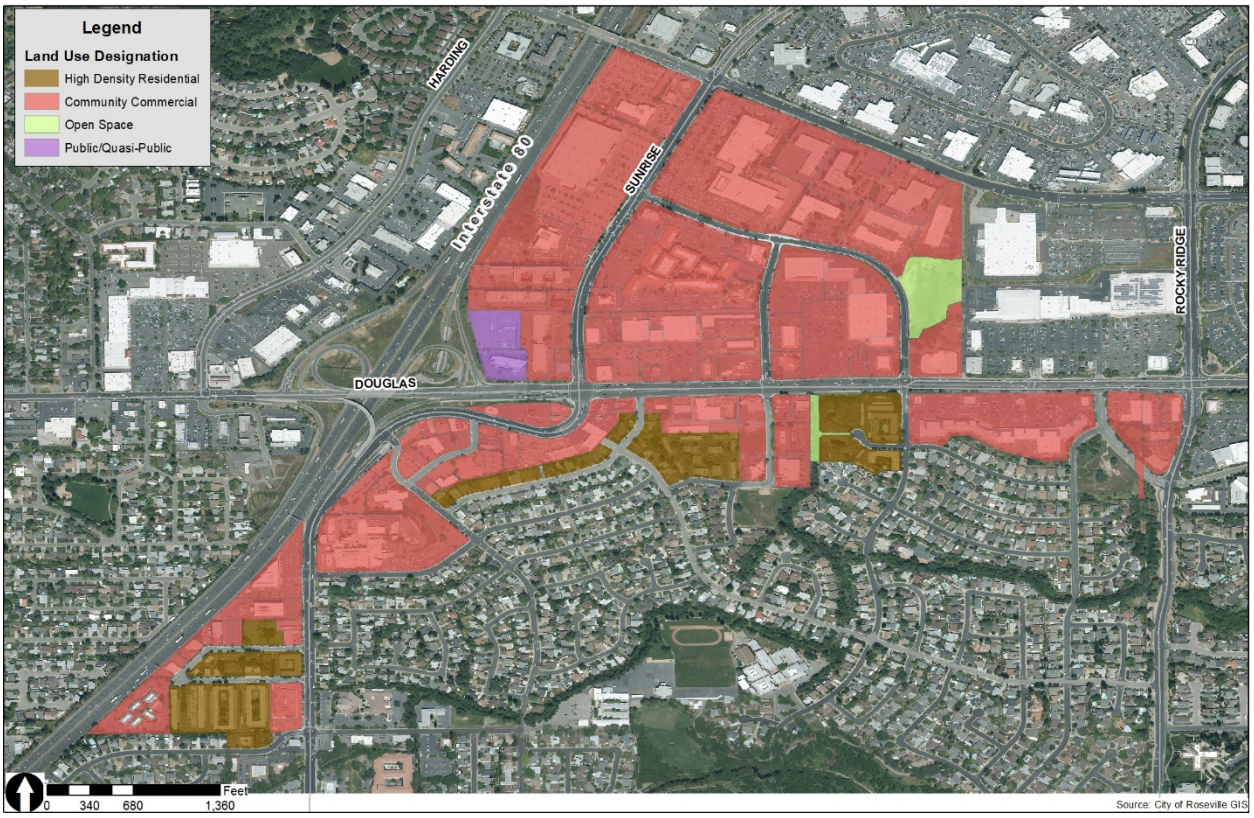


Figure X-12 | Conceptual Proposed Land Use Douglas-Sunrise Corridor



Summary Evaluation

The City has evaluated the parcels within the proposed Specific Plan areas and identified those predicted to be most likely to support development or redevelopment. These parcels are listed within the City's detailed inventory (Appendix F) along with the amount of lower income capacity assumed for each site. Together, the three planning areas will add 400 units of lower income capacity. Although sites have been identified for the purposes of the detailed inventory, there are other sites which could be redeveloped in lieu of or in addition to the sites identified. In identifying the sites in this Rezone Program and in Appendix F the City is demonstrating capacity, not designating only those sites and precluding others.

The City's experience with the Downtown Specific Plan, on which these corridor plans are proposed to be modeled, has demonstrated that incentives and streamling will result in housing. In the past five years, the City has successfully approved three 100% affordable housing projects (two of which are now constructed) in the Downtown Specific Plan. Two of these were on sites where housing had been identified and one was on a site the City did not expect would be developed with housing. One of the sites was an existing parking lot and another included a restaurant and parking area. Housing projects were successful on these sites despite these existing improvements. All of the proposed corridor plans are connected to the Downtown Specific Plan and have similar market dynamics. The evidence shows that the City's anticipation of 400 lower income units is achievable over the 8-year planning period.

INFILL INTENSIFICATION

The central core of Roseville where development occurred prior to the 1980s is known as the City's "Infill Area," and is approximately 8,500 acres. This older area of the City is not within a Specific Plan and much of the development occurred prior to the adoption of the City's General Plan or Zoning regulations. As a consequence, inconsistencies between a property's land use and zoning designations are relatively common, and the land use designation maximum density

typically reflects the built conditions rather than planned future conditions. These factors have presented regulatory barriers to development and redevelopment.

This strategy focuses on properties which already have either a multi-family zoning designation (R3), a Medium Density Residential (MDR) land use designation, or a High Density Residential (HDR) land use designation. The strategy is envisioned to include amending the zoning and land use designations of these sites to R3 and HDR-30 (density of 30 units per acre), or potentially to HDR with no maximum density specified. Many of these sites are currently developed with small multi-family developments such as fourplexes, sixplexes, and single-story or two-story apartment developments with fewer than 30 units. City Planning Division and Building Division staff receive regular inquiries about adding units to these properties, but because the General Plan land use density includes a maximum density (i.e. HDR 13.8) based on built conditions, a General Plan Amendment would be required to add *any* additional units. The cost and complication of the entitlement processes have usually resulted in a withdrawal of interest. The Infill Intensification strategy would remove this barrier.

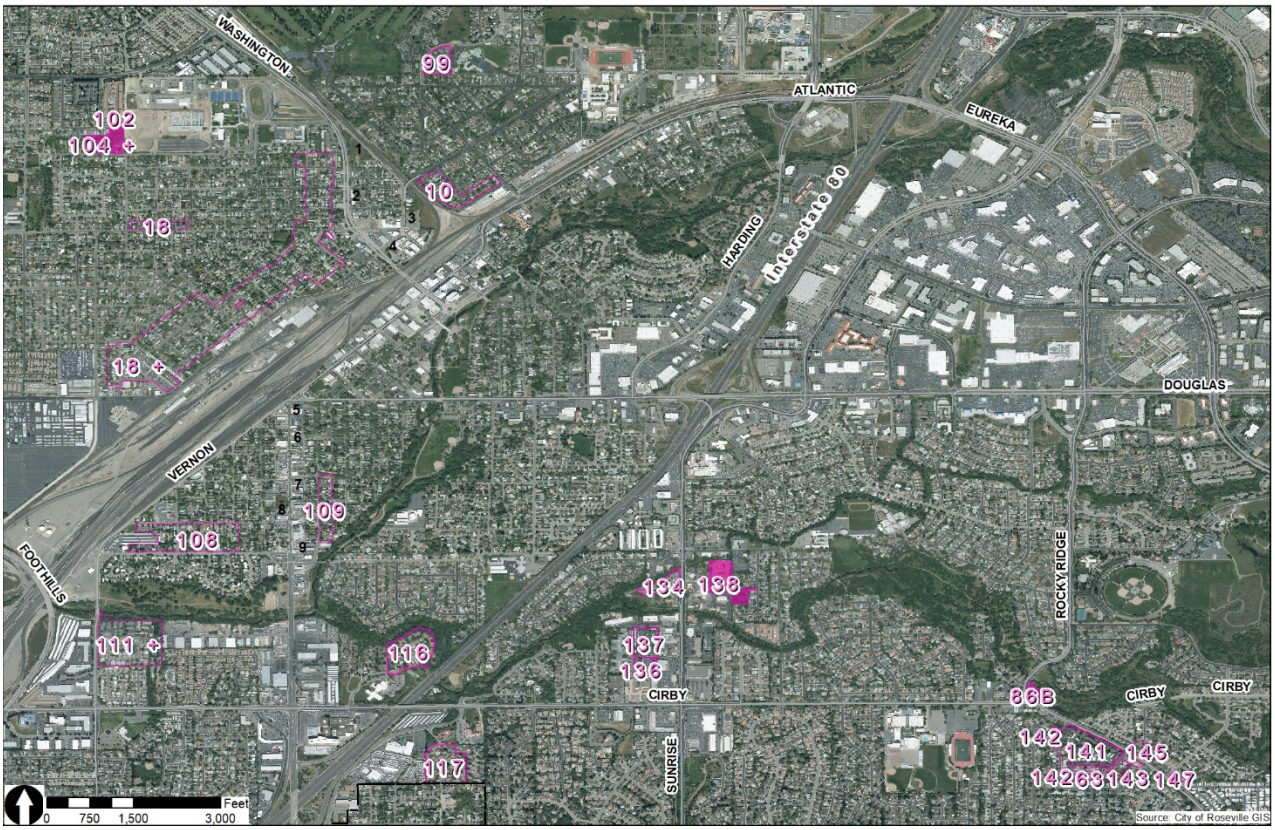
Table X-37 below shows the parcels currently identified as potential rezone and General Plan Amendment sites as part of this strategy. The locations of these parcels are shown in Figure X-13. The table lists the existing units on the site, the potential capacity if the sites were developed/redeveloped at their maximum potential and the realistic capacity. The total potential capacity is 832 units. The realistic capacity is based on a parcel-specific analysis, including site constraints and market forces. The sites with the greatest potential for development at densities of 30 units to the acre or greater are those which are vacant, have vacant potential (a large portion of the site is undeveloped), or are large parcels with only one or two units. These are the sites assumed to be most likely to meet the City's lower income obligation and result in a realistic capacity of 186 units. Figure X-13 displays the sites with realistic additional capacity with a solid (filled) color which other sites have a colored border. All of the sites in the figure list the Specific Plan Parcel Number, consistent with Table X-37.

Table X-37 | Potential Infill Intensification Sites

Specific Plan Parcel #	Zoning Designation	Land Use Designation	Acres	Existing Units	Potential Capacity	Realistic Additional Capacity
10	R3	LDR	6.43	62	97	0
18	R3	LDR	2.59	29	39	0
18 +	R3	LDR	69.23	575	900	0
63	R3	LDR	1.58	10	24	0
86B	R3	MDR	1.18	0	35	35
99	R3/DS	MDR	3.41	26	26	0
102	R1	MDR	0.67	0	20	20
104 +	R3	MDR	3.98	28	120	92
108	R3	MDR	14.26	106	213	0
109	R3	MDR	4.57	36	69	0
111 +	R3	MDR	15.28	158	229	0
116	R3	MDR	8.2	128	128	0
117	R3	MDR	7.62	124	124	0
134	R3	HDR	2.49	62	62	0
136	R3	HDR	1.76	63	63	0
137	R3	HDR	3.83	92	92	0
138	R3	HDR	5.06	200	239	39

141	R3	HDR	8.7	168	168	0
142	R3	HDR	0.66	16	20	0
142	R3	HDR	2.3	37	69	0
143	R3	HDR	1.12	11	34	0
144	R3	HDR	0.32	8	10	0
145	R3	HDR	2	24	60	0
147	R3	HDR	0.49	8	15	0
TOTAL				**2,024**	**2,856**	**186**

Figure X-13 | Potential Infill Intensification Sites Map



This strategy will include amending the zoning and land use designations of all of the sites in the table, regardless of whether they are listed as having realistic capacity. The realistic capacity reflects those sites the City has identified in Appendix F (detailed inventory) as contributing to the City's lower income capacity through the Rezone Program. The City is demonstrating capacity, not designating only those sites and precluding others. An assessment of the realistic capacity sites is below.

Parcel 86B – This vacant 1.18-acre site is on the corner of Rocky Ridge and Cirby Way and has access to utilities. An application for a condominium project (with a General Plan Amendment to High Density Residential) was received by the City in 2007 for this property, but as the economic downturn intensified the application was withdrawn. The site currently has a Medium Density Residential land use designation, but the shape and location of the site are not conducive to single-family residential product. Changing the land use and zoning of the site through this strategy will streamline the

approval process for a high density residential project on this site. During the past several years the City has seen significant interest in developing sites such as this, which have been vacant for an extended time. An example is the Huntington Senior Apartments project located at the corner of Strauch Drive and Rocky Ridge Drive, approximately ¾-mile to the north of this site. The senior apartments project included land use amendments, a Mitigated Negative Declaration, several specialized studies, the removal of many oak trees, and the leveling of a large hill. Despite these hurdles, the apartment project is underway and rough grading is complete. Removing many of these barriers from Parcel 86B can be expected to result in development of the site within the 8-year planning period.

Parcel 102 and 104 – These two Specific Plan Parcels include six adjacent assessor's parcels next to The Grounds, which is the remodeled Placer County fairgrounds. Two of the six parcels are owned by the same entity and are the properties most likely to be developed with units, though in identifying all six underutilized parcels the City is acknowledging the potential for site consolidation. One of the two parcels under the same ownership is 0.7 acres and is vacant while the other is 1.54 acres and includes 12 small apartment units and a parking area on the frontage of Lawton Avenue; the rear half of the property remains undeveloped. The City has received inquiries about expanding and building additional apartments on this site and the adjacent vacant site in the past, but the existing land use designations. Adjacent to these parcels, and also with frontage on Lawton Avenue, is a 1.19-acre parcel with only one home developed on it. This site could be consolidated with the properties discussed above or could be developed with a separate project. The Rezone Program would remove development barriers by adjusting the land use to allow additional units. Removing these barriers can be expected to result in development of the site within the 8-year planning period.

Parcel 138 – This is a single parcel of 5.4 acres, a portion of which is developed with The Terraces, an assisted living facility. However, the site includes a large 1.2-acre undeveloped portion. The undeveloped area includes a small area of frontage on Trimble Way, a residential street, and has reciprocal access agreements granting access to an existing driveway on Sunrise Boulevard. The Terraces site is partially within a shallow floodplain, with the undeveloped portion actually closest to the floodplain edge. The site would either need to be built up with soil slightly or developed with podium parking (elevation standards apply to living space not parking or drive aisles). The undeveloped portion is surrounded on three sides by single-family residential. Developing this area with a small apartment complex would be ideal as a complementary use to the adjacent residential neighborhood and the assisted living facility. Removing the current unit cap on the site through the Rezone Program would make site development feasible and can be expected to result in development of the site within the 8-year planning period.

OPPORTUNITY SITES

Staff examined vacant sites throughout the City to find properties with the potential to be converted to high density residential use. After screening out sites due to the presence of approved entitlements, Development Agreements, or significant environmental constraints (floodplain, wetland preserves, etc), the City has identified potential sites for evaluation as part of this rezone program shown in Figure X-14. Additional sites may be identified as the City develops this option and sites on this list may be removed due to unforeseen constraints. The sites are described below.

1. City Property: This 13.5-acre property is owned by the City and has a Community Commercial zoning and land use designation. Constraints include adjacency to the City's wastewater treatment plant and Roseville Electric Energy Plant. The property includes frontage on both Blue Oaks Boulevard and Westbrook Boulevard (under construction). This is also adjacent to the future Regional Sports Facility. Due to these challenges and because the City owns the property this site might be best suited as a demonstration site. The City could seek out a public-private partnership to develop an emerging or innovative housing product on this site, paired with commercial or other non-residential uses. The site is within an approved Specific Plan for which all utilities, services, and infrastructure have been planned. Though the strategy would introduce 150 units which had not been anticipated, it would also reduce the amount of commercial uses which had been planned. The net impact of this rezone will be negligible and is anticipated to be covered by the existing Specific Plan and Environmental Impact Report. Assuming 5 net-acres developed at a density of 30 units to the acre, this property could provide **150 units**.

2. Harris Property: This 40-acre property is designated Urban Reserve. The property owner was a non-participant in the Creekview Specific Plan and is therefore not covered by the Development Agreement. A portion of this land is unavailable due to the presence of a creek, floodplain, and an occupied single-family home, and there

would be additional land loss due to the need for major connecting roads, parks, and other public facilities. Though not a participant in the Specific Plan, the site was designated as Urban Reserve in order to recognize the site as a future development area. The Environmental Impact Report for the Creekview Specific Plan states "it is assumed for purposes of this EIR that that the 39.9 acre [Urban Reserve] parcel will ultimately be developed with a mix and density of land uses similar to that in the balance of the Plan Area." The Circulation chapter of the Creekview Specific Plan notes points of connection between the balance of the Specific Plan and the Urban Reserve property. In short, development of this site has been assumed in the Creekview Specific Plan, including access to roadways and utilities. This property is so large that the rezone of the site is anticipated to include two separate high density residential sites in appropriate locations. Conservatively assuming 20 acres is developable with housing at 30 units/acre (two 10-acre sites), this property could provide **600 units**.

3. Shea Property: This includes multiple parcels totaling 20 acres, all under the same ownership, and is designated Business Professional (BP). Staff is aware of interest in developing this site with residential uses due to decreased interest in office uses. The proximity to Highway 65 and the onramp adds environmental constraints. This area has a BP land use designation specifically to provide a non-residential buffer between Highway 65 and the residential uses along Gibson Drive. The design would need to be sensitive to these constraints, including buffering area, and an outdoor activity area protected from noise. The rezone would focus the housing along Gibson Drive, retaining land for buffering and other complementary use nearest to Highway 65. Conservatively assuming 10 acres is developable with housing at 30 units/acre, this property could provide **300 units**.

4. Conference Center Drive Property: This includes two parcels of 6.7 and 7.9 acres, both designated BP. As with the previous property, this land has a BP land use designation to provide a non-residential buffer between Highway 65 and the residential uses along Gibson Drive. These properties are also surrounded by non-residential uses (a conference center, a luxury gym with large outdoor recreation area, and the Galleria). In addition Gibson Drive already supports nearly 100 acres of high density residential land use. However, assuming that 10 acres is developable with housing at 30 units/acre, this property could provide **300 units**.

If all four sites were selected, this strategy could provide 1,350 units at 30 units per acre in total capacity. All four sites are listed in Appendix F with their maximum realisitic capacity and therefore the Rezone Program includes 1,350 units from this strategy. However, not all four will be selected because the potential additional units added exceeds the City's deficiet; all four are included in order to provide flexibility in the implementation of this portion of the program. The realistic capacity is estimated as 600 units. Furthermore, this program could include sites not currently on this list, as the intent of the City is to negotiate with property owners on voluntary rezone proposals. In implementing this portion of the program, the City anticipates rezoning sufficient land at densities of at least 25 units per acre to generate as many lower income units as needed to ensure this strategy, in combination with the other strategies, achieves the minimum lower income RHNA obligation.

Figure X-14 | Opportunity Sites Map

VACANT SITES – RESIDENTIAL INTENSIFICATION

The western areas of the City include multiple vacant sites with High Density Residential land uses at densities below 25 units per acre. Increasing the land use density of these sites to 25–30 units per acre would yield additional units. This strategy proposes that the City would develop and adopt a Land Use Amendment Policy requiring Specific Plan Amendment projects involving land use changes to also amend the land use of High Density Residential sites the applicant/property owner controls to between 25 and 30 units to the acre. A proposed draft of the policy is included below:

Intent

In response to the statewide housing crisis and to ensure the City fulfills its obligation to provide sufficient high density housing the City has developed the Specific Plan Amendment Policy. The intent of the policy is to articulate the City's expectations for Specific Plan Amendment proposals affecting or proposing residential land uses. The Policy is not intended to be inclusive of all City development requirements, but supplements those requirements. The purpose of the policy is to increase the Citywide unit capacity of High Density Residential at densities of 25 units per acre or greater.

Applicability

The policy applies to a Specific Plan Amendment project meeting one or more of the following criteria:

- The project would amend 10 or more acres of land currently designated for residential uses (i.e. Low Density Residential, including age-restricted; Medium Density Residential, or High Density Residential). If the project will result in a net increase of 150 units of High Density Residential units within the Specific Plan at minimum densities of 30 units per acre (HDR-30), the policy does not apply.

- The project would amend land currently designated for non-residential uses to residential uses. If a minimum of five acres of non-residential land will be amended to High Density Residential at a minimum density of 30 units per acre (HDR-30), the policy does not apply. This policy does not apply to land with a Public/Quasi Public land use designation.

Policy

If the City currently does not have sufficient lower income units to meet its RHNA obligation or has a 5% surplus of lower income units or less, this policy applies. The property owner(s) (Owner) of a Specific Plan Amendment application subject to this policy (Project) shall be required to include an application to amend to HDR-25 or greater any land owned or controlled by the Owner within the City which has a land use designation of between HDR-13 and HDR-24 (using standard rounding) at the time of Project application, and to amend to HDR-30 or greater any land owned or controlled by the Owner within the City which has a land use designation of between HDR-25 and HDR-29 (using standard rounding) at the time of Project application. The application may be included as part of the Project or may be a separate application, but shall be approved prior to or concurrently with the Project. This policy does not apply to HDR land which has already been developed and has zero remaining allocated, undeveloped units.

Table X-38 below lists all of the vacant HDR parcels in the City which have the potential to be affected by this policy and Figure X-15 shows their locations. However, many of the sites listed on the table are currently credited toward the moderate income allocation instead of lower income due to low densities. For those parcels the total site units would be added to lower income capacity, not just the amount of increased units. As shown, this could increase the City's lower income capacity by 1,880 units of total capacity.

Table X-38 | Potential Residential Intensification Sites

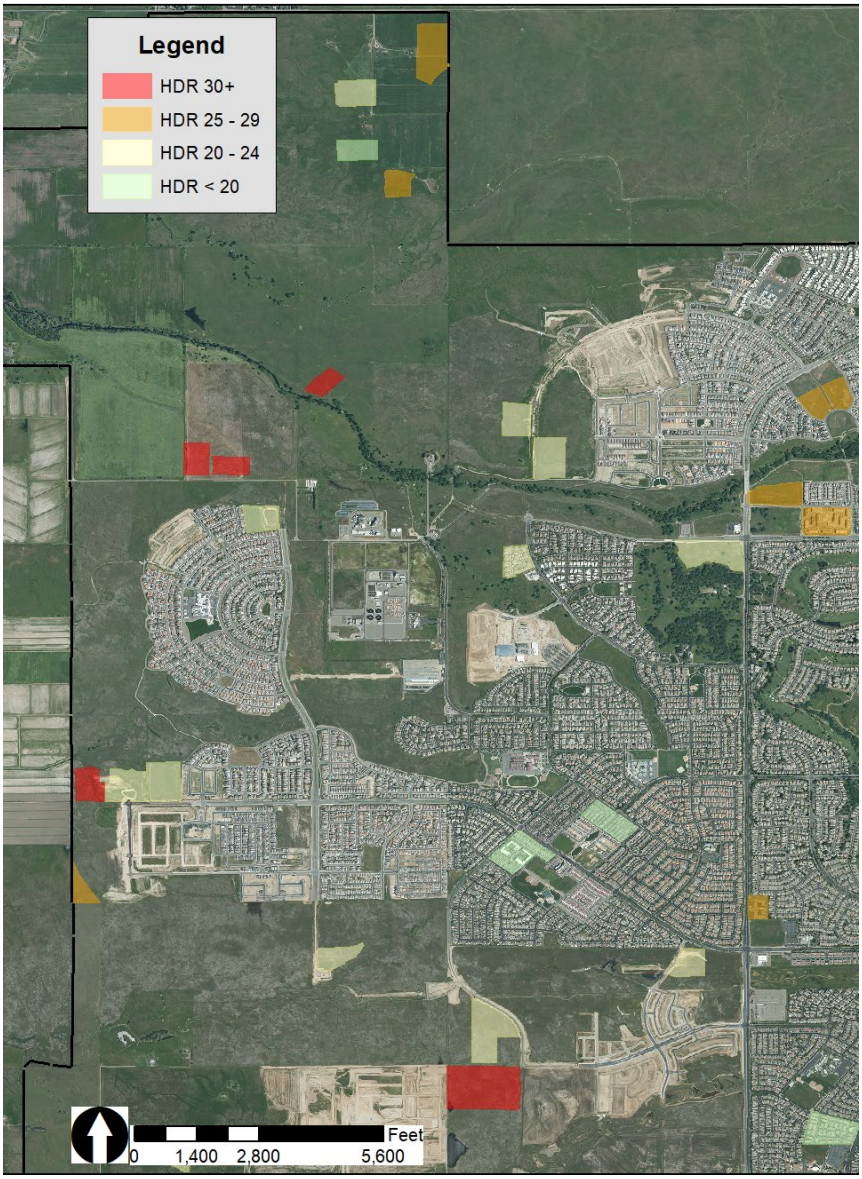
Specific Plan Parcel	HDR Density	Acreage	Existing Capacity	Capacity at HDR-30*	Existing Credited Income Category	Potential Added Lower Income Capacity
AR-36	15.3	7.5	113	220	Moderate	220
FD-33	20	8.6	172	250	Moderate	250
FD-32	20.5	8.7	178	260	Moderate	260
W-16	20.5	12.2	250	360	Moderate	360
W-27	21.5	7.9	20	230	Moderate	0
			150		Lower	80
KT-30	23.1	7.4	171	220	Lower	49
F-6B	23.2	8.4	195	250	Lower	55
JM-30[a]	23.5	7.5	30	225	Moderate	0
			146		Lower	79
WB-31	23.7	11.1	263	330	Lower	67
F-21	23.7	14.5	343	430	Lower	87
F-8A	23.7	11.7	277	350	Lower	73
FD-34	24.6	7	172	210	Lower	38
AR-19	24.7	9.3	230	270	Lower	40

F-22	24.9	9.8	244	290	Lower	46
F-25	24.9	5.5	137	160	Lower	23
F-26	25	5.6	140	160	Lower	20
WB-32	25.1	5.1	128	150	Lower	22
AR-38	25.2	15.1	380	450	Lower	70
AR-44	25.4	5.9	150	170	Lower	20
CG-31	29	14.5	420	435	Lower	15
WB-30	29.3	8.1	237	243	Lower	6
Total Capacity			**4,546**	**5,663**	**Increased Capacity**	**1,880**

*rounded down

a. JM-30 and W-27 include an affordable housing obligation, so the units are divided between obligated lower income and market rate (moderate).

Figure X-15 | Potential Residential Intensification Sites



To determine the realistic capacity of this strategy staff compiled a list of all Specific Plan Amendments approved during the past eight years (2012 to 2020) which could have been subject to this policy. The City received 15 such applications in the prior eight years. Of the properties listed in Table X-39, only two property owners were not involved in one or more Specific Plan Amendments during the past eight years. This demonstrates that most large land owners in the City actively shape and modify the land use and design of their holdings to respond to market changes, and it is reasonable to expect these owners will continue to do so in the future. While the data support a conclusion that nearly all of the properties in Table X-39 will be affected by the land use policy, the City is assuming the strategy has a realistic capacity of 900 lower income units.

All of the sites in Table X-39 are listed in Appendix F. However, it is not anticipated that all of these sites will be affected by the policy, because the potential additional units added exceeds the City's deficiet. In implementing this portion of the program, the City anticipates rezoning sufficient land at densities of at least 25 units per acre to generate as many lower income units as needed to ensure this strategy, in combination with the other strategies, achieves the minimum lower income RHNA obligation.

Rezone Program Summary

The above rezone program has the potential to add up to 2,086 units of realistic lower income capacity. In adopting this program the City is approving a menu of strategies which may be pursued, and providing evidence for the realistic capacity which could be added by each. In implementing the rezone program, the City may choose to implement one, all, or portions of these, based on need and to the extent necessary to ensure the City achieves the minimum required RHNA capacity, which currently requires the addition of 612 units of lower income capacity. The City's rezone program, in combination with other programs, shall result in the City's achievement and maintenance of the minimum required capacity of 6,178 lower income units.

Appendix D Homeless Resources

HOMELESS RESOURCES/FOOD BANKS

Abundant Life Fellowship
www.alfchurch.org
706 Atlantic Street, Roseville (916) 783-1989
Hours: Wed. 10 am – 12: 00 pm

Food and clothes closet services available. Food can be obtained once per month, and more on an emergency basis. Need photo ID.

Antelope Springs Church Food Closet
4555 PFE Rd, Roseville (916) 773-7727
Hours: Mon. – Fri and the last Sat of each month. 10am – 2pm, with the exception of December. Closed on all Federal holidays.

Auburn Interfaith Food Closet
www.auburnfoodcloset.com
21972 Earhart Ave #301, Auburn (530) 885-1921
Hours: Mon-Fri 10:00 a.m. – 2:00 pm and the last Saturday of the month (except in December). Closed on all Federal Holidays.

Bridgeway Christian Church Food Bank
3735 Placer Corporate Dr, Rocklin (916) 768-1030
Hours: Thurs. 10:00 am – 12:00 pm

Elijah's Jar Food Closet and Emergency Clothes
www.elijahsjar.org
24617 Foresthill Road, Foresthill (530) 367-3085
Hours: Wed 10:30 am – 12:30 pm / Fri 1:30 – 3:30 pm / 3rd Thurs of month 8:00 – 10:00 am

The Eternity Challenge
www.TheEternityChallenge.com
4200 Rocklin Rd #1, Rocklin CA 95677 (916) 624-4428

Christian-based, non-profit organization offers programs and services including: housing, re-entry, employment assistance, addiction recovery, life skills, homeless assistance, veterans assistance, children's services and more.

Francis House Center
www.francishousecenter.org
1422 C Street, Sacramento, CA (916) 443-2646

Emergency shelter for families with children, homeless housing, job development center, Social Security Disability Advocate, anger management, assistance for veterans.

Gathering Inn
www.thegatheringinn.com
201 Berkeley Avenue, Roseville, CA 95678 (916) 791-9355

Programs include a shelter, showers, community health clinic, 12-step support group, clothing closet and case management referrals. Up to 50 beds available nightly on a revolving basis. Year-round availability. Must have a current T.B. test.

Harvest Community Church Food Bank
1376 Blue Oaks Blvd, Roseville (916) 771-4781
Tuesdays 4:30 – 5:30 pm

Lazarus Project, Inc.
www.lazarusprojectinc.org

P.O. Box 1241, Roseville, CA 95678 (916) 772-6833

Housing and comprehensive support services

Lighthouse Rescue Mission
www.lighthouserescue.org/info/
Tulare, CA (559) 687-8317

Faith-based shelter for women and children.

Loomis Basin Food Bank
www.loomisfumc.org
First United Methodist Church of Loomis
6414 Brace Rd, Loomis (916) 652-0469

Mon-Fri 9:00 a.m. – 1:00 p.m.

Lutheran Social Services of Northern California
www.lssnorcal.org
4390 47th Ave, Sacramento, CA (916) 453-2900

Housing programs for homeless families, individuals and youth.

Mather Community Campus
www.voa-sac.org
3587 Bleckley Street, Mather (AFB) CA (916) 228-3100
10626 Shirra Ave, Mather, (AFB) CA 95655

Provides up to a two year transitional living program for homeless individuals and families with additional training and employment referrals. There are eligibility requirements, waiting list, and a referral process that you must complete through a Social Worker. Intake by referral, usually by an emergency homeless shelter. Operated by Volunteers of America.

Mosaic Christian Church Food Bank
4430 Granite Dr, Rocklin (916)632-8600
Hours: Wed 8:30 am – 12:00 pm / Fri 2:00 pm – 5:00 pm

Next Move Sacramento Email:
info@nextmovesacramento.org www.nextmovesacramento.org
2925 34th St., Sacramento, CA 95817 (916) 454-2120

Provides services to Sacramento County homeless families (with children). Temporary emergency shelter, meals, transportation, health services, clothing. Maximum stay 60 days.

Placer Food Bank
www.placerfoodbank.org
8284 Industrial Ave, Roseville (916) 783-0481 FAX (916) 783-4013

Placer County Food Bank (Second Harvest)
Seventh Day Adventist Church, 12225 Rock Creek, Auburn (916) 783-0482
Hours: third Monday of each month 8:00 am – 10:00 am
OR
24601 Harrison, Foresthill (916) 783-0482
Hours: third Thursday of each month 8:30 am – 10:00 am
OR
McBean Park, 4th & D Streets, Lincoln (916) 783-0482
Hours: First Wednesday of each month 8:30 am – 10:30 am
OR
Rocklin Community Center 5400 5th Street, Rocklin (916) 783-0482
Hours: Thurs. 8:30 am – 10:30 am

Placer County Food Bank
Seniors:
Warehouse 1125 Circuit Ave, Roseville (916) 783-0482
Hours: First Monday of each month 8:00 am – 10:00 am

Non-Seniors
First Methodist Church, 109 Washington, Roseville (916) 783-0482
Hours: First Thursday of each month 8:30 am – 10:30 am

Powerhouse Transition Center (Powerhouse Ministries)
311 Market Street, Folsom (916) 983-0658 FAX (916) 984-9912

Homeless transition center for women and children. Faith-based.

Project MANA Food Bank
(530) 582-4079 or (775) 298-0008
Truckee - Tues 3:00 pm / Kings Beach - Wed 3:00 pm

Roseville Home Start Email : info@RosevilleHomeStart.org
www.rosevillehomestart.org
Transitional Housing Facility: 410 Riverside Ave., Roseville (916) 782-6667
Therapeutic Client Service Office : 426 Riverside Ave., Roseville

Program includes transitional housing for homeless families for up to one year. Father and/or mother with children. Includes drug and alcohol support groups, financial education, family violence, parenting classes, case management and health clinic. Priority given to Placer County residents and there is usually a waiting list. Also offers emergency housing for homeless.

The Salt Mine
www.thesaltmine.org
590 Lincoln Blvd., Lincoln (916) 645-3778

Programs include transitional housing, food bank (Lincoln and Sheridan residents only), bus tickets, transportation to and from job interviews, emergency auto repairs and prescriptions for the elderly. Hot meals, clothing and showers also available.

The Salvation Army
286 Sutter Street, Auburn (530) 889-3990 (Mon, Wed, Fri, seniors only Thur 10:00 am – 2:00 pm)
233 S. Auburn, Ste. 110, Colfax (530) 346-2722 (food service only, Wed 10am-4pm)
320 S. Canyon Way #A, Colfax (530) 346-2722 (Tues, Wed 10:00 am – 3:00 pm)
100 Lincoln Street, Roseville (916) 784-3233 (Mon-Thur 10:00 am – 3:00 pm / Fri 1:00 – 3:00 pm)

Programs include shelter, food, clothing, prescriptions, emergency bus tickets, meal vouchers, showers, residential treatment and transitional housing programs. *Bring ID and Social Security card

Seventh Day Adventist Church
www.aubsda.net
12225 Rock Creek Road, Auburn (530) 823-0345

Homeless people can receive a bag of groceries every week, while other people can only receive food once a month. Spanish speaking services are available. Hot meals on Sat. 8:00 – 9:00 am. Also showers and clothing. Tuesdays 9:00 a.m. – 1:00 p.m.

Sierra First Baptist Church Food Bank
33990 Alta Bonnynook Rd, Alta (530) 389-2168
Hours: Mon, Wed, Thur, Fri 8:30 a.m. – 12:00 p.m.

Sierra Reach Ministries
www.sierrareach.org
18015 Applegate Road, Applegate (530) 878-2705

Hours: Thurs. 9:00 am – 12:00 pm

Food, clothing, and referrals available

St. Vincent DePaul
www.placersvdp.com
503 Guiseppe Court, Roseville (916) 781-3303
Hours: Mon. – Fri. 9:00 am – 4:00 pm Food Bank: Mon–Fri 9:00 a.m. - 11:00 am
Hot meals: Served at the dining room (105 Bonita, Roseville) Tues – Thurs 12:00 pm -1:30 pm / Sat & Sun 2:30 pm – 4:00 pm
Clothing and other services also available. Shelter program for families. 14 units, single families with children, food locker, clothing vouchers, medical clinic. Priority waiting list, call on Mondays. No cost to enter the program.

Stand Up Placer (Formerly Peace for Families)
www.standupplacer.org
11985 Heritage Oaks Place, Suite 200, Auburn, CA 95603 (530) 885-0443
775 Sunrise Ave Suite 160, Roseville, CA 95661 (916) 773-7273
24-Hour Crisis Line for emergency housing and assistance (800) 575-5352

A private, non-profit community-based organization that provides services to victims of domestic violence and sexual assault in Placer County. Services include: emergency housing, 12-24 month supportive housing, crisis intervention, social and legal services, support groups and counseling.

Union Gospel Mission
www.ugmsac.com
400 Bannon Street, Sacramento (916) 447-3268

Homeless resources including women's clothes closet, food bank. Other services include a drug and alcohol treatment program, vocational training and employment assistance.

Volunteers of America – Northern California & Northern Nevada
www.voa.org
1900 Point West Way #270, Sacramento, CA 95815 (916) 442-3691

A variety of services available including: substance abuse treatment, youth services, transitional housing for former foster youth, senior services, veterans services and housing assistance.

Welcome Center
www.placer.ca.gov/departments/hhs/adult/welcome-center
11522 B Avenue, Auburn (530) 889-7200
Hours of Operation: Monday - Thursday 10 am - 4 pm Fun Fridays - 10 am – 2 pm
"Getting Started" Housing Assistance Program every Tuesday 10:00 am – 12:30 p.m.

The Welcome Center is a fun place where anyone can drop-in to enjoy a safe, warm, friendly atmosphere. A consumer run program that is structured by the needs/wants of the community. The programs available are created by the participants for people to enjoy and learn. Programs include community resource referrals for homeless persons, free activity and support groups. Free food is offered on occasion.

What Would Jesus Do Ministry

www.wwjdinc.org **(916) 786-9953**

Auburn: Tuesdays at 7th Day Adventist Church 8:30 – 9:45 am / Thursdays at 1st St and Bell Rd, DeWittt Center 8:00 – 9:30 am

Colfax: Tuesdays at Methodist Church, 59 Church St, 8:00 – 9:30 am

Foresthill: Fridays in midtown 7:30 – 8:30 am

Roseville: Monday – Friday 8:00 – 9:00 am at Abundant Life Fellowship, 706 Atlantic St. / Sundays at Saugstad Park 8:30 – 9:00 am

WWJD is a mobile van service that provides meals at various locations in Placer County to homeless persons. Once individuals make contact with WWJD personnel, they can request blankets, tarps, sleeping bags, toiletries, laundry soap and other sundries. They have volunteer doctors and nurses to attend to immediate medical needs and provide assistance obtaining authorized medical services. Social work volunteers help with referrals to other homeless services, SSI assistance, transportation to medical appointments and court appearances, Employment Development Department, veterans agencies, disability services and burial arrangements.

Women's Empowerment
www.womens-empowerment.org
1590 North A Street, Sacramento, CA 95811 (916) 669-2307

A non-profit organization that works with homeless women to help them build the skills they need to go back to work and maintain stable housing. 8 week free program. Daycare and transportation assistance provided. Women receive health education, nutrition, smoking cessation, and relapse prevention. Access to healthcare including eye exams, dental visits, access to care from a private physician, child development assessments, yoga, fitness, and more.

SUBSTANCE ABUSE TREATMENT

Aegis Medical Systems, Inc. Email: roseville@aegismed.com
www.aegismed.com
1133 Coloma Way, Suite C, Roseville, CA (916) 774-6647

Methadone maintenance and detox dependency clinic. Individual and group counseling, anger management, relapse prevention, peer support and perinatal services.

Acres of Hope
www.acresofhopeonline.org
P.O. Box 238, Auburn, CA 95604 (530) 878-8030

A spiritually based renewal center that serves homeless women and children by providing them with a home and an environment of structured programming.

Alpha Oaks Email: alphaoaks@sbcglobal.net
www.recoverywomen.com
8400 Fair Oaks Blvd. Carmichael, CA (916) 944-3920

2 residential treatment facilities and 1 sober living home for women.

Bi Valley Medical Clinic
www.bivalley.com
6127 Fair Oaks Blvd. Sacramento (916) 974-8090
310 Harris Ave. Sacramento (916) 649-6793

Methadone program, outpatient detox.

Buddy's House Email: buddyshouse@comcast.net
www.buddyshouse.org
1770 Magnolia Drive, Yuba City (530)674-1049 Cell (530) 933-4156 FAX (530) 674-5572

Clean and sober adult transitional living.

Center Point
www.cpinc.org
11228 Fair Oaks Blvd., Fair Oaks (916) 962-2800 FAX (916) 962-2824

Outpatient substance abuse treatment and residential for men. Social rehabilitation and training services for high risk families, men, women, and women with children, veterans, and ex-offenders. Address issues of homelessness, unemployment, substance abuse disorders, mental illness and medical problems. Outpatient suboxone and methadone detox and maintenance program.

Chapa De Indian Health Program
www.chapa-de.org
11670 Atwood Road, Auburn (530) 887-2840 FAX (530) 887-2819

Outpatient substance abuse program including behavioral health, co-occurring, support services, counseling, prevention programs, information and referrals, perinatal services, sliding fee schedule. Free for Native Americans.

Chico Rescue Mission
www.chicorescuemission.org
2612 Esplanade, Chico, CA 95973 (530) 343-1935

12-month faith based residential treatment program for men.

Clean & Sober Detox
www.cleanandsoberdetox.org
Sacramento (916) 965-3386

Residential detox for adults; clients may stay up to 14 days.

Clean & Sober Recovery Services
www.candsrecovery.com
5820 Chestnut Ave, Orangevale, CA (916) 990-0190

Complete detox program, residential treatment and transitional housing for men and women (adults).

Clean & Sober Transitional Living
www.cleanandsobersacramento.com
8934 Madison Ave, Fair Oaks, CA (916) 961-2691 (916) 990-0190

Transitional housing, detox, intervention and recovery services.

C.O.R.E. Medical Clinic
www.coremedicalclinic.com
2100 Capital Ave, Sacramento (916) 442-4985 FAX (916) 442-1029

Outpatient suboxone and methadone detox and maintenance program. Opiate addiction treatment and counseling.

CORR- Community Recovery Resources
www.corr.us
180 Sierra College Dr, Grass Valley (residential, transitional, outpatient)
(530) 273-9541 FAX (530) 273-7740
12525 Shale Ridge Rd, Auburn (residential) (530) 885-1961 FAX (530) 885-0713
12183 Locksley Ln, Auburn (DUI, outpatient, Mothers in Recovery)
1530 Third St #212, Lincoln (916) 434-8927
730 Sunrise Ave #200, Roseville (916) 782-3737
8491 North Lake Blvd., Kings Beach (Tahoe) (530) 889-8701

Residential and outpatient substance abuse treatment, transitional housing, detox, mental health and recovery services, family services, intervention services, adolescent programs, DUI and PC1000 programs. Medi-Cal and private insurance accepted, sliding fee scale.

D & A Detox
www.dandadetox.net

2721 Barbera Way, Rancho Cordova, CA (916) 364- 7660(888) 595-9709

Non-profit organization licensed by the CA Dept of Alcohol and Drug Programs. 5-10 day residential detox, 28, 60 and 90 day men's residential treatment, outpatient, clean and sober living homes and counseling available. Self-help meetings on site and community service activities.

Delancey Street
www.delanceystreetfoundation.org
600 Embarcadero Street, San Francisco, CA (415) 512-5104 FAX (415) 512-5141

Long-term, free residential treatment program with vocational training. Must be in good health, no sex offenders, "dual-diagnosis" or psychiatric medications.

Drug Abuse Hotline
www.samhsa.gov\treatment
(800) 662-HELP (4357)

The Eternity Challenge
www.TheEternityChallenge.com
4200 Rocklin Rd #1, Rocklin CA 95677 (916) 624-4428

Christian-based, non-profit organization offers programs and services including: housing, re-entry, employment assistance, addiction recovery, life skills, homeless assistance, veterans assistance, children's services and more.

Gateway Foundation
www.gatewayforwomen.org
4049 Miller Way, Sacramento, CA (916) 451-9312 FAX (916) 451-4018

Women only. Residential treatment, counseling, family program, transitional living, support groups, information and referrals.

Good News Rescue Mission
www.gnrm.org
2842 S. Market Street, Redding, CA (530) 242-5920 FAX (530) 541-8745

Men's New Life Recovery Program: 12-18 month Christian-based residential treatment. Program includes bible study, relapse prevention, anger management, vocational training. Contact (530) 244-6800.
Women's and Children's Ministries / House of Hope: 12-24 month Christian-based residential treatment. Program includes bible study, relapse prevention, transitional, post-graduate programs and assistance. Contact (530) 241-3608.
In-Step Dual Diagnosis Program (Mental Illness + Substance Abuse): Co-case management with Shasta Co. Mental Health. Substance abuse treatment. Contact (530) 241-5754.

Harbor Light Center Recovery Home (Salvation Army)
www.tsagoldenstate.org/goldenstate/harbor_light
1275 Harrison St. San Francisco, CA (415) 503-3006

Comprehensive chemical dependency treatment for men, women and families. Detox and 6-12 month residential treatment program. Free.

Hope House / Serenity House
www.corr.us
303 Bennett Street, Grass Valley (530) 271-1140 FAX (530) 273-7036

Intensive 90 day mens' and womens' residential treatment programs operated by CORR. Participants in the program may have up to 2 of their young children with them. Multiple funding sources available based on qualifications.

Hope, Help and Healing Email: office@hhhine.com
www.irecover.org

11960 Heritage Oak Place #20, Auburn (530) 885-4249

State licensed and certified drug and alcohol residential treatment facility and sober living environment for men and women. Also has men's and women's transitional living homes. Services include four homes in Auburn with 30 beds for men and women that are homeless, recovering from substance abuse or recently released from jail or prison. Outpatient services also available (anger management, domestic violence, etc.)

House of Metamorphosis
www.houseofmetamorphosis.org
2970 Market Street, San Diego, CA 92102 (619) 236-9492

Free residential treatment program. Non-profit organization.

Jericho Project
www.jericho-project.org
470 Valley Drive, Brisbane, Ca. 94005 (415) 656-1700 FAX (415) 467-9011

State-licensed 12 month residential treatment program for men.

Kaiser Permanente – Alcohol and Drug Programs
www.kp.org
2829 Watt Ave. #150, Sacramento, CA (916) 482-1132 FAX (916) 979-3501
8247 E. Bruceville Rd, Sacramento (916) 525-6790
2155 Iron Point Rd, Folsom (916) 817-5646

For Kaiser members only. Residential treatment, outpatient counseling, detox, support groups, information and referrals. Services for adults and adolescents.

K.I.S.S. House (Keep it Simple Sister)
9370 Eckerman Rd. Roseville (916) 532-1757 FAX (916) 791-0699
Contact: Barbara Weaver

Women and children only. 4 houses located in Placer County. Services include parenting classes, 12 step programs. Cost is $450 per month per adult, $100 per child. No food is provided.

Madison House
www.clean-and-sober-living.com
8938 Madison Ave, Fair Oaks, CA (916) 961-2691

Long-term clean and sober living environment, detox and residential treatment. 12 step program and many other resources. 13 homes in the Sacramento area.

Mercy Multiplied
www.mercymultiplied.com/about-our-residential-program Corporate Office: P.O. Box 111060, Nashville, TN 37222
(615) 831-6987 Admissions FAX (615) 831-9953

One location in Lincoln, CA; other locations in Tennessee, Louisiana and Missouri. A free Christian-based, 6 month residential treatment program for young women to age 28. Voluntary basis only, residents can have no pending legal matters and must be in good health.

Mexican-American Alcoholism Program (MAAP)
www.maap.org
4241 Florin Rd #65, Sacramento, CA (916) 394-2323
3612 Madison Ave #29, North Highlands, CA (916) 338-6835
2515 48th Ave. Sacramento (Mi Casa Recovery Home)

DUI programs, Hispanic AIDS/HIV education, prevention project, out-patient youth program, bilingual staff. *Mi Casa is a social model 30, 60 or 90 day residential substance abuse treatment facility for both men and women. 12 week aftercare offered and encouraged.

National Council on Alcohol and Drug Dependence (NCADD) (Options for Recovery)
www.ncaddsac.org
2143 Hurley #101, Sacramento (916) 922-5121

Outpatient treatment for adults and adolescents, residential treatment for pregnant or parenting mothers, support groups, drug diversion programs, information and referrals, Sliding fee scale.

Nevada County Behavioral Health
www.mynevadacounty.com
500 Crown Point Circle #120, Grass Valley (530) 265-1437 FAX (530) 271-0257

Outpatient substance abuse counseling, Drug Court, perinatal services, dual-diagnoses group, screening and assessment.

New Dawn
http://www.newdawntreatmentcenters.com/
Sacramento (866) 969-4300

Treatment for substance abuse and eating disorders for teens and adults. Outpatient, residential and detox.

New Directions Counseling Association
www.newdirectionsca.com
7996 Old Winding Way #300, Fair Oaks, CA (916) 966-4523 FAX (916) 966-4599
3294 Royal Dr., Suite 204-C, Cameron Park (916) 966-4523

Outpatient treatment includes drug court, perinatal and co-occurring. Programs for adolescents, teens, young adults and adults and families with substance abuse issues.

New Leaf Counseling
Main office: 1254 High Street, Auburn (530) 889-9195 FAX (530) 889-9197
Residential treatment: 11835 Lorenson Rd. Auburn (530) 823-9827

Women with or without children. 1 year maximum program, limit of 2 children (flexible). Services include transitional housing, residential and out-patient substance abuse treatment programs. 2 residential houses in the Auburn area. Medi-Cal accepted

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Oak House
6060 Sunrise Vista Rd. Citrus Heights, CA (916) 721-9699 toll-free (866) 301-9699

Outpatient and aftercare services. Licensed and certified residential drug and alcohol treatment program for men. Detox and intensive outpatient for men, women and adolescents. Transitional living and intervention specialists.

Pacific Educational Services -PES-ebs,Inc.
www.pesprograms.com
Corporate Office: 11837 Kemper Road Ste. 2, Auburn (800) 346-5891 (530) 888-1010
Satellite Office: 901 H St., Suite #103, Sacramento (916) 447-1010

Outpatient counseling services available in Roseville and Auburn. Moral Reconation Therapy (MRT) Program, relapse prevention, substance abuse treatment, DUI programs. Services are provided in individual and group counseling.

Pathways
www.yspathways.net
430 Teagarden Ave. Yuba City, CA
2 9th Street, Marysville
Main Office: (530) 674-4530 Treatment: (530) 742-6670 DUI: (530) 674-4530
Prevention: (530) 674-4530 FAX: (530) 674-4544

DUI program, youth program, support groups, information and referrals, residential treatment for men and women, day treatment, evening and outpatient programs.

Placer County Substance Use Services
11522 B Ave, Auburn, CA (in the Welcome Center) (530) 889-7240

Adult outpatient treatment for the indigent and uninsured, information and referrals. Provides services to all eligible Placer County residents including those in Drug Court or Prop 36.

Placer Mothers in Recovery Email: grassvalley@corr.us
www.corr.us
(First 5 Placer Children and Families Commission)
12183 Locksley Ln, Auburn, CA (530) 889-8701 FAX (530) 889-8794

Services include family recovery plans, individual sessions, group counseling sessions, child care, parenting and life skills, anger management, money management, literacy classes. Assist in addressing issues in depression and anxiety, parenting, abuse, drug/alcohol relapse, etc. Fees are based on a sliding scale.

Powerhouse Transition Center
www.phmfolsom.org/programs/powerhouse-transformation-center/
311 Market St, Folsom, CA (916) 983-0658

Program is up to 2 years, free of charge, women only, children allowed. Residential treatment program includes substance abuse treatment, parenting classes, life skills, financial skills and education.

Progress House
www.progresshouseinc.org
Corporate Office: 2844 Coloma Street (PO Box 1666), Placerville, CA 95667 (530) 626-9240

Twelve residential treatment facilities located throughout the region. Facilities for men and women with or without children. Outpatient treatment and transitional living houses in El Dorado County. Medi-Cal accepted.

Recovery Happens Email: info@recoveryhappens.com
www.recoveryhappens.com
7996 Old Winding Way #210, Fair Oaks, CA (916) 276-0626 FAX (916) 241-9836
204 F Street #E, Davis, CA
3017 Douglas Blvd, 3rd Floor, Roseville CA

Locations in Fair Oaks, Davis and Roseville. Weekly individual, group or family counseling. Outpatient treatment with mental health component for adults and adolescents.

Recovery Now
www.recoverynow.net
433A 5th Street, Roseville (916) 868-2207

Clean and sober living for men/women who are committed to working a program. Several houses in Roseville.

Redwood Gospel Mission
www.srmission.org
101 6th Street, Santa Rosa, CA 95401 (707) 542-4817

10-18 month faith-based residential treatment program. Program includes a 12-step program, relapse prevention, anger management, living skills, counseling and bible study. Men and women.

Sacramento Recovery House Email: sacrec@pacbell.net
www.sacramentorecoveryhouse.org

1914 22nd Street, Sacramento (916) 455-6258 FAX (916) 455-5667

Residential treatment program and transitional housing for men. Sliding fee scale for Sacramento County residents.

Sacramento County Alcohol and Drug Services
3321 Power Inn Rd. Ste. 120, Sacramento, CA (916) 874-9754

Resource agency for substance abuse services in Sacramento County.

The Salvation Army
Adult Rehabilitation Center
1615 D Street, Sacramento, CA (916) 441-5267 FAX (916) 441-1758

Free faith-based 6-month residential drug treatment program, 85 beds. Other locations throughout the area.

Screening Clinic (Placer County HHS ASOC)
(530) 889-7240

Free screening clinic for all Placer County residents to screen for substance abuse issues and make recommendations regarding resources, services and treatment options. First come, first served basis.

Monday: 10 – 11 am at 101 Cirby Hills Dr. Roseville
Tuesday: 1 – 2 pm at 11522 B Ave Auburn (Welcome Center)
Wednesday: 1 -2 pm at 10810 Justice Center Drive, Roseville (PREP Center)
Thursday: 4 – 5 pm at 101 Cirby Hills Dr. Roseville
Friday: 10 -11 am at 11522 B Ave Auburn, CA (Welcome Center)

Serenity House
1196 Arcade Blvd. Sacramento (916) 927-7728

Clean and sober living environment for women including substance abuse treatment.

Sierra Mental Wellness
www.sierramentalwellness.org
333 Sunrise Ave #701, Roseville (916) 783-5207
560 Wall Street #D, Auburn (530) 885-0441
2690 Lake Forest Road #B, Tahoe City, CA (530) 581-4054

A variety of classes and programs offered including: mental health counseling, individual/family therapy, support groups, 52 week domestic violence, parenting classes, DUI program, outpatient drug treatment. Sliding fee scale.

Sierra Native Alliance
www.sierranativealliance.org
610 Auburn Ravine Road, Suite G, Auburn (530) 888-8767 FAX (530) 888-8757

A variety of services, including: outpatient treatment, parenting classes, family services, cultural education and youth programs, with a Native American perspective.

Strategies for Change
www.strategies4change.org
4441Auburn Blvd Suite E, Sacramento (916) 473-5764 FAX (916) 473-5766
4343 Williamsborough Dr., Sacramento (916) 395-3552 FAX (916) 395-3683

Substance abuse counseling, domestic violence, anger management, co-occurring, parenting classes, runaway substance-abusing teens, mental health screening, services for HIV positive individuals and their families. Medi-Cal and private insurance accepted, sliding fee scale.

Teen Challenge
www.teenchallengeusa.com

Administrative Office: 10017 Folsom Blvd. #100, Sacramento (916) 362-2800 FAX (916) 362-3700
Twin Rivers Center – Crisis Center for Women: 560 Cooper Ave, Yuba City CA (530) 751-9511
Sacramento Crisis Center for Men: 1613 18th Street, Sacramento (916) 443-3049
Alpha-Henson Women's Center: 300 Stardust Lane, Lincoln CA (916) 645-3807
Email: svtc@teenchallenge.ws or ahwc@teenchallenge.ws

Free faith-based residential treatment programs for men and women. Long-term, free-of-charge.

Union Gospel Mission
www.ugmsac.com
400 Bannon Street, Sacramento (916) 447-3268

Homeless resources including women's clothes closet, food bank. Other services include a drug and alcohol treatment program, vocational training and employment assistance.

Vitality Lake Tahoe
www.vitalityunlimited.org
1137 Emerald Bay Rd, South Lake Tahoe, CA (775) 738-8004
Outpatient: (530) 541-5190 Residential: (530) 541-5440

Residential treatment, outpatient, detox, transitional housing, support groups, co-occurring, DUI and PC 1000 programs. Medi-Cal and private insurance accepted. Sliding fee scale.

Volunteers of America – Northern California & Northern Nevada
www.voa-ncnn.org
1900 Point West Way #270, Sacramento, CA 95815 (916) 228-3153 or (916) 448-1236

A variety of services available including: substance abuse treatment, youth services, transitional housing for former foster youth, senior services, veterans services and housing assistance.

Well Space Health (Formerly The Effort)
www.wellspacehealth.org
Roseville, Folsom, Sacramento (916) 737-5555

Substance abuse treatment and counseling, mental health services, and AIDS education and prevention. Co-ed. Medi-Cal and Medicare accepted.

SUPPORT PROGRAMS

AA – Alcoholics Anonymous www.aasacramento.org
www.acypaa.org
Central Office: 9960 Business Park Dr. #110, Sacramento, CA (916) 454-1771
24 hour hotline – (916)454-1100
Roseville – (916) 624-6807 Auburn – (530) 888-3607
Tahoe – (530) 546-1126 or (530) 541-1243 Grass Valley / Nevada City – (530) 272-6287

Support groups for anyone concerned about their alcohol use, 12-step program.

Al-Anon / Alateen
www.al-anon.org
Sacramento: (916) 454-1100 Roseville: (916) 624-6807
Tahoe area: (530) 546-1126 or (530) 541-1243 Info Center: (916) 334-2970

Support groups for people concerned about another's drug or alcohol use. 24/7 phone coverage.

Celebrate Recovery at Bayside Church
www.baysideonline.com

8191 Sierra College Blvd, Roseville, CA Building B, Room B-121

Faith-based, open to all. Every Friday night year 'round. Dinner 6:00 – 7:00 p.m. for $5.00. Large group session 7:00 – 8:00 p.m. Small groups 8:00 – 9:00 p.m. Conversation, coffee and deserts 9:00 – 10:00 p.m. for $1.00.
Men's and women's groups in a variety of topics.

CODA
www.codependents.org
Toll free (888) 444-2359 Spanish: (888) 444-2379

Co-dependency, anonymous.

NA – Narcotics Anonymous
www.na.org or www.sfana.org
(800) 600-4673 or (800) 477-6291 or (916) 732-2299 or (530) 546-1116 Help line (530) 645-1635

Support groups throughout the area for anyone concerned about their drug use. Information and referrals.

Rational Recovery
www.rationalrecovery.org
P.O. Box 800, Lotus, CA 95651 (530) 621-4374 or (530) 621-2667

Planned abstinence from substance abuse, using addictive voice recognition technique. Non 12 Step program, online program.

Road 2 Recovery
www.facebook.com/pages/Road-to-Recovery/271719042919157
Parkside Church - 3885 Richardson Dr. Auburn (across from Regional Park, by Chana H.S.)

Christian-based twelve step program. Dinner included, child care available. Every Friday at 6:30 p.m.

White Bison / Warrior Down
www.sierranativealliance.org
3885 Richardson Drive, Auburn (530) 363-8526

Native American recovery groups at Sierra Native Alliance. Tuesdays and Thursdays 6:00 – 7:30 p.m.

PUBLIC ASSISTANCE

Auburn at DeWitt Center
11542 B Avenue, Auburn CA (530) 889-7610
Hours: Mon. – Fri. 8 am – 11 am, 1 pm – 3 pm
Rocklin
1000 Sunset Blvd. #220, Rocklin, CA (916) 784-6000
Hours: Mon. – Fri. 8 am – 11 am, 1 pm – 3 pm
North Lake Tahoe at Carnelian Bay
5225 North Lake Blvd. Carnelian Bay, CA 96140 (530) 546-1900
Hours: Mon. – Fri. 8 am – 11 am, 1 pm – 3 pm

Programs include food stamps, Medi-Cal health insurance, Medical Care Services Program (MCSP), CalWORKS/TANF, Housing Choice Voucher Program and General Relief / Assistance. To apply, applicant must bring the following:

- Photo ID
- Social Security / Alien Status / Temporary Residency Card
- Verification of Placer County residency (rent/lease agreement in applicants name, note from landlord or roommate, or utility bill in applicants name)

- Verification of income (pay stub, benefits, tax return or log of cash receipts or other miscellaneous income)
- Verification of Assets
- Applicant may also be asked for proof of free services attained (housing, utilities, food, etc), vehicle registration, life or health insurance policies, medical application documents, or other documents determined necessary by the eligibility worker.

Placer County Health and Human Services
www.placer.ca.gov/departments/hhs.aspx
3091 County Center Dr. #290, Auburn (530) 886-1870 FAX (530)745-3135
5225 North Lake Blvd., Carnelian Bay, CA (Tahoe)(530) 546-1900 FAX (530) 546-1912
Medical clinics: 11583 C Ave, Auburn (530) 889-7215
8665 Salmon Ave, Kings Beach (530) 546-1970

Social Security Office
11855 Edgewood Road, Auburn (866) 931-6087 National toll-free (800) 772-1213
Hours: Monday – Friday 9:30 a.m. – 4:30 p.m. Closed on federal holidays.

YOUTH AND FAMILY SERVICES

Above All Adventures www.facebook.com/abovealladventures/?fref=ts
www.abovealladventures.org
Mike Pugh (530)852-2128 or Rhonda Olsen (707)529-2361 Email: abovealladventures@gmail.com

Non-profit organization that provides an Experiential Seminar and Outdoor Adventure program for teens based in and around Auburn, California. Provides teens with opportunities to challenge themselves and learn life skills, and to build team and leadership skills.

Auburn Hip Hop Congress www.facebook.com/HHC530/
www.auburnhiphopcongress.strikingly.com
808 Lincoln Way, Auburn, CA 95603 (530) 368-4455

Non-profit organization for teens and young adults that offers positive events, concerts, and open mics, arts and music workshops, youth ambassador programs, leadership trainings, community service opportunities.

Boys & Girls Club
www.bgcplacercounty.org
679 Lincoln Way, Auburn CA 95603 (530) 889-2273

Non-profit organization for ages 13-18. Homework assistance, sports, arts, dance, nutrition, games, safety/prevention programs, computers, career programs and more.

California Conservation Corps
www.ccc.ca.gov
(800) 952-JOBS (5627)

Non-profit organization for young men and women ages 18-25. Cannot be on probation or parole. Participants work outdoors to protect and restore California' natural environment, and respond to disasters. Classes in career planning, specialized training courses and more.

California Friday Night Live Partnership
www.fridaynightlive.org
Placer County Regional Liason – Kara Sutter (530) 889-7179

Encourages youth-adult partnerships and facilitate positive drug-free events for teens. Local chapters throughout the state.

California Youth Crisis Line (CA Coalition for Youth)
www.youthcrisisline.org
24 hour hotline (800) 843-5200

Crisis counseling, information and referrals, connection to services, confidential. For youth and families. Multiple languages.

Child Advocates of Placer County
www.casaplacer.org
3715 Atherton Rd #1, Rocklin CA 95765 (530)887-1006

Non-profit organization that provides foster children with Court Appointed Special Advocates (CASAs), at-risk youth with dedicated A2Y (Adult-to-Youth) mentors, and at-risk parents with family mentors.

Crisis Resolution Center
www.kfh.org/services/crc.cfm
Loomis, CA 24-hour toll-free (866) 251-7584

Free and confidential services for teens and their families in crisis. 6-bed co-ed short-term group home facility for ages 12-17, provides counseling and reunification services, conflict resolution, referrals and more. The minor cannot currently be on formal probation, in foster care, or suicidal.

iFoster
www.ifoster.org
(855) 936-7837

Hundreds of free or greatly discounted products and services available through iFoster's corporate, government, and non-profit partners to help with school, youth employment, recreational activities, parenting child care, health, household expenses, food, clothing, and other personal needs. To qualify, must be one of the following: transition-age foster, kinship or probation youth (16-24); foster family; kinship family or relative caregiver; legal guardian; adoptive family; or an agency serving of these.

K.E.Y.S.
1000 Sunset Blvd. #140, Rocklin CA 95677 (916) 784-6437 (contact Michelle Graf)

Collaborative program with the Placer County Office of Education, Department of Rehabilitation and PRIDE Industries that provides pre-vocational training and job placement to youth ages 16-19, who are or have been in out-of-home placement, reside in or attend school in Placer County, and have a disability.

Kids First
www.kidsfirstnow.org
124 Main Street, Roseville (916) 774-6802
11960 Heritage Oaks Place, #3 Auburn (530) 887-3536

Parenting classes, family counseling, healing therapy for child victims of abuse and neglect. Enrollment of children in low/no-cost health insurance. After school activities for kids. Parent education, training and coaching. Sliding fee scale.

KidZKount
www.kidzkount.com
Main Office – 1166 High St, Auburn, CA (530) 885-KIDS (5437) Toll free (800) 655-0432
Application line – (530) 886-4122

Free programs for infants and toddlers, preschool, Prenatal – age 5, Head Start, supportive home visiting program. Sites throughout Placer and Nevada Counties. Non-profit agency funded by the Department of Health and Human Services.

K.I.N.D. – Kids in Need Of Diversion Program / Golden Sierra Life Skills

www.goldenlifeskills.org
3240 Professional Dr. #A, Auburn CA 95603 (530) 887-9245 FAX (530) 887-1379

Non-Profit organization that provides an education-based intervention and diversion program for youth 11-17 years old. Topics include: anger management, bullying, gangs, communication, conflict resolution, drugs/alcohol, smoking, cheating, fighting, theft, truancy, stress, and more. Other programs include: Co-Parenting and Men, Infants, and Children (MIC)

Latino Leadership Council
www.latinoleadershipcouncil.org
2945 Bell Road, Auburn #274 (530) 333-9230

Non-profit organization. Provides a wide variety of services, including: substance abuse prevention, gang prevention, teen pregnancy prevention, Parent Project, youth activities and health services, to Spanish-speaking populations.

Placer Sheriff's Activities League
Rock Creek Elementary School
3050 Bell Road, Auburn
Mondays: 2:00 – 4:30 p.m. Wednesdays: 3:00 – 5:30 p.m. Fridays: 3:00 – 5:30 p.m.

Non-profit organization for at-risk youth, ages 11-17. Activities include a variety of sports and tutoring. Free of charge.

Sierra Native Alliance
www.sierranativealliance.org
610 Auburn Ravine Road, Suite G, Auburn (530) 888-8767 FAX (530) 888-8757

A variety of services, including: outpatient treatment, parenting classes, family services, cultural education and youth programs, with a Native American perspective.

Stand Up Placer (Formerly Peace for Families)
www.standupplacer.org
11985 Heritage Oaks Place, Suite 200, Auburn, CA 95603 (530) 885-0443
775 Sunrise Ave Suite 160, Roseville, CA 95661 (916) 773-7273
24-Hour Crisis Line for emergency housing and assistance (800) 575-5352

A private, non-profit community-based organization that provides services to victims of domestic violence and sexual assault in Placer County. Services include: emergency housing, 12-24 month supportive housing, crisis intervention, social and legal services, support groups and counseling.

Teens Matter
www.teens-matter.com
991 Lincoln Way, Auburn (530) 889-2300

Life skills and challenges program for teens and young adults ages 12-20. Scholarships available.

Unity Care
www.unitycare.org
11716 Enterprise Drive, Auburn (530) 886-5473

Community-based, non-profit, multi-service youth and family development agency. Educational and social programs for at-risk youth and their families. Offers the TIP program (Transition to Independence Process) for ages 14-24 who are experiencing emotional, behavioral, or other challenges.

W.A.T.A.H. – We Are Teens Always Helping
Email: **watah@placer.ca.gov**
655 Menlo Drive, Rocklin, CA 95765 (530) 886-2868 FAX: (530) 889-6735

The WATAH group is made up of adolescent boys and girls, ages 12-16, who meet on Tuesdays and Thursdays from 4:00 – 5:30 p.m. Intervention for at-risk or out-of-control teens and their families with group meetings and family team meetings, addressing issues such as: personal feelings, peer pressure, decision making, and goal setting. There are also fun activities included. Free of charge.

Western Sierra Youth Build
www.wsyouthbuild.com
12338 McCourtney Road, Grass Valley CA 95949 (530) 272-2643 ext. 203

A public charter school that provides academic and vocational training for youth, ages 18-25, who are in need of a high school diploma. Students also participate in life skills, career development classes, leadership development and community service activites.

Whole Person Learning
11816 Kemper Road, Auburn CA 95603 (530) 823-6903 or (530) 823-2499 FAX (530) 823-6190

A variety of programs that help foster youth transitioning to adulthood. Offers career counseling, college preparation, housing assistance (HOPE and THP-Plus) and other classes.

YES (Youth Empowerment Support)
www.youthempowermentsupport.com 11716 Enterprise Dr, Auburn CA 95603 (530) 886-2867

Provides opportunities and trainings for community and system transformation as well as direct support, groups, and leadership opportunities for young people at risk of, in, or emancipating out of system services.

MENTAL HEALTH AND COUNSELING SERVICES

Adult Mental Health Services Intake Line
1-888-886-5401

A no-cost method to request mental health services.

Affordable Counseling and Educational Services
www.affordablecounseling.net
3101 Sunset Blvd. #6-C, Rocklin(916) 630-9188 FAX (916) 251-7523

Parenting, co-parenting, anger management, 52 week domestic violence, supervised visits, women's healing groups, individual/couples/family counseling. Services for men and women, English and Spanish and are located throughout Placer and Sacramento Counties. Fees are on a sliding scale.

Alternatives to Violence Project
www.avpcalifornia.org
P.O. Box 3294, Santa Barbara, CA 93130-3294 (800) 905-6765

A multicultural 501(c)3 organization offering experiential workshops that empower individuals to lead peaceful lives through affirmation, respect for all, community building, cooperation, and trust. AVP builds on a spiritual base of respect and caring for self and others, working both in prisons and with groups in the community. Workshops are open to anyone who wishes to attend. The only requirement is that the participant attends voluntarily. Fees are reasonable, with a sliding scale ranging from $25 to $125; your choice. Scholarships are available. No one is turned away for lack of funds.

BHC Heritage Oaks
www.heritageoakshospital.com
4250 Auburn Blvd. Sacramento (916) 489-3336 FAX (916) 972-0444

Full-service mental health facility for adults and adolescents. Inpatient as well as intensive out-patient program for co-occurring clients.

C.A.L.M Email
Jerry Watkins: Olbreazy@gmail.com
152 Maple St #C, Auburn, CA (530) 888-7958
www.keslerbrockhoff.com

Anger management, state-certified and court approved 52 week domestic violence program. Bilingual (English/Spanish) Sliding scale fees.

Insights Counseling Services (formerly New Mourning)
www.insightscounselingservices.org
263 Nevada Station, Auburn (530) 887-1300
8207 Sierra College Blvd. #510, Roseville
565 Brunswick, #10, Grass Valley

Counseling and grief recovery for adults, children and families.

Lighthouse Counseling & Family Resource Center
www.lighthousefrc.com
427 A Street #400, Lincoln, CA (916) 645-3300

Non-profit organization. No-cost counseling, support, family resources, mental health services and classes. English and Spanish speaking. Classes include: ESL, literacy, parenting, relationship workshops, WIC. Support groups for: depression/anxiety, Hispanic support group, Women's Empowerment.

Manalive/MAV Center Email –
david@mavcenter.org www.mavcenter.org
Main office: 884 Lincoln Way #31, Auburn (530) 392-0714

Non-profit men's program committed to helping age 16 and older stop violence to themselves, their partners and their community. Court approved 52 week domestic violence (batterers treatment program). Classes in Auburn and Roseville.

Mental Health America of Northern California
www.mhanca.org
1908 O Street, Sacramento (916) 366-4600 FAX (916) 855-5448

MHANCA works with individuals and families with mental health challenges to promote wellness and recovery, prevention and improve access to services and supports. Programs include: family advocacy, LGBTQ Reducing Disparities Project, LGBTQ Youth Collaborative, Peer Partner Program, SAFE (Sacramento Advocacy for Family Empowerment), senior peer counseling, support groups, self-help training, and more.

Nami – National Alliance for the Mentally Ill
www.namipc.org
P.O. Box 7706, Auburn, CA 95604 (916) 554-0554

Assisted living program - the Summit House in Auburn (AMIH@amihousing.org). Monthly "care and share" meetings for family members of loved ones with mental health issues who need information and emotional support. "Family to family" program, free 12 weekly sessions to help family members understand and support their mentally ill relative.

National Domestic Violence Hotline
(800) 799-7233

New Pathways Counseling
5890 Newman Court, Sacramento CA (916) 452-7481

Non-profit organization. Low cost counseling for individuals, couples, families and children. Fees based on ability to pay. Mental health services available. Spanish speaking.

Northern Valley Catholic Social Services
www.nvcss.org
Regional office: 2400 Washington Ave. Redding, CA (530) 241-0552

Provides low-cost or free mental health, housing, vocational and support services to individuals and families in California's Northern Sacramento Valley.

Pacific Counseling and Trauma Services
www.pacifictraumacenter.com
706 Natoma St, Folsom CA 95630 (916) 608-4569

Individual, couples, and family therapy for any type of emotional trauma. Also offers EMDR, Brainspotting, and Somatic Archaeology forms of therapy. There is also a 501(c)3 non-profit sector to offer services to individuals regardless of their ability to pay.

Pacific Educational Services
www.pesprograms.com
Corporate Office: 11837 Kemper Road Ste. 2, Auburn (800) 346-5891 (530) 888-1010
Satellite Office: 901 H St., Suite #103, Sacramento (916) 447-1010

Parenting and co-parenting program, certified 52 week Batterers Treatment Program, 52 week Child Abusers Treatment Program, anger management (non 52-week), diversion, DUI and Theft Education. Services are also available in Spanish.

Placer Counseling Center E-mail: Placercounseling@sbcglobal.net
http://placer-counseling.marriage-family.com
1230 High Street #120, Auburn, CA (530) 887-1637

A non-profit agency, reasonable fees and sliding fee scale, flexible appointments. Educational programs include parenting, sexual abuse education, anger management groups, life skills as well as supervised visitation for families, psychotherapeutic / educational groups and individual and family counseling.

Placer County Adult Systems Of Care
www.placer.ca.gov/Departments/hhs/adult.aspx
11512 B Avenue, Dewitt Center, North Auburn (530) 889-7293
101 Cirby Hills Dr. Roseville, CA

Mental health services, substance abuse treatment, crisis services, adult protective services, in-home support services and more. Another service available is for adult men and women with mental illness who have been homeless for 6 months or more and demonstrate a willingness to engage in mental health services to become self-sufficient. Programs include Placer Housing and Recovery Treatment Success, subsidized housing program (up to 12 months) that serves those at risk of homelessness, employment assistance, housing vouchers, mental health rehabilitation, medications, day treatment, health services and vocational and counseling assistance.

Placer Dispute Resolution Service
www.pdrs.org
P.O. Box 1771, Loomis, CA 95650 (916) 645-9260

Mediation is a way for people to work out their problems and arrive at mutually agreeable resolutions with the help of trained, impartial mediators who facilitate productive, future focused communication between the parties. It is a voluntary, confidential settlement process.

Redefining You Therapy
www.redefiningyoutherapy.com
3105 1st Street, Sacramento, CA 95817 (916) 956-6232

An independent psychotherapy practice. Mental health services. Treat individuals with a wide range of psychiatric disorders and behavioral conditions including: depression, anxiety, chemical dependence, personal growth and life coaching. Primary focus is treating individuals who have experienced unresolved trauma such as sexual abuse, victims of crime, and veterans who have experienced combat trauma and military families.

Sacramento County Behavioral Health Services
www.dhhs.saccounty.net
Primary Care Center: 4600 Broadway, Sacramento 95820 (916) 875-1055
7001-A East Parkway, Suite 400, Sacramento (916) 875-7070

Sierra Mental Wellness Group (formerly SFS)
www.sierramentalwellness.org
333 Sunrise Ave #701, Roseville (916) 783-5207
560 Wall Street #D, Auburn (530) 885-0441
2690 Lake Forest Rd #B, Tahoe City (530) 581-4054

Professional and affordable individual, couple and family counseling, crisis services, child and adolescent programs, substance abuse treatment and prevention, mental health services, certified 52 week Batterers Treatment Program and anger management. Medi-Cal accepted, sliding fee scale.

The Trevor Project
www.thetrevorproject.org
24 hour crisis line (866) 488-7386

The Trevor Project is the leading national organization providing crisis intervention and suicide prevention services to lesbian, gay, bisexual, transgender and questioning youth.

Turning Point (Coloma Center)
www.tpcp.org/coloma-center
120 Ascot Center Suite D, Roseville, CA 95561 (916) 786-3760

Intensive adult mental health services for clients 18 and over. Transitional services for clients 18-25.

United Advocates for Children and Families (UACF)
www.uacf4hope.org
Main Office – 2035 Hurley Way, Sacramento (916) 643-1530

Family and friend coordinators/family advocates for families of loved ones with mental, emotional and behavioral issues; programs and services for parents with children with mental health challenges.

VIP (Violence Intervention and Prevention) – ManAlive
www.vip-manalive.com
P.O. Box 216225, Sacramento, CA 95621 1-877-Don't Yell (366-8935) (916) 484-6738
Classes located at: 3101 Sunset Blvd. #6C, Rocklin

Court-approved 52 week batterers treatment program. Classes in Auburn and Roseville. WomanAlive program also available.

WEAVE (Women Escaping a Violent Environment)
www.weaveinc.org
1900 K Street, Sacramento
7600 Hospital Drive, Sacramento

(916) 920-2952 or Toll-free (866) 920-2952

Crisis intervention services for survivors of domestic violence and sexual assault in Sacramento County. Also provides outreach and services for international and domestic victims of human trafficking. Services for teens and adults. Confidential emergency temporary housing.

Well Space Health (Formerly The Effort)
www.wellspacehealth.org
Roseville, Folsom, Sacramento (916) 737-5555

Substance abuse treatment and counseling, mental health services, and AIDS education and prevention. Co-ed. Medi-Cal and Medicare accepted.

VETERAN'S SERVICES

A Bridge to Life Center at Mission Solano
www.missionsolano.org/how-we-help/bridge-to-life
310 Beck Ave., Farifield (707) 425-3663

Faith-based, non-profit organization. Emergency shelter, housing, food and mental health counseling for veterans and families.

CalVet
www.calvet.ca.gov
2007 19th St, Sacramento (916) 874-6811
1000 Sunset Blvd. #115, Rocklin, CA (916) 780-3296
988 McCourtney Rd, Grass Valley (530) 273-3396

Information on resources and referrals for veterans including: housing, employment, education, healthcare, benefits and services.

Dr. Page Brown
Email: pbrown@oro.net
254 Colfax Ave # B, Grass Valley (530) 274-9509

No cost counseling, psychological services, psychological evaluations and advocacy for combat veterans of any era.

Forgotten Soldier Email: info@ForgottenSoldierProgram.org
www.theforgottensoldierprogram.org
991 Lincoln Way, Auburn, CA (530) 889-2300

Free program offering services such as mentoring, holistic healing, life skills tools, education, various types of therapy and counseling for all who have served in any branch of the U.S. military, regardless of discharge type.

Gold Country Chaplaincy Email: goldcountryadmin@gmail.com
www.goldcountrychaplaincy.org
PO Box 654, Loomis, CA 95650 (916) 259-1001

Christian-based, non-profit organization that provides services such as: grief support, crisis counseling, and spiritual support for first responders, military veterans, and their families.

National Call Center for Homeless Vets (877) 424-3838 24 hours

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Sacramento Veterans Resource Center Email: vvcsac@vetsresource.org www.vetsresource.org
7270 East Southgate Drive, Sacramento CA 95823 (916) 393-8387 FAX (916) 393-8389

A multi-function campus with a small business outreach center, employment assistance, training and counseling, housing for homeless veterans (including women and their children), and a residential drug/alcohol treatment center.

Social Security – Disability for Wounded Warriors
www.socialsecurity.gov/woundedwarriors
(800) 772-1213 TTY for hearing impaired (800) 325-0778

Military service members can receive expedited processing of Social Security disability claims. The benefits available are different than those from the Department of Veterans Affairs and require a different application. For service members who became disabled on or after October 1, 2001, and it doesn't matter where the disability occurred.

The Soldier's Project
www.thesoldiersproject.org
(916) 792-3728 or toll-free (877) 576-5343

Private, non-profit independent group of licensed mental health professionals. Free, confidential mental health treatment for veterans and loved ones who served in Iraq and/or Afghanistan since 2003, regardless of discharge or branch of service.

Veteran's Affairs (VA)
www.placer.ca.gov/departments/veterans www.usa.gov
Information and referrals for VA:2995 First Street, Auburn (530) 889-7968
Outpatient services: 3123 Professional Drive #25, Auburn (530) 889-0872
Sierra Foothills Outpatient Clinic – 11985 Heritage Oak Place, Auburn (530) 889-0872
1000 Sunset Blvd. #115, Rocklin (916) 780-3290
10535 Hospital Way, Mather AFB, Sacramento (916) 366-5366

Vietnam Veterans of America, Sacramento Valley Chapter 500
www.sacvva500.org
7909 Walerga Rd. #112, Antelope (916) 481-6020

Volunteers of America – Northern California & Northern Nevada
www.voa-ncnn.org
1900 Point West Way #270, Sacramento, CA 95815 (916) 228-3153

Housing and temporary financial assistance available for low-income veterans and their families. Other services available include substance abuse treatment, youth and senior services.

OTHERE SERVICES AND PROGRAMS

Alta California Regional Center
www.altaregional.org
Main office: 2241 Harvard Street #100, Sacramento (916) 978-6400

Assists with coordinating services and support for individuals with developmental disabilities, including: mental retardation, cerebral palsy, epilepsy, autism. To qualify for services, the onset of the disability had to occur prior to the age of 18 and be expected to continue indefinitely.

California Victim Compensation Program
www.victimcompensation.ca.gov email info@vcgcb.ca.gov
(800) 777-9229

A program that can help victims pay bills and expenses that result from certain violent crimes. The VCP can help victims of crimes and their families such as domestic violence, child abuse, assault, drunk driving, robbery, homicide and sexual assault. Related expenses can be medical/dental bills, counseling, income loss, funeral expenses, home or vehicle modifications, relocation, crime scene clean-up, etc.

Placer County Victim/Witness Program is operated through the Placer County District Attorney's Office – (916) 543-800 10810 Justice Center Drive, Roseville, CA

Connections Workforce Development (Golden Sierra)
www.goldensierra.com/jobs/
1919 Grass Valley Hwy #100, Auburn (530) 823-4631
115 Ascot Drive #180, Roseville (916) 746-7722

Free services include job search assistance, "How-To" sessions and workshops. Computers and various information available. Must have a current ID card or Driver's License and a social security card.

Department of Rehabilitation (Vocational rehabilitation services)
www.dor.ca.gov/
11641 Blocker Dr. #125, Auburn, CA (530) 823-4040
151 N. Sunrise #601, Roseville, CA (916) 774-4400

Service for individuals who have a mental or physical disability and who have a desire to be gainfully employed. Services include career training and assistance to obtain employment. Free of charge.

The Eternity Challenge
www.TheEternityChallenge.com
4200 Rocklin Rd #1, Rocklin CA 95677 (916) 624-4428

Christian-based, non-profit organization offers programs and services including: housing, re-entry, employment assistance, addiction recovery, life skills, homeless assistance, veterans assistance, children's services and more.

Goodwill Industries
www.goodwill.org
(800) Goodwill

Customized job training, employment placement, and other services for individuals who have disabilities, lack education or job experience, or face employment challenges. Also do other community programs.

Health Express
www.seniorsfirst.org/health-express/
c/o Seniors First 11566 D Ave., Auburn (530) 887-7433 or toll-free (800) 655-7433

A transportation service for western Placer County residents that provides rides to and from medically related appointment for those struggling to find affordable transportation. Donation based. No age or ability restrictions, oxygen and wheelchairs OK. Monday-Friday 8:00 a.m. – 5:00 p.m. Two day notice requested.

Helping Hearts
www.helping-hearts.org/
(916) 368-7200

Non-profit organization. Free assisted and independent living placement, in-home care services, board and care homes, financial and insurance services, power of attorney/trusts, conservatorships, and more for elderly and disabled individuals.

Legal Services of Northern California
https://lsnc.info/
190 Reamer Street, Auburn (530) 823-7560
515 12th Street, Sacramento (916) 551-2150

Provides free legal assistance to individuals and groups who meet income-eligibility requirements. Services range from referrals to representation, depending upon the client's needs. LSNC can provide legal assistance with housing, health rights, income maintenance, and civil rights. LSNC cannot assist with criminal defense, accident, child support, divorce, bankruptcy, personal injury, traffic, estates, or will preparation. Can provide limited assistance for Pro Per litigants in civil cases including family law, landlord/tenant, small claims, guardianship and debt collections.

MHSA TAY Level 1
Contact: Victoria Salas (916) 786-3750 ext. 2117
Email: victoriasalas@tpcp.org

A voluntary program collaboration between Whole Person Learning, Turning Point and Placer County ASOC. Peer support for transitional age youth (ages 18-25) with mental health challenges. Transition support areas include: education, employment, housing, transportation, health and safety, financial management, connections to community resources, etc.

Mothers Against Drunk Driving (MADD)
www.madd.org/ca
4629 Whitney Ave., Sacramento, CA (916) 481-6233

Victim support groups, advocacy program to reduce drunk driving. Victim Impact Panel (required for DUI offenders). For the Victim Impact Panel, call (800) 426-6233 or www.maddcalifornia.org/vip

Placer Adult Literacy Program
Email: pals@placerlibrary.org
Main Officer - Placer County Library, 350 Nevada Street, Auburn, CA (530) 886-4530

Free service for Placer County residents who want help with their reading and writing skills. Free of charge, available throughout the county.

Placer County Department of Child Support Services
www.placer.ca.gov/departments/childsupport
1000 Sunset Blvd. #200, Rocklin, CA
5225 N. Lake Blvd. Carnelian Bay, CA (Tahoe)
Toll free (866) 901-3212

Can assist with establishing a court order for child support, modify a current support order, release of a driver's license hold due to non-payment of child support, requesting a Compromise of Arrears (past due support).

Placer County Family Court and Legal Help Center
www.courtinfo.ca.gov/selfhelp
Bill Santucci Justice Center, 10820 Justice Center Drive, Roseville
Hours: Monday – Friday 9:00 a.m. – 3:00 p.m.

Placer School for Adults
www.ed2go.com/placer http://placeronline.org/
390 Finley Street, Auburn, CA (530) 885-8585

PRIDE Industries Youth Services Program
Email: info@prideindustries.com
Placer County (916) 788-2149

Qualifying Placer County residents ages 17-21 years old can receive assistance with enrolling in school/classes, tutoring, build employment skills, individualized support, paid work intern experience. Transportation assistance.

Red Cross
(530) 885-9392
Hours: Mon-Thurs, 9am – 3pm

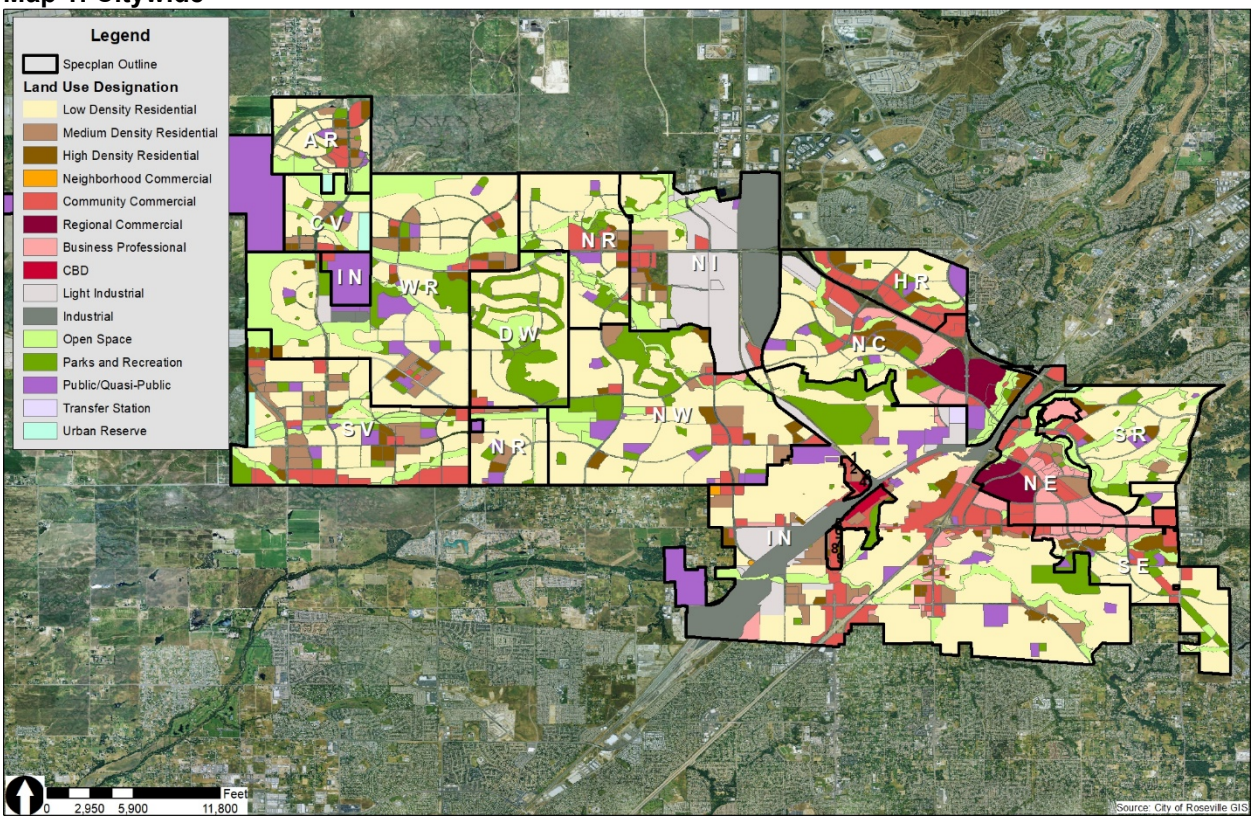
Roseville Adult School
www.rjuhsd.com/rosevilleadult
200 Branstetter Street, Roseville, CA 95678 (916) 782-3952 FAX (916) 782-4361

Women's Empowerment
1590 N. A Street, Sacramento, CA (916) 669-2307

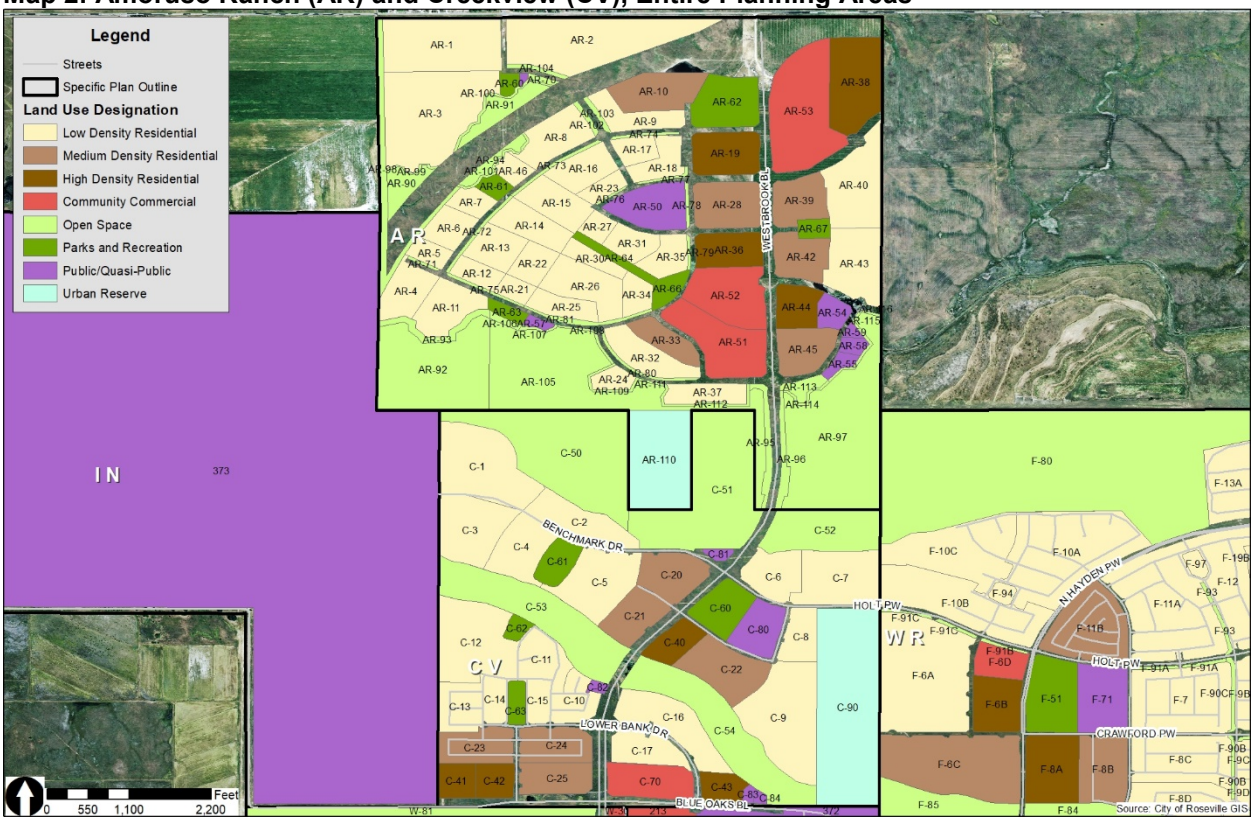
A non-profit organization that works with homeless women to help them build the skills they need to go back to work and maintain stable housing. 8 week free program. Daycare and transportation assistance provided. Women receive health education, nutrition, smoking cessation, and relapse prevention. Access to healthcare including eye exams, dental visits, access to care from a private physician, child development assessments, yoga, fitness, and more.

Appendix E Maps of Sites Inventory

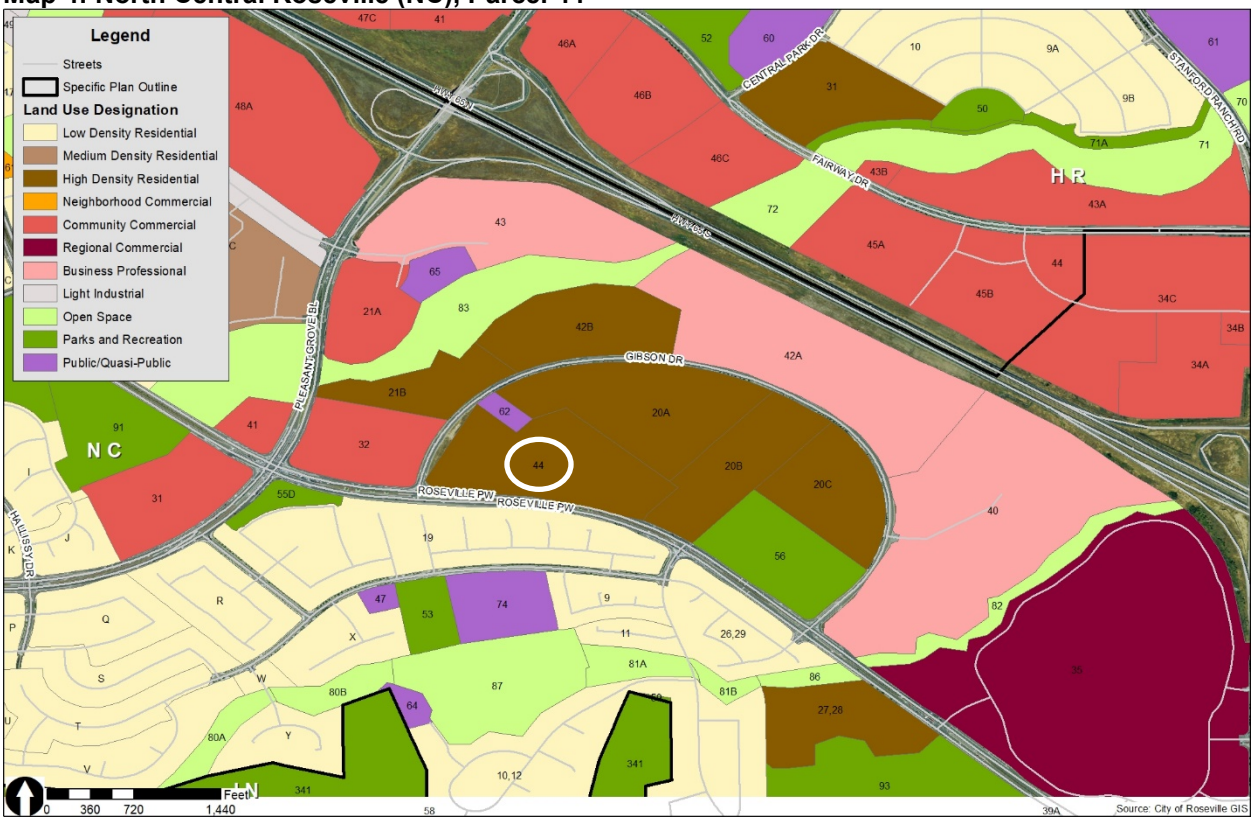
Map 1: Citywide



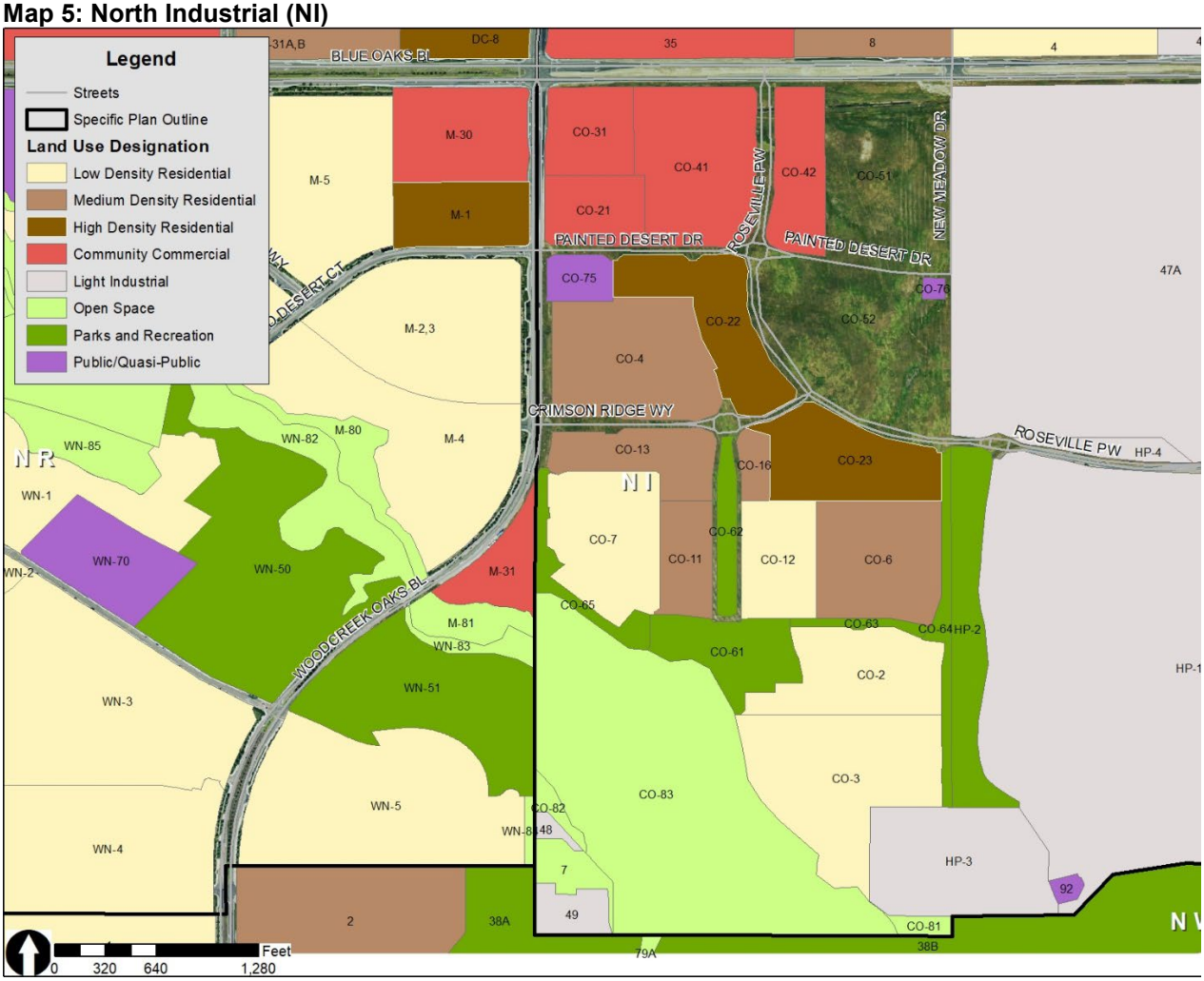
Map 2: Amoruso Ranch (AR) and Creekview (CV), Entire Planning Areas



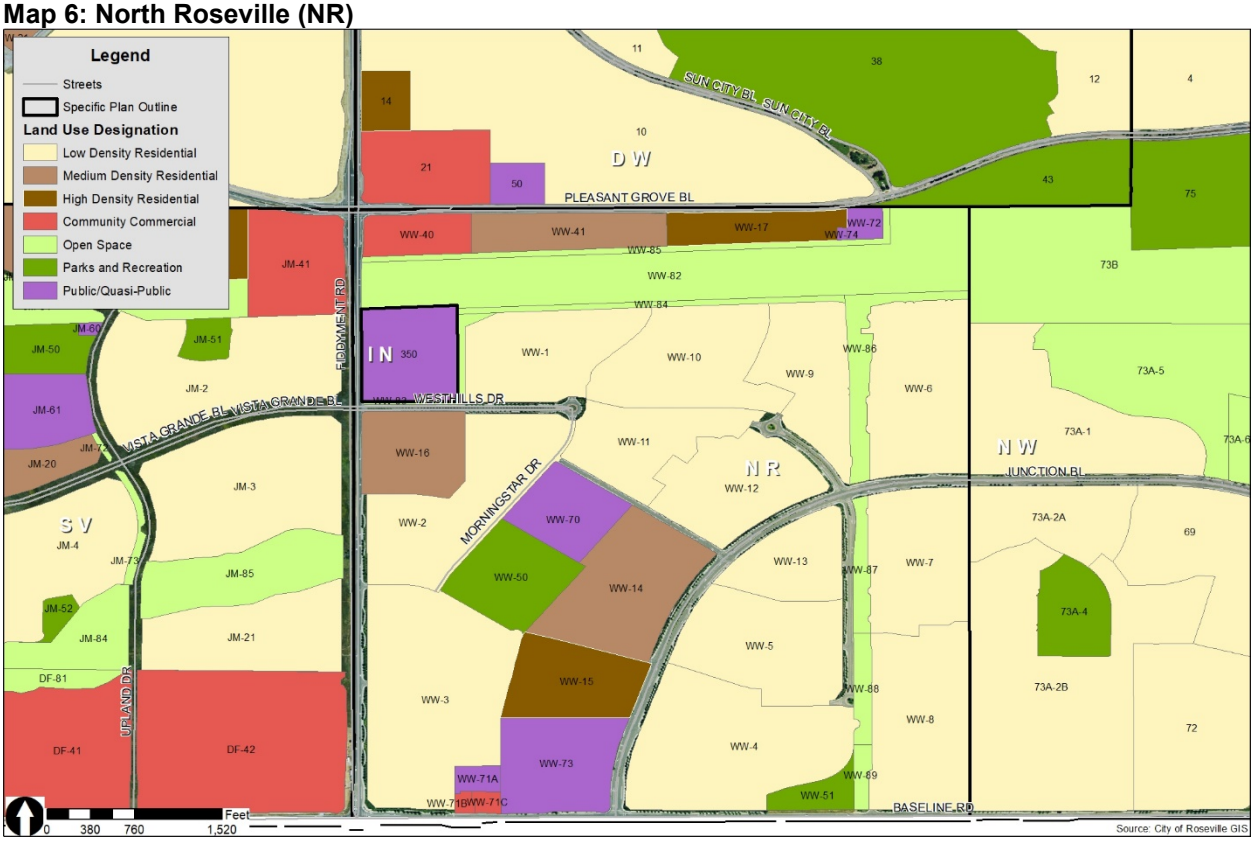
Map 4: North Central Roseville (NC), Parcel 44



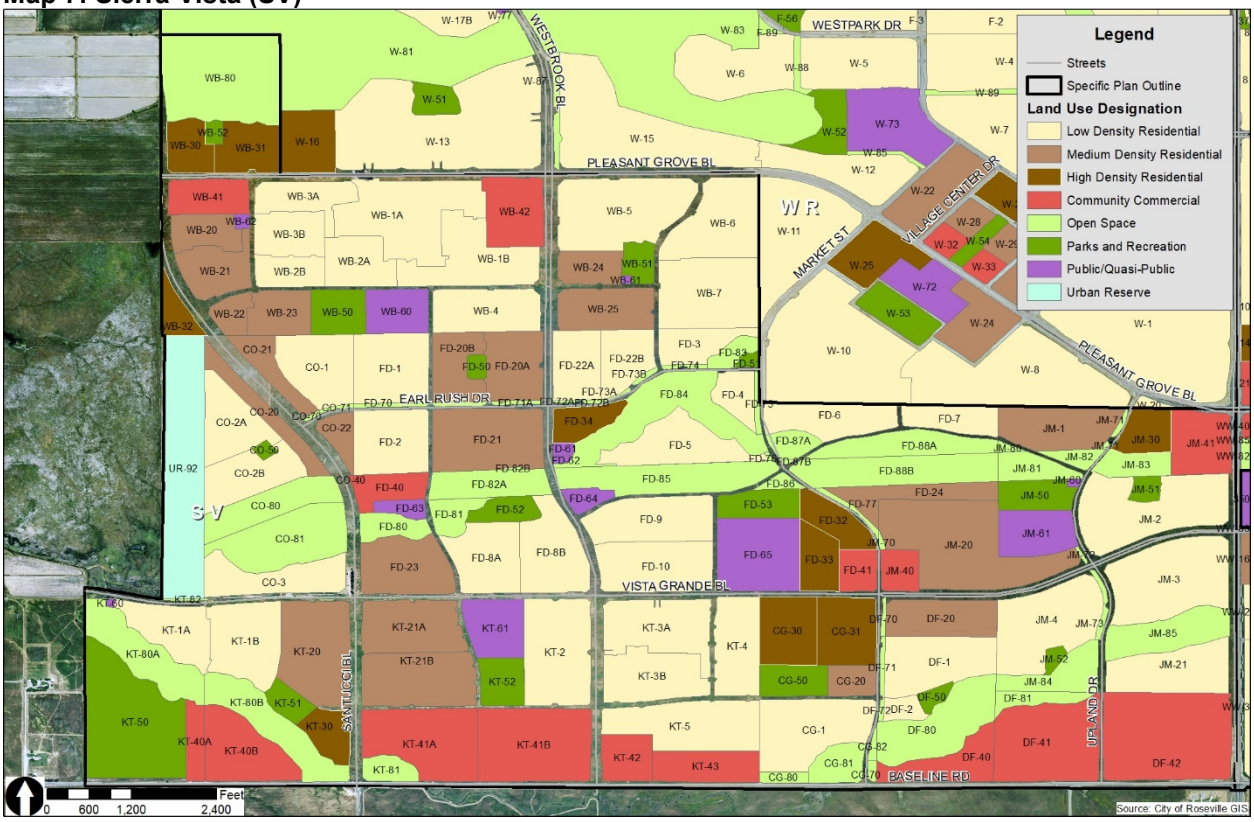
Map 5: North Industrial (NI)



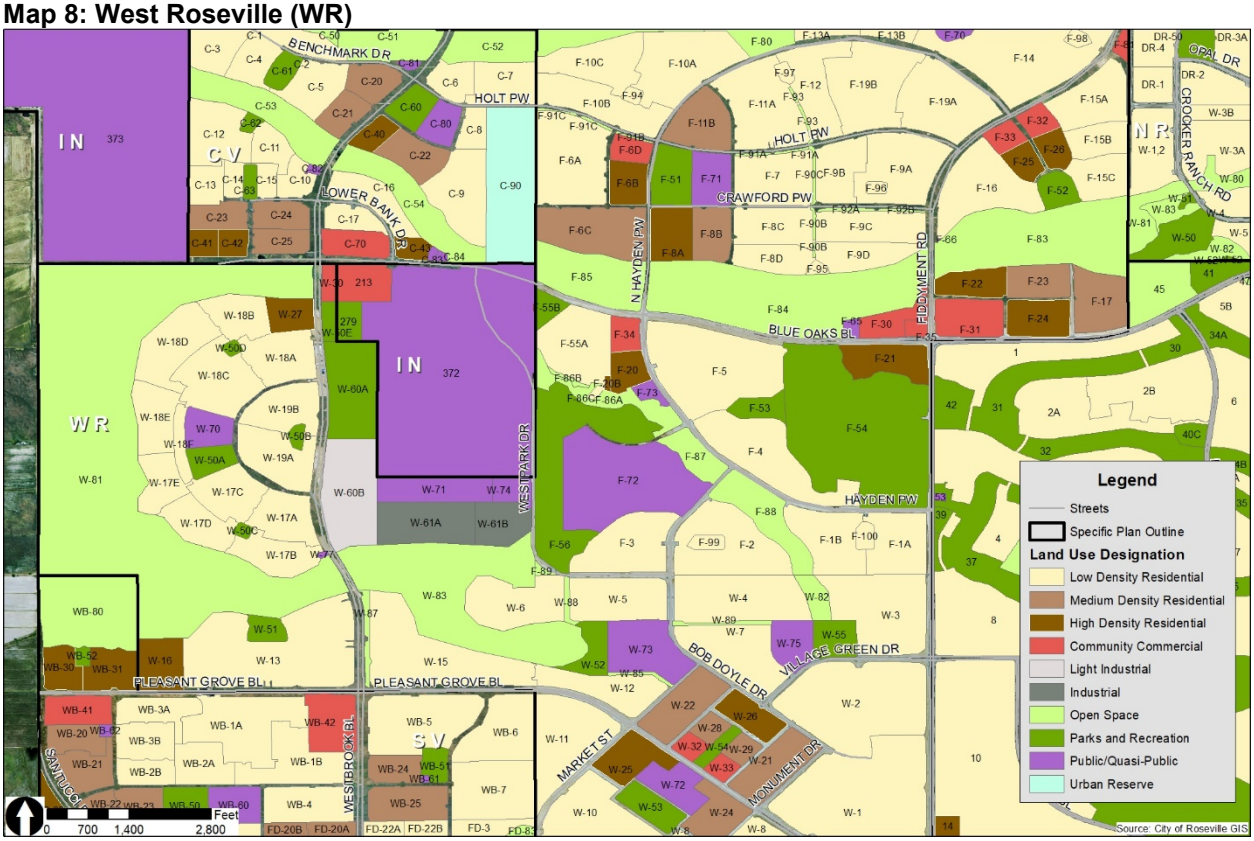
Map 6: North Roseville (NR)



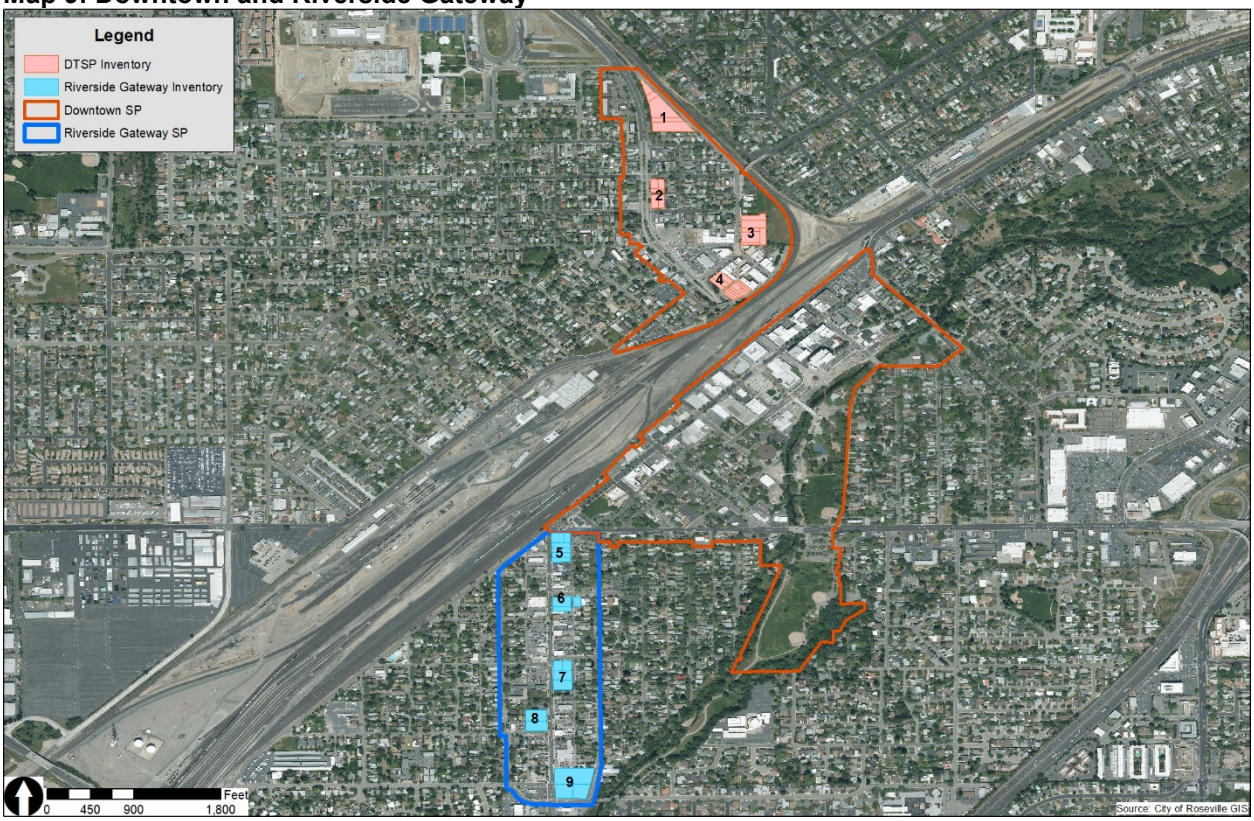
Map 7: Sierra Vista (SV)



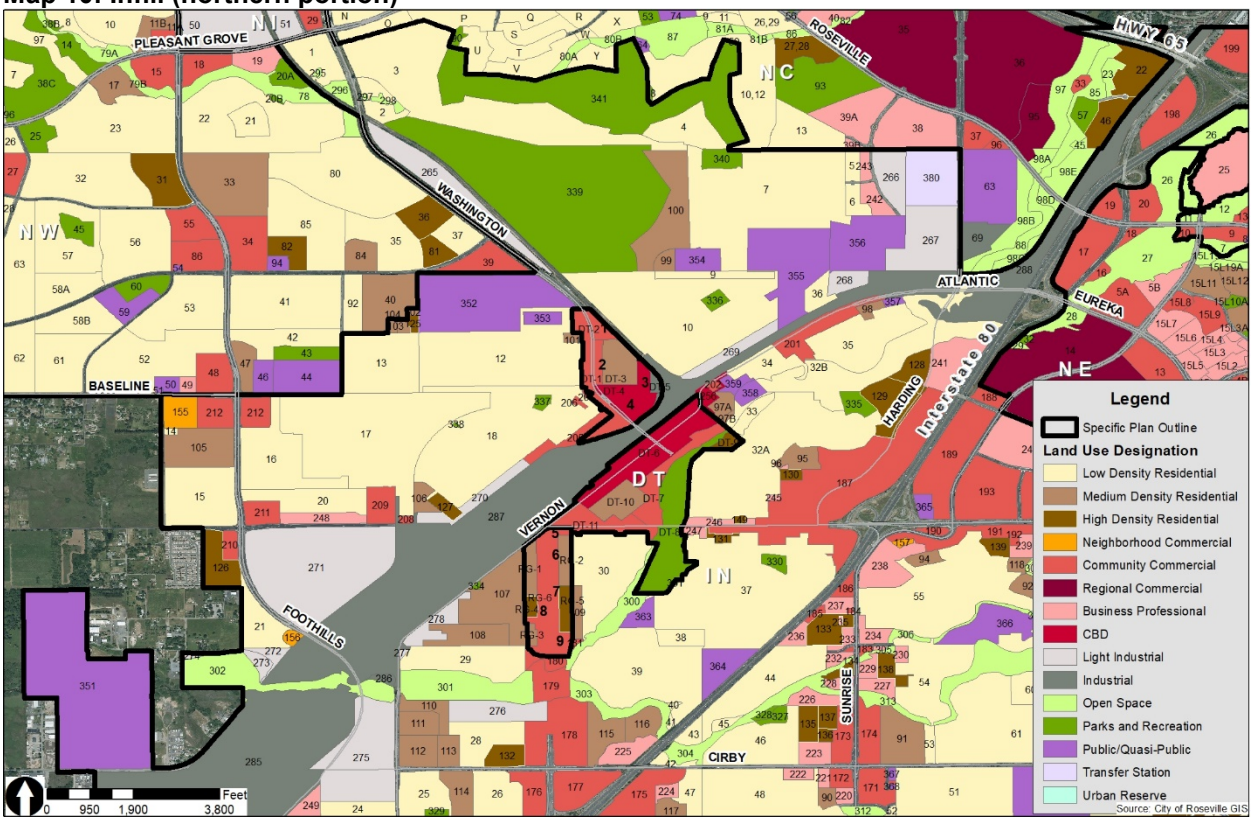
Map 8: West Roseville (WR)



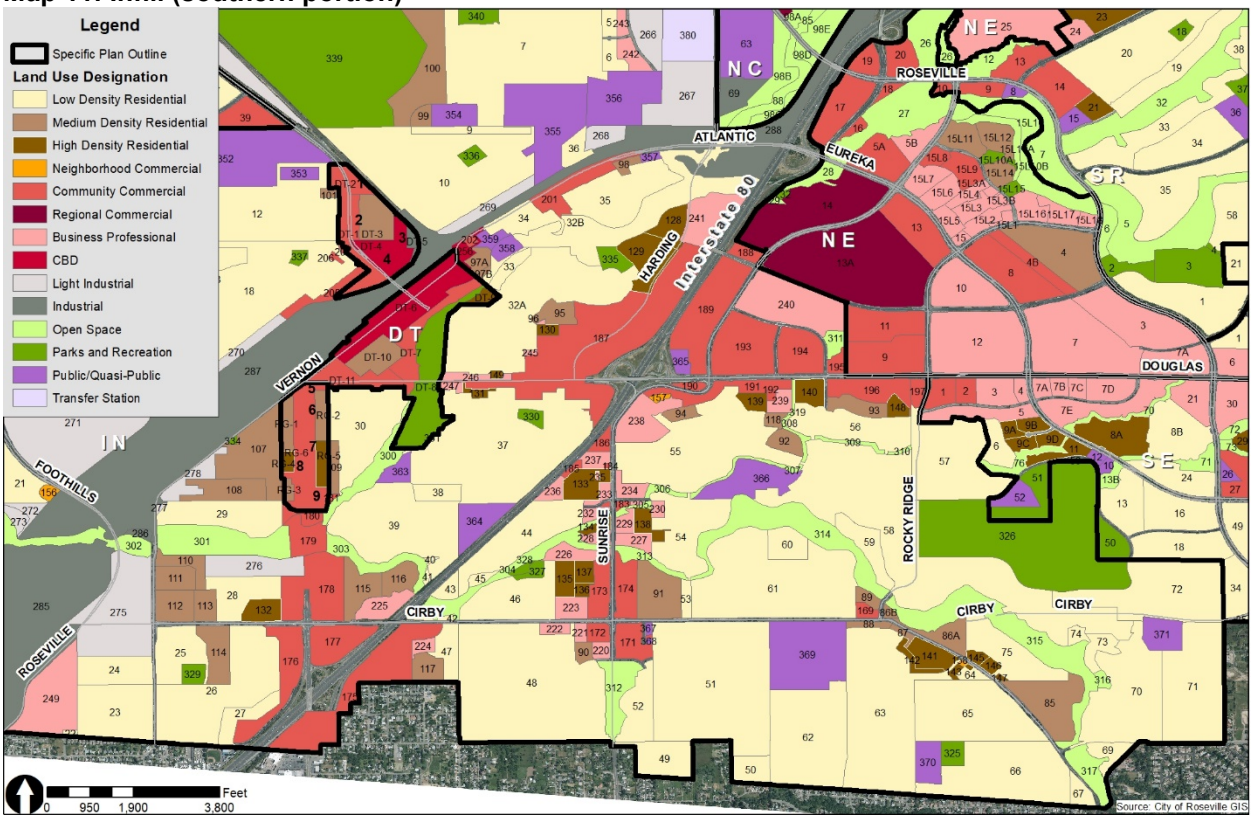
Map 9: Downtown and Riverside Gateway



Map 10: Infill (northern portion)



Map 11: Infill (southern portion)



Appendix F Detailed Sites Inventory

Appendix G Accessory Dwelling Unit Affordability Study

SACOG REGIONAL ACCESSORY DWELLING UNIT AFFORDABILITY ANALYSIS

INTRODUCTION

Government Code section 65583.1 details how local governments can consider alternate means of accommodating the RHNA beyond vacant and underutilized sites. The potential for Accessory Dwelling Units (ADUs) within the planning period is one of these available alternative means. Since the location and rents of projected ADUs are unknown, local governments must make assumptions about which RHNA income categories they should be counted towards. The purpose of this advisory is to provide local governments in the SACOG region with an assumption for ADU affordability that can be used to assign ADUs to RHNA income categories in Cycle 6 (2021-2029) Housing Elements.

The results of this analysis have been reviewed by the State Department for Housing and Community Development (HCD) and have been found to be satisfactory. There are a number of ways to conduct this analysis. This guidance relies on a survey of existing ADU rents throughout the region in January and February 2020. However, there are other ways to conduct this analysis. For example, local governments could consider square footage, number of bedrooms, amenities, age of the structure, general location. Another method could examine current market rents for reasonably comparable rental properties to determine an average price per square foot in the community. Given the variety of potential approaches, jurisdictions are free to provide their own analysis and assumptions should they choose.

The table below provides the results of the analysis, which can be used to make assumptions about ADU affordability in the SACOG region. The analysis provides separate assumptions for three areas within the region. The affordability differences reflect the relative difference in household income, according to 2019 State income limits. The following pages include a detailed, step-by-step walkthrough of how the assumptions below were derived.

ADU Affordability by County			
Category	**Sacramento, Placer, and El Dorado Counties**	**Yuba and Sutter Counties**	**Yolo County**
Extremely Low	15%	15%	15%
Very Low	6%	1%	10%
Low	35%	14%	44%
Moderate	43%	49%	30%
Above Moderate	1%	21%	1%

Step-by-Step Summary

1. Affordability Breakdown of Rented ADUs in Sacramento Region
    a. Calculate maximum rent limits for RHNA income categories for both one-person and two-person households in each county
    b. Conduct survey of rents for ADUs in the Sacramento region
    c. Use above survey to determine proportion of ADUs within each income category for both one-person and two-person households
    d. Make assumption for what percentage of ADUs will be occupied by one-person households and two-person households
    e. Use (d) to combine proportions from (c) into single breakdown of rented ADUs by income category by county
2. Affordability Breakdown of non-rented ADUs in Sacramento Region
    a. Make assumption for what % of ADUs are rented for free based on existing literature and allocate those towards ELI
3. Combine rented and free ADUs into single affordability breakdown by county

1. Affordability Breakdown of Rented ADUs

A) Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county

Sacramento, Placer, and El Dorado Counties Maximum Rent by RHNA Income Category					
Category	Income Range	One Person Household		Two Person Household	
		Income[1]	Max Rent[2]	Income[1]	Max Rent[2]
Extremely Low	Below 30% of area median income	$17,600	$440	$20,100	$503
Very Low	30%-50% of area median income	$29,300	$733	$33,450	$836
Low	50%-80% of area median income	$46,850	$1,171	$53,550	$1,339
Moderate	80%-120% of area median income	$70,200	$1,755	$80,250	$2,006
Above Moderate	Over 120% of area median income	No max	No max	No max	No max

1) Maximum of income range multiplied by household median income average based on 2019 State income limits (https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf)

2) Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent

Yuba and Sutter Counties Maximum Rent by RHNA Income Category					
Category	Income Range	One Person Household		Two Person Household	
		Income[1]	Max Rent[2]	Income[1]	Max Rent[2]
Extremely Low	Below 30% of area median income	$13,650	$341	$16,910	$423
Very Low	30%-50% of area median income	$22,700	$568	$25,950	$649
Low	50%-80% of area median income	$36,300	$908	$41,500	$1,038
Moderate	80%-120% of area median income	$54,450	$1,361	$62,200	$1,555
Above Moderate	Over 120% of area median income	No max	No max	No max	No max

1) Maximum of income range multiplied by household median income average based on 2019 State income limits (https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf)

2) Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent

Yolo County Maximum Rent by RHNA Income Category					
Category	Income Range	One Person Household		Two Person Household	
		Income[1]	Max Rent[2]	Income[1]	Max Rent[2]
Extremely Low	Below 30% of area median income	$18,450	$461	$21,100	$528
Very Low	30%-50% of area median income	$30,800	$770	$35,200	$880
Low	50%-80% of area median income	$49,250	$1,231	$56,250	$1,406
Moderate	80%-120% of area median income	$73,850	$1,846	$84,400	$2,110
Above Moderate	Over 120% of area median income	No max	No max	No max	No max

1) Maximum of income range multiplied by household median income average based on 2019 State income limits (https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf)

2) Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent

B) Conduct survey of rents for ADUs in the Sacramento region

The survey, included as appendix A, includes location, rent, sqft (if available), and a link for 49 accessory dwelling units across the Sacramento region. SACOG used key word searches (ADU, backyard cottage, in-law, granny flat, carriage unit, etc) across a variety of rental housing search engines. ADUs were found across 14 of the region's jurisdictions. Prices ranged from $600 to $2,000 per month and from 250 to 1,500 square feet. The median ADU was approximately 600 sqft and rented for just over $1,200.

C) Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households

Sacramento, Placer, and El Dorado Counties Surveyed ADU Income Categories				
Category	One Person Household		Two Person Household	
	Number of Surveyed ADUs within Range[1]	Percent of Surveyed within Range[2]	Number of Surveyed ADUs within Range[1]	Percent of Surveyed within Range[2]
Extremely Low	0	0%	0	0%
Very Low	2	4%	5	10%
Low	14	29%	26	53%
Moderate	32	65%	18	37%
Above Moderate	1	2%	0	0%

1) Number of all surveyed ADUs in step B that fall within the max rent in each RHNA income category
2) Percent of all surveyed ADUs

Yuba and Sutter Counties Surveyed ADU Income Categories				
Category	One Person Household		Two Person Household	
	Number of Surveyed ADUs within Range[1]	Percent of Surveyed within Range[2]	Number of Surveyed ADUs within Range[1]	Percent of Surveyed within Range[2]
Extremely Low	0	0%	0	0%
Very Low	0	0%	1	2%
Low	6	12%	10	20%
Moderate	25	51%	32	65%
Above Moderate	18	37%	6	12%

1) Number of all surveyed ADUs in step B that fall within the max rent in each RHNA income category
2) Percent of all surveyed ADUs

Yolo County Surveyed ADU Income Categories				
Category	One Person Household		Two Person Household	
	Number of Surveyed ADUs within Range[1]	Percent of Surveyed within Range[2]	Number of Surveyed ADUs within Range[1]	Percent of Surveyed within Range[2]
Extremely Low	0	0%	0	0%
Very Low	5	10%	6	12%
Low	22	45%	29	59%
Moderate	21	43%	14	29%
Above Moderate	1	2%	0	0%

1) Number of all surveyed ADUs in step B that fall within the max rent in each RHNA income category
2) Percent of all surveyed ADUs

D) Make assumption for what percentage of ADUs will be occupied by one-person households and two-person households

Based on the survey results below from Portland, we will assume that ADU residents are split 50% as one-person households and 50% as two-person households. Assuming household sizes greater than two would increase the assumed affordability of ADUs because these households have higher median incomes. Using only one- and two-person households yields a more conservative estimation of ADU affordability.

Number of Adults	Number of Households	Percent of Total
1	72	51%
2	61	43%
More than 2	8	6%
Total	141	
*Based on survey done of Portland ADU residents in 2018		

E) Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category

Sacramento, Placer, and El Dorado Counties Affordability Assumption for Rented ADUs			
Category	**Affordability Assumption 1-Person Households**	**Affordability Assumption 2-Person Households**	**Combined Affordability Assumption for Rented ADUs[1]**
Extremely Low	0%	0%	0%
Very Low	4%	10%	7%
Low	29%	53%	41%
Moderate	65%	37%	51%
Above Moderate	2%	0%	1%

1) Based on assumption that ADUs will be occupied by 50% one-person households and 50% two person households, as outlined in (D)

Yuba and Sutter Counties Affordability Assumption for Rented ADUs			
Category	**Affordability Assumption 1-Person Households**	**Affordability Assumption 2-Person Households**	**Combined Affordability Assumption for Rented ADUs[1]**
Extremely Low	0%	0%	0%
Very Low	0%	2%	1%
Low	12%	20%	16%
Moderate	51%	65%	58%
Above Moderate	37%	12%	24%

1) Based on assumption that ADUs will be occupied by 50% one-person households and 50% two person households, as outlined in (D)

Yolo County Affordability Assumption for Rented ADUs			
Category	**Affordability Assumption 1-Person Households**	**Affordability Assumption 2-Person Households**	**Combined Affordability Assumption for Rented ADUs[1]**
Extremely Low	0%	0%	0%
Very Low	10%	12%	11%
Low	45%	59%	52%
Moderate	43%	29%	36%
Above Moderate	2%	0%	1%

1) Based on assumption that ADUs will be occupied by 50% one-person households and 50% two person households, as outlined in (D)

2. Affordability Breakdown of Non-Rented ADUs

Accessory Dwelling Units are sometimes rented for free, usually to family members. It is difficult to estimate exactly how many ADUs will be rented for free, but there have been surveys that attempt to estimate the proportion:

- A 2012 UC Berkeley publication entitled "Scaling up Secondary Unit Production in the East Bay" indicates that approximately half of all secondary dwelling units are unpaid.[1]
- A 2018 report entitled "Jumpstarting the market for ADUs" surveyed ADUs in Portland, Seattle, and Vancouver and found that approximately 17% of ADUs were occupied by a friend or family member for free.[2]
- A 2014 analysis entitled "Accessory dwelling units in Portland, Oregon: evaluation and interpretation of a survey of ADU owners" found that "18% of Portland ADUs are occupied for free or extremely low cost."[3]

Based on these surveys, this analysis will conservatively assume that 15% of ADUs will be available at rents affordable to Extremely Low Income households.

[1] https://communityinnovation.berkeley.edu/sites/default/files/scaling_up_secondary_unit_production_in_the_east_bay.pdf?width=1200&height=800&iframe=true
[2] http://ternercenter.berkeley.edu/uploads/ADU_report_4.18.pdf
[3] https://accessorydwellings.files.wordpress.com/2014/06/adusurveyinterpret.pdf

3. Combine Rented and Non-Rented ADUs into Consolidated Affordability Breakdown

Sacramento, Placer, and El Dorado Counties Affordability Assumption for All ADUs			
Category	**Affordability Assumption for Rented ADUs[1]** **85% of Total**	**Affordability Assumption for Non-Rented ADUs[2]** **15% of Total**	**Affordability Assumption for all ADUs[3]** **100% of Total**
Extremely Low	0%	100%	15%
Very Low	7%	0%	6%
Low	41%	0%	35%
Moderate	51%	0%	43%
Above Moderate	1%	0%	1%

1) See Step 1.E
2) See Step 2
3) Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%

Yuba and Sutter Counties Affordability Assumption for All ADUs			
Category	**Affordability Assumption for Rented ADUs[1]** **85% of Total**	**Affordability Assumption for Non-Rented ADUs[2]** **15% of Total**	**Affordability Assumption for all ADUs[3]** **100% of Total**
Extremely Low	0%	100%	15%
Very Low	1%	0%	1%
Low	16%	0%	14%
Moderate	58%	0%	49%
Above Moderate	24%	0%	21%

1) See Step 1.E
2) See Step 2
3) Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%

Yolo County Affordability Assumption for All ADUs			
Category	**Affordability Assumption for Rented ADUs[1]** **85% of Total**	**Affordability Assumption for Non-Rented ADUs[2]** **15% of Total**	**Affordability Assumption for all ADUs[3]** **100% of Total**
Extremely Low	0%	100%	15%
Very Low	11%	0%	10%
Low	52%	0%	44%
Moderate	36%	0%	30%
Above Moderate	1%	0%	1%

1) See Step 1.E
2) See Step 2
3) Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%

APPENDIX A: SACRAMENTO REGION ACCESSORY DWELLING UNIT SURVEY

County	Jurisdiction	Address	General Location	Price	Sq Ft	Price/ Sqft	Date Found
Sacramento	Sacramento		Land Park	$ 1,000	250	$4.00	1/29/2020
Sacramento	Sacramento		South Sacramento	$700	270	$2.59	1/29/2020
Yolo	West Sacramento	1520 Virginia Ave		$ 1,000	400	$2.50	1/29/2020
Sacramento	Sacramento		Colonial Heights	$750	450	$1.67	1/29/2020
Placer	Lincoln		Saint Tropez Ln,	$ 1,200	450	$2.67	1/29/2020
Sacramento	Sacramento		Land Park	$ 1,150	500	$2.30	1/29/2020
Sacramento	Sacramento County	2143 Bircher Way	Carmichael	$ 1,197	500	$2.39	1/29/2020
Sacramento	Sacramento	2848 Marshall Way	Curtis Park	$ 1,200	550	$2.18	1/29/2020
Sacramento	Sacramento	1314 Q St APT 2	Midtown	$ 1,195	571	$2.09	1/29/2020
Yolo	Woodland	1255 East Oak #C		$975	600	$1.63	1/29/2020
Sacramento	Sacramento County		Fair Oaks	$ 1,100	600	$1.83	1/29/2020
Sacramento	Elk Grove		Near Sheldon	$ 1,200	600		1/29/2020
Sacramento	Sacramento		Alhambra Triangle	$ 1,395	650	$2.15	1/29/2020
Sacramento	Sacramento	4157 6th Ave	Oak Park	$ 1,250	700	$1.79	1/29/2020
Sacramento	Sacramento	4311 21st St	Land Park	$ 1,650	700	$2.36	1/29/2020
Placer	Placer County		Newcastle	$ 1,150	725	$1.59	1/29/2020
Sacramento	Sacramento		South Natomas	$ 1,250	800	$1.56	1/29/2020
Sacramento	Sacramento		Oak Park	$ 1,500	820	$1.83	1/29/2020
Sacramento	Sacramento County		Arden-Arcade	$ 1,400	900	$1.56	1/29/2020
Sacramento	Folsom		Historic Folsom	$ 1,975	1000	$1.98	1/29/2020
Placer	Loomis		King Road near Penryn	$ 1,500	1100	$1.36	1/29/2020
Sacramento	Folsom		Historic Folsom	$ 1,275	1500	$0.85	1/29/2020
Sacramento	Sacramento	4201 53rd St	Colonial Heights	$ 1,075	1br		1/29/2020
Placer	Placer County		Granite Bay	$ 1,395			1/29/2020
El Dorado	El Dorado County		El Dorado Hills	$ 1,500			1/29/2020
Placer	Lincoln			$ 1,200	450	$2.67	2/3/2020
Yolo	Davis	1044 Strawberry Ter	Cannery	$ 1,500	455	$3.30	2/3/2020
Sacramento	Sacramento	3556 Folsom Blvd	East Sacramento	$ 1,300	550	$2.36	2/3/2020
Placer	Roseville		West Roseville	$ 1,595	550	$2.90	2/3/2020
Sacramento	Sacramento		Midtown	$950	700	$1.36	2/3/2020
Placer	Lincoln		Lyles near 193	$ 1,200	1br		2/3/2020
Sacramento	Folsom		American River Canyon	$ 1,700	550	$3.09	2/7/2020
Sacramento	Sacramento County	7619 Blue Bell Cir	Vineyard	$ 1,200	600	$2.00	2/7/2020
El Dorado	El Dorado County		West of Placerville	$ 1,500	600	$2.50	2/7/2020
Sacramento	Sacramento		Natomas	$ 1,200	650	$1.85	2/7/2020
Sacramento	Sacramento County		North Highlands	$750	1br		2/7/2020

County	Jurisdiction	Address	General Location	Price	Sq Ft	Price/ Sqft	Date Found
Sacramento	Sacramento	1740 39th Street	East Sacramento	$871	1br		2/7/2020
Sacramento	Sacramento	5351 B Street	East Sacramento	$ 1,211	1br		2/7/2020
Yolo	West Sacramento		Southport	$ 1,550			2/7/2020
Sacramento	Galt	134 Oak Avenue	Central Galt	$750	1br		2/13/2020
Sacramento	Sacramento	2418 28th St	Midtown	$ 1,500	1br		2/13/2020
Sacramento	Sacramento			$600			2/13/2020
Sacramento	Sacramento		Elmhurst	$950			2/13/2020
Yolo	Woodland		Central Woodland	$ 1,200	300	$4.00	2/28/2020
Sacramento	Sacramento	1310 P St	Downtown	$ 1,395	500	$2.79	2/28/2020
Sacramento	Sacramento County		Fair Oaks	$ 1,580	600	$2.63	2/28/2020
El Dorado	Placerville		Placerville	$ 1,600	700	$2.29	2/28/2020
Sacramento	Sacramento		Natomas	$ 1,100	720	$1.53	2/28/2020
Sacramento	Sacramento	2418 28th St	Midtown	$ 1,500	1br		2/28/2020

Appendix H Regional Analysis of Impediments (Fair Housing)

ROOT POLICY
RESEARCH

Final Report

SAC VALLEY
FAIR HOUSING COLLABORATIVE

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

PREPARED FOR:

Sacramento Valley Fair Housing Collaborative—Citrus Heights, Davis, Elk Grove, Folsom, Galt, Housing Authority of Sacramento, Isleton, Rancho Cordova, Rocklin, Roseville, Sacramento, Sacramento County, Sacramento Housing and Redevelopment Agency, West Sacramento, Woodland, and Yolo County Housing

CREATED

2/27/2020

Final Report
2/27/20

Analysis of Impediments to Fair Housing Choice

Prepared For
Sacramento Valley Fair Housing Collaborative—
Citrus Heights, Davis, Elk Grove, Folsom, Galt, Housing Authority of Sacramento, Isleton, Rancho Cordova, Rocklin, Roseville, Sacramento, Sacramento County, Sacramento Housing and Redevelopment Agency, West Sacramento, Woodland, and Yolo County Housing

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SECTION I.

EXECUTIVE SUMMARY

Executive Summary
Sacramento Valley Fair Housing Collaborative AI

The Analysis of Impediments to Fair Housing Choice, or AI, is a planning process for local governments and public housing agencies (PHAs) to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. This study was conducted for the Sacramento Valley region as a joint effort among the following entities:

- The City of Citrus Heights,
- The City of Davis,
- The City of Elk Grove,
- The City of Folsom,
- The City of Galt,
- The City of Isleton,
- The City of Rancho Cordova,
- The City of Rocklin,
- The City of Roseville,
- The City of Sacramento,
- The Housing Authority of Sacramento,
- Sacramento County,
- The Sacramento Housing and Redevelopment Agency,
- The City of West Sacramento,
- The City of Woodland, and
- Yolo County Housing.

Community Engagement

The community engagement process for the Sacramento Valley AI included focus groups with residents and stakeholders, “pop up” engagement at local events, and a resident survey. Stakeholder focus groups were supplemented with in-depth interviews as needed and as opportunities arose.

In partnership with the participating jurisdictions and nonprofit organizations throughout the region the project team facilitated six resident focus groups and six stakeholder focus groups. The 80 resident focus group participants included:

- African American mothers hosted by Her Health First;
- African American and Hispanic residents hosted by Sacramento Self-Help Housing;
- Low income families with children hosted by the Folsom Cordova Community Partnership/Family Resource Center;
- Residents with disabilities hosted by Advocates for Mentally Ill Housing;
- Residents with disabilities hosted by Resources for Independent Living; and
- Transgender residents hosted by the Gender Health Center.

Stakeholder focus groups included 35 participants representing organizations operating throughout the region. It is important to note that, for the purpose of this report, "stakeholders" include people who work in the fields of housing, real estate and development, supportive services, fair housing advocacy, education, transportation, economic equity, and economic development. We recognize that residents living in the region are also stakeholders. We distinguish them as "residents" in this report to highlight their stories and experiences.

A total of 577 residents participated in engagement activities at local events. A resident survey was available in Chinese, Korean, Russian, Spanish, and Vietnamese both online and accessible to participants using assistive devices (e.g., screen readers), and in a postage-paid paper mail-back format.

Community Engagement Participants

SAC VALLEY FAIR HOUSING COLLABORATIVE

2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

COMMUNITY ENGAGEMENT BY THE NUMBERS

4,080 total participants

RESIDENT SURVEY
3,388 participants

RESIDENT FOCUS GROUPS
80 participants

COMMUNITY POP UPS
577 participants

STAKEHOLDER FOCUS GROUPS
35 participants

WHO PARTICIPATED IN THE SURVEY?

957 had children under 18 in the household

1,128 had a household member with a disability

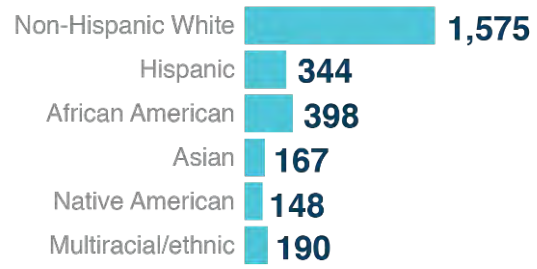
1,016 had a household income of $25,000 or less

401 had large households (5 or more members)

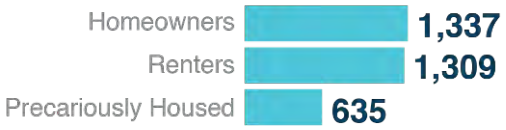
450 had publicly supported housing

41 were residents with Limited English Proficiency

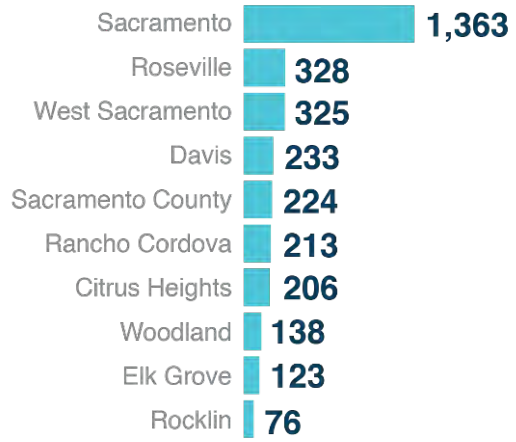
RACE/ETHNICITY



HOUSING SITUATION



PLACE OF RESIDENCE



Source: Root Policy Research.

The analyses of demographics (Section II), disproportionate housing needs (Section III), access to opportunity (Section IV), disability (Section V), and community engagement (Section VI), yield the following primary findings.

Segregation and integration. Segregation and lack of access to economic opportunity persists in many areas of the region, both within and across jurisdictions. Although the region has grown more diverse, the effects of past systematic segregation and exclusion in housing still disproportionately impact members of protected classes.

- **Family poverty.** Overall in the region, 16 percent of people live in poverty. Differences in the proportion of persons living in poverty range from a low of 9 percent (Rocklin and Roseville) to a high of 21 percent in Sacramento and 29 percent in Davis (inflated due to the student population). Non-Hispanic White residents have very low poverty rates relative to Black and Hispanic families and compared to Asian families in some jurisdictions (cities of Sacramento and Davis, and the Balance of Sacramento County). Residents with disabilities between the ages of 18 and 64 are twice as likely to live in poverty as their 18 to 64 year old neighbors without disabilities.

- **Segregation.** By measures of both citywide and neighborhood diversity, the City of Sacramento has been ranked one of the most diverse and integrated large cities in the United States. However, like other American cities, Sacramento and the greater region have a past of systematic segregation and exclusion in housing. The suburbs east of Sacramento, such as Roseville, Rocklin, Citrus Heights and Folsom tend to be more non-Hispanic White or Asian than the city itself. Black residents tend to be predominantly located within the City of Sacramento more than other racial and ethnic groups. Concentrations of foreign-born residents are evident in Woodland, north Sacramento, Antelope (in northern Sacramento County) and across the south side of Sacramento. Segregation of persons with disabilities is low across the region.

Disproportionate housing needs. In the Sacramento Valley region, the most significant disproportionate housing needs are found in:

- **Homeownership rates.** Homeownership rates vary widely by race and ethnicity both within and among jurisdictions. The lowest Black homeownership rate (17%) is found in Woodland and the lowest Hispanic homeownership rate (27%) is found in Davis. The Black/White homeownership gap exceeds 30 percentage points in Citrus Heights, Davis, Rancho Cordova, the Balance of Sacramento County, and Woodland. Compared to the Black/White difference, the homeownership gap between Hispanic and Non-Hispanic White households ranges from 10 percentage points in Elk Grove and Rocklin to more than 20 percentage points in Citrus Heights, Davis, Rancho Cordova, Woodland, and the Balance of Sacramento County. Among resident survey participants, households that include a member with a disability are half as likely as non-disability households to own a home (25% v. 53%).

Across the board, all minority groups experience higher rates of mortgage loan denials than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance). While the share of loans categorized as subprime has fallen since the Great Recession, Hispanic households are more likely than any other group to receive a subprime loan.

- **Cost-burden and housing challenges.** African American and Hispanic households in the region have the highest rates of experiencing a housing problem (e.g., cost burden, crowding). White, non-Hispanic households are the least likely to experience housing problems across the region and in each jurisdiction.

  The resident survey and focus groups found meaningful differences in housing challenges experienced by members of protected classes. Worry about rent increases, being unable to buy a home, and worry about property taxes are among the concerns identified by the greatest proportions of members of protected classes. Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. Overall, one in three (35%) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability.

- **Displacement experience.** Overall, one in four (25%) survey respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. The most common reasons for displacement—rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall. While displacement rates are higher, the reasons for displacement are generally the same as those of regional respondents.

Overall, by the above measures, the most equity in housing choice compared to the region exists in:

- Citrus Heights, Elk Grove, and Rancho Cordova—residents of these communities are as likely as regional residents to experience housing challenges; and
- Elk Grove, Rocklin, and Roseville have relatively high Black and Hispanic homeownership rates compared to other jurisdictions.

Access to opportunity. Access to economic opportunity varies by type of opportunity, across the region and within communities.

Areas where jurisdictions differed from the region in access to opportunity include:

- With the exceptions of a few school districts (e.g., Davis, Rocklin, Roseville)—there are disparities in school quality between low and higher income neighborhoods, and these

quality differences disproportionately impact people of color. Residents of Citrus Heights, Rancho Cordova, Sacramento, and Woodland are least likely to live in neighborhoods with proficient schools.

- Resident survey respondents living in Sacramento and Sacramento County tend to give the lowest ratings of healthy neighborhood indicators among the participating jurisdictions.
- Public transportation issues—especially bus routes, availability of bus service, and connections between communities—are a pressing concern to residents throughout the region. The exception is on "the grid" in downtown Sacramento, where public transit is considered the best available in the region.

Positive differences include:

- Elk Grove, Rocklin, Roseville, and Davis residents are most likely to have access to economically strong neighborhoods.
- Residents of Rocklin, Roseville, Davis, and Elk Grove are most likely to have access to proficient schools. With the exception of Roseville, there are no meaningful differences in access to proficient schools by race or ethnicity in these communities.
- Resident survey respondents living in Davis, Roseville, Rocklin, Elk Grove, and Woodland tend to rate each healthy neighborhood indicator higher than the regional average.
- On average, community engagement participants give the area where they live good marks on most healthy neighborhood indicators—ease of getting to the places they want to go using their preferred transportation option, convenient access to grocery stores, job opportunities, and health care facilities, and park and recreation facilities of similar quality to other neighborhoods. The most glaring exception is that residents find it difficult to find housing people can afford that is close to good schools.

Disparities by protected class in access to opportunity were found in:

- Regionally, African American residents and Hispanic residents are least likely to have access to economically strong (low poverty) neighborhoods. Among residents in poverty, the gap in access by race and ethnicity narrows, but still persists. African American, Hispanic, and Native American residents of Sacramento and Hispanic and Native American residents of West Sacramento are least likely among all regional residents to have access to economically strong neighborhoods.
- Non-Hispanic White residents of Sacramento and Sacramento County are more likely to have access to proficient schools than residents of color, and this gap persists among residents in poverty. In addition to disparities in access to proficient schools,

suspension rates in Sacramento County schools vary widely by race or ethnicity, with Black males suspended at a rate more than five times the state average.

- Disparities by race or ethnicity in labor market engagement index scores are greatest among residents of Rancho Cordova, Sacramento, Sacramento County, and West Sacramento. Only 39 percent of working age residents with disabilities are in the labor force and unemployment rates are high. The low labor force participation rates of residents with disabilities are suggestive of barriers to entering the labor force and high unemployment rates of those in the labor force indicate barriers to securing employment.

- Healthy neighborhood indicator ratings by survey respondents who are Native American, African American, Hispanic, living in households that include a member with a disability, and families with children are lower than the regional average, and tend toward neutral/somewhat agree rating levels.

- Access to public transit—areas of service, frequency, and hours of operation—and the cost of using transit limits where transit-dependent residents with disabilities, particularly those relying on disability income, can live and participate in activities of daily living.

- Stakeholder focus group participants identified a lack of supportive housing services as a critical need in helping the region's most vulnerable residents, including those with mental illness, to remain living in the most independent setting possible.

Residents' experience with housing challenges varies by jurisdiction and among members of protected classes as demonstrated by the following figures.

Top 12 Housing Challenges Experienced by Residents by Sacramento County Jurisdictions

- Higher than Region (>5ppt)
- About the same as Region (+/- 5 ppt)
- Lower than Region (<5 ppt)

Percent of Residents Experiencing a Housing Challenge	Citrus Heights	Elk Grove	Rancho Cordova	Sacramento	Sacramento County	Region
I worry about my rent going up to an amount I can't afford	44%	39%	40%	49%	42%	50%
I want to buy a house but can't afford the downpayment	45%	42%	33%	38%	37%	41%
I worry about property taxes increasing to an amount I can't afford	43%	21%	32%	30%	25%	31%
I struggle to pay my rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	39%	30%	25%	31%	32%	30%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	29%	18%	22%	22%	19%	21%
I worry that if I request a repair it will result in a rent increase or eviction (be kicked out)	16%	13%	20%	20%	13%	18%
Too much traffic/too much street/highway noise	23%	14%	13%	20%	20%	17%
I have bad/rude/loud neighbors	18%	11%	18%	21%	17%	16%
High crime in my neighborhood	17%	4%	12%	29%	21%	16%
My house or apartment isn't big enough for my family members	14%	14%	16%	21%	17%	16%
My home/apartment is in poor condition (such as mold or needs repairs)	17%	8%	14%	22%	17%	16%
I am afraid I may get evicted (kicked out)	13%	13%	13%	17%	15%	14%

Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Top 12 Housing Challenges Experienced by Residents by Placer and Yolo County Jurisdictions

- Higher than Region (>5ppt)
- About the same as Region (+/- 5 ppt)
- Lower than Region (<5 ppt)

Percent of Residents Experiencing a Housing Challenge	Rocklin	Roseville	Davis	West Sacramento	Woodland	Region
I worry about my rent going up to an amount I can't afford	59%	61%	70%	59%	55%	50%
I want to buy a house but can't afford the downpayment	31%	52%	46%	60%	52%	41%
I worry about property taxes increasing to an amount I can't afford	33%	32%	19%	36%	35%	31%
I struggle to pay my rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	31%	28%	18%	27%	40%	30%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	14%	12%	7%	24%	14%	21%
I worry that if I request a repair it will result in a rent increase or eviction (be kicked out)	3%	16%	15%	25%	12%	18%
Too much traffic/too much street/highway noise	20%	21%	8%	15%	9%	17%
I have bad/rude/loud neighbors	11%	11%	7%	15%	17%	16%
High crime in my neighborhood	3%	4%	0%	7%	9%	16%
My house or apartment isn't big enough for my family members	9%	11%	10%	13%	12%	16%
My home/apartment is in poor condition (such as mold or needs repairs)	9%	6%	12%	16%	8%	16%
I am afraid I may get evicted (kicked out)	3%	7%	5%	14%	7%	14%

Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Housing Challenges Experienced by Residents who are Members of Selected Protected Classes

- Higher than Region (>5ppt)
- About the same as Region (+/- 5 ppt)
- Lower than Region (<5 ppt)

Percent of Residents Experiencing a Housing Challenge	African American	Asian	Hispanic	Native American	Non-Hispanic White	Disability	Children Under 18	Large Family	LEP	Region
I worry about my rent going up to an amount I can't afford	41%	54%	52%	51%	59%	50%	52%	47%	46%	50%
I want to buy a house but can't afford the downpayment	39%	46%	42%	40%	47%	40%	52%	46%	36%	41%
I worry about property taxes increasing to an amount I can't afford	46%	22%	39%	34%	34%	45%	33%	39%	20%	31%
I struggle to pay my rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	33%	18%	37%	31%	31%	36%	42%	37%	11%	30%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	24%	16%	29%	22%	19%	26%	31%	38%	11%	21%
I worry that if I request a repair it will result in a rent increase or eviction (be kicked out)	16%	19%	22%	19%	20%	21%	23%	22%	14%	18%
Too much traffic/too much street/highway noise	19%	13%	20%	18%	19%	20%	19%	17%	11%	17%
I have bad/rude/loud neighbors	18%	12%	23%	20%	16%	20%	19%	19%	13%	16%
High crime in my neighborhood	24%	10%	22%	21%	14%	22%	20%	21%	11%	16%
My house or apartment isn't big enough for my family members	31%	16%	23%	18%	12%	21%	29%	38%	24%	16%
My home/apartment is in poor condition (such as mold or needs repairs)	22%	16%	19%	18%	15%	24%	20%	22%	13%	16%
I am afraid I may get evicted (kicked out)	17%	13%	18%	18%	14%	20%	20%	20%	11%	14%

Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing.

Fair Housing Barriers and Contributing Factors

The primary housing barriers—and the factors that contributed to those barriers—identified in the research conducted for this AI include the following. Where protected classes are disproportionately impacted, those are noted.

Barrier: The harm caused by segregation is manifest in disproportionate housing needs and differences in economic opportunity.

Contributing factors: Past actions that denied housing opportunities and perpetuated segregation have long limited opportunities for many members of protected classes. This continues to be evident in differences in poverty rates, homeownership, and access to economic opportunity throughout the region.

Disproportionate impact: Across the region, Non-Hispanic White residents have very low poverty rates relative to Black and Hispanic families, and compared to Asian families in some jurisdictions (cities of Sacramento and Davis, and the Balance of Sacramento County).[1] The narrowest homeownership gap among the jurisdictions between Black and Non-Hispanic White households is 18 percentage points (Roseville) and exceeds 30 percentage points in Citrus Heights, Davis, Rancho Cordova, the Balance of Sacramento County, and Woodland. Compared to the Black/White difference, the homeownership gap between Hispanic and Non-Hispanic White households ranges from 10 percentage points in Elk Grove and Rocklin to more than 20 percentage points in Citrus Heights, Davis, Rancho Cordova, Woodland, and the Balance of Sacramento County.

Barrier: Affordable rental options in the region are increasingly limited.

Contributing factors: 1) Growth in the region—particularly demand for rental housing—has increasingly limited the areas where low income households can live affordably, evidenced by the high rates of households with disproportionate housing needs. This perpetuates the limited economic opportunity that began with segregation. 2) Constraints on affordable housing development and preservation, ranging from lack of funding, the cost of development or preservation, public policies and processes[2], and lack of adequate infrastructure for infill redevelopment, all constrain the affordable rental market. 3) Suburban areas in the Sacramento Valley are rarely competitive for state or federal affordable housing development funds, further straining the capacity for creation or

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[1] Throughout, Balance of Sacramento County refers to areas of the County which exclude Citrus Heights, Elk Grove, Rancho Cordova, and the city of Sacramento, as data for these jurisdictions are reported independently.

[2] Stakeholders discussed a range of public policies and processes that they believe contribute to a lack of affordable rental housing by making it more costly to develop rental housing. In some instances, public policies for environmental review or public comment are wielded by the public to prevent or decrease the density of development. These include CEQA, length of time required to navigate public permitting process (not specific to any jurisdiction; all considered about the same), loss of redevelopment agencies, and prevailing wage requirements.

preservation of affordable rental housing. 4) For residents participating in the Housing Choice or other housing voucher programs, too few private landlords accept vouchers.[3] This leads to concentration of vouchers in certain neighborhoods and lack of mobility for voucher holders.

Disproportionate impact: African American and Hispanic households in the region have the highest rates of experiencing a housing problem (e.g., cost burden, crowding). White, non-Hispanic households are the least likely to experience housing problems across the region and in each jurisdiction. Through the community engagement process, residents participating in voucher programs described difficulty finding a landlord to accept their voucher; an analysis of concentration of voucher holders by neighborhood found that areas with greater proportions of voucher holders also tended to be Racially or Ethnically Concentrated Areas of Poverty (R/ECAP neighborhoods) or neighborhoods with less access to economic opportunity.

Barrier: Residents with disabilities need for and lack of access to affordable, accessible housing.

Contributing factors and disproportionate impact: 1) Insufficient number of mobility and sensory accessible units affordable to people living on SSI/SSDI (i.e., ADA accessible market rate units are unaffordable to those who need them most). 2) Much of the naturally occurring affordable housing stock is older and not accessible to residents with mobility disabilities. 3) Lack of transit access outside of the downtown core further limits the pool of accessible, affordable housing options for transit-dependent residents.

Barrier: Stricter rental policies further limit options.

Contributing factors and disproportionate impacts: 1) "3x income requirements" for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from "unearned" sources such as child support. 2) Voucher tenants are not protected under California's source of income protections. 3) Onerous criminal look back periods that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color, persons with mental illness, and persons in recovery.

Barrier: Disparities in the ability to access homeownership exist.

[3] Effective January 1, 2020, SB 329 and SB 322 require landlords to accept Section 8 Housing Choice vouchers, VASH vouchers, and other forms of rent assistance as part of the applicant's source of income.

Contributing factors: 1) Past actions that have limited economic opportunity for certain residents (i.e., redlining, lending discrimination, other barriers to wealth). 2) Disparities in access to lending, including home improvement and refinance products.

Disproportionate impact: Analysis of lending data finds that denial rates for Hispanic applicants (24%) and other non-Asian minority groups (24%) were significantly higher than for non-Hispanic White applicants (15%), and gaps persist (albeit narrower) after controlling for income. Across the board, all minority groups experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance).

Barrier: Public transportation has not kept up with growth.

Contributing factors: Outside of the downtown Sacramento "grid" public transportation has not kept up with regional growth and lacks inner and intra city connections. Costs are high, especially for very low income households.[4]

Disproportionate impact: A lack of access to affordable public transportation (e.g., routes, connections, days/hours of service) is the 2nd most frequently cited barrier to economic opportunity mentioned by members of protected classes. (Lack of affordable housing was consistently the top barrier identified by residents and stakeholders.)

Barrier: Educational inequities persist in the region.

Contributing factors and disproportionate impacts: 1) Housing prices near high performing schools and school districts are out of reach for many low and moderate income families. 2) In north and south Sacramento and in Woodland, children from predominantly African American and Hispanic neighborhoods are less likely to attend proficient schools. 3) Impact of 2013 education equity reforms (e.g., Local Control Funding Formula, Smarted Balanced Assessment System, educator prep standards) not yet fully realized. 4) Disparities in discipline/suspension rates of African American, Latino, and special needs children.

Barrier: Disparities in labor market engagement exist.

Contributing factors and disproportionate impact: 1) Unequal school quality across the region disproportionately disadvantages low and moderate income families. 2) Lack of economic investment directed to building skilled earning capacity in communities of color. 3) Lack of market rate job opportunities for people with disabilities.

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[4] Note that all community engagement and publicly available data on access to public transit was collected prior to SacRT Forward implementation on September 8, 2019. Implementation should be carefully monitored to assess impacts on members of protected classes and the extent to which this impediment is mitigated with implementation of SacRT Forward.

Barrier: Residents with disabilities lack access to supportive services and a spectrum of housing options to enable them, especially those with mental illness, achieve and maintain housing stability.

Contributing factors and disproportionate impact: 1) Lack of affordable housing. 2) Significant state budget cuts since the 1990s with little progress toward funding restoration. 3) Lack of funding for case management, mentors, other peer-supported services to support navigating systems and independent living skill development. 4) Loss of naturally occurring affordable housing options, including boarding homes, other small group living environments.

Solutions

This section summarizes proposed solutions to addressing the contributing factors discussed above. The participating partners focused on strategies that:

1) Increase homeownership among under-represented groups

2) Expand affordable rental opportunities; and

3) Focus on a range of equity issues in accessing opportunity.

Implementation. It is the intention of the participating partners to incorporate the AI strategies into their individual and regional Housing Elements, Consolidated Plans, Annual Action plans, and other regional and municipal planning processes as applicable.

Goals and Strategies to Address Fair Housing Barriers

Goal 1. Incentivize and increase opportunities for development and continued availability of affordable homeownership products. Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners.

Goal 2. Expand and preserve affordable rental opportunities.

a) ***Encourage reasonable policies for tenant criminal history, rental history, and credit history.*** Educate landlords and developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history, and to consider applicants with poor rental/credit histories on a case-by-case basis, as detailed in the April 4, 2016 HUD Guidance on Criminal History (https://www.hud.gov/sites/documents/HUD_OGCGUIDAPPFHASTANDCR.PDF).

b) ***Increase affordable housing opportunities:*** Implement strategies that improve progress in meeting the Regional Housing Needs Allocation (RHNA) in all four income levels (very low, low, moderate, above moderate).

c) ***Increase housing units that are both accessible and affordable to people with disabilities:*** Identify strategies for increasing units that are accessible to people with mobility and/or sensory disabilities in housing elements. Increasing accessible opportunities for people with disabilities may include providing resources for accessibility modification of existing units.

d) ***Encourage preservation of existing affordable rental housing***. Monitor expiring use credits and opportunities to support preservation of naturally occurring affordable housing.

e) ***Encourage residential infill opportunities.*** Increase residential infill opportunities through changes in zoning and long range plans, including opportunities to add to the housing stock through "gentle density" (affordable attached homes and innovative housing solutions).

f) ***Engage the private sector in solutions.*** Through strategies including, but not limited to affirmative marketing, education, and /or requirements when local agency funding is involved, development incentives, and negotiation of affordable housing contributions, further the private sector commitment to addressing barriers to housing choice.

Goal 3. Expand equity in access to economic opportunity.

a) ***Improve infrastructure and public transportation access*** in disadvantaged communities (as applicable). Upgrade underground infrastructure that is required to develop residential units. Advocate for or improve the availability and frequency of public transportation to connect disadvantaged communities to jobs, schools and essential services.

b) ***Connect low income residents to job opportunities.*** Improve connections between low-income populations, especially Public Housing residents, and employment opportunities.

c) ***Reduce housing instability by closing service gaps.*** Partner with mental health, recovery, and disability service providers to develop strategies for filling gaps in services and housing types to prevent housing instability and risk of re-institutionalization.

Regional Action Items

The following Action Items are the steps the participating jurisdictions in the Sacramento Valley region plan to take over the next five years to implement the regional AI goals and strategies.

FAIR HOUSING PLAN for the Sacramento Valley Region

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
1	**1. Incentivize and increase opportunities for development and continued availability of affordable homeownership products.**	1.a) Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners.	Fund development projects	Sacramento Housing and Redevelopment Agency (SHRA)	SHRA to follow its Affirmative Marketing Policy.
			Land purchase	SHRA	SHRA to fund land and/or SHRA-owned land purchases for affordable housing development as funding becomes available.
			Infrastructure funding	SHRA	SHRA to follow the Action Plan process to fund infrastructure projects
				City of Sacramento	City of Sacramento to follow its Capital Improvement Plan (CIP) process to fund infrastructure projects.
				County of Sacramento	County of Sacramento to follow its Capital Improvement Plan (CIP) process to fund infrastructure projects.
			Affordable Housing Ordinance	County of Sacramento	County of Sacramento to review and consider updates to its Affordable Housing Ordinance.
			Mixed Income Housing Ordinance	City of Sacramento	City of Sacramento to review and update Housing Impact Fee levels for the Mixed Income Housing Ordinance.
			Inclusionary Housing Ordinance	City of Folsom	City of Folsom will continue to partner with NeighborWorks Sacramento to support resale opportunities of existing affordable for-sale inclusionary housing units.
			Housing Trust Fund Ordinance	County of Sacramento	County of Sacramento will review and assess its Housing Trust Fund Ordinance to determine if revisions or updates are needed.
				City of Folsom	City of Folsom will review and assess its Housing Trust Fund Ordinance to determine if revisions or updates are needed.
			Density bonuses and other planning/zoning initiatives	City of Sacramento	City of Sacramento will review its density bonus and other housing-related sections of the Planning and Development Code to determine if revisions or updates are needed.

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	1. (Continued) Incentivize and increase opportunities for development and continued availability of affordable homeownership products.	1.a) (Continued) Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners.	Density bonuses and other planning/zoning initiatives	County of Sacramento	County of Sacramento will review its density bonus and other housing-related sections of planning documents such as the General Plan, Zoning Code, and Design Guidelines to determine if revisions or updates are needed.
				City of Folsom	City of Folsom will review its density bonus and other housing-related sections of planning documents such as the General Plan, Zoning Code, and Design Guidelines to determine if revisions or updates are needed.
			Fee waivers and deferrals	City of Sacramento	City of Sacramento will review and assess fee exemptions/reductions and deferral policies for housing developments to determine if revisions or updates are needed.
				County of Sacramento	County of Sacramento will review and assess fee waivers and deferral policies to determine if revisions or updates are needed.
			Seek affordable housing opportunities in high opportunity areas	CIty of Sacramento	During the 2040 General Plan Update and 2021-2029 Housing Element Update, the City of Sacramento will explore policies that increase affordable housing opportunities in high opportunity areas that are close to public transit, jobs and educational opportunities.
				City of Folsom	During the 2021-2029 Housing Element Update, the City of Folsom will explore policies that increase affordable housing opportunities in high opportunity areas that are close to public transit, jobs and educational opportunities.
			Homebuyers downpayment assistance	SHRA	SHRA will continue to provide homebuyers downpayment assistance to eligible participants when funding is available.

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	1. (Continued) Incentivize and increase opportunities for development and continued availability of affordable homeownership products.	1.a) (Continued) Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners.	Continue to adminster Affordable Housing program convenants and existing down payment assistance loans. Continue to update and post current marketing information for projects within the City's Affordable Housing program as well as any projects outside the program that serve lower income households.	City of Rocklin	Anticipate average of 20 housing units (depending on the market) transferred to income-qualified buyers per year.
			Mortgage Credit Certificates (MCC)	SHRA	SHRA will continue to provide MCC assistance to eligible participants.
			Affirmative marketing plan adopted for SHRA funded properties	SHRA	SHRA will continue implementing affirmative marketing plans for SHRA funded properties.
			Consider adopting an affirmative marketing plan adopted for housing developments	City of Sacramento	During the City of Sacramento's 2021-2029 Housing Element Update, the City will consider adding an affirmative marketing plan for multi- and single-family developments.
				City of Folsom	During the City of Folsom's 2021-2029 Housing Element Update, the City will consider adding an affirmative marketing plan for multi- and single-family developments.
			Continue to enforce the City's inclusionary housing ordinance	City of Davis	Monitor the affordable resale program, provide information on Mortgage Credit Certificate Program and other homeownership incentive programs
2	**2. Expand and preserve affordable rental opportunities.**	2.a) Encourage reasonable policies for tenant criminal history, rental history, and credit history.	Fair housing workshops to SHRA monitored properties	SHRA	SHRA to offer fair housing workshops to management agents of SHRA monitiored properties.
			SHRA Multifamily lending policies	SHRA	SHRA to follow its Multifamily Lending and Mortgage Revenue Bond Policies (Multifamily Policies).
			Public Housing and Housing Choice Vouchers	Housing Authority	Housing Authority will continue to follow its fair housing policies for its programs.
			Fair housing activities	Sacramento County and SHRA (on behalf of the Cities of Sacramento, Folsom, Isleton, and Galt)	County of Sacramento and SHRA to continue to fund the Renters Helpline (administered by Sacramento Self-Help Housing), a regional resource for fair housing education, landlord-tenant dispute mediation, and legal guidance.

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	2. (Continued) Expand and preserve affordable rental opportunities.	2.a) (Continued) Encourage reasonable policies for tenant criminal history, rental history, and credit history.	Fair housing activities	Sacramento Self Help Housing's subcontractor: California Rental Housing Association (CalRHA)	CalRHA to conduct fair housing workshops as part of the Sacramento Region Fair Housing Collaboration.
				Sacramento Self Help Housing's subcontractor: Project Sentinel	Project Sentinel to conduct fair housing workshops and provide landlord/tenant education, testing and litigation as part of the Sacramento Region Fair Housing Collaboration.
				Legal Services of Northern California	LSNC to conduct fair housing workshops and provide landlord/tenant education, implicit basis training, investigation, liitigatiion and training as part of the Sacramento Region Fair Housing Collaboration.
			Obtain or create educational flyers and distribute to relevant landlords	City of Rocklin	Once per year as part of the Apartment Survey.
			Landlord education	City of Davis	Support annual regional fair housing conference and ongoing landlord education around reasonable policies for VAWA, criminal history and fair housing issues and target Davis landlords.
		2.b) Increase affordable housing opportunities.	Seek affordable housing opportunities in high opportunity areas	CIty of Sacramento	During the 2040 General Plan Update and 2021-2029 Housing Element Update, the City of Sacramento will explore policies that increase affordable housing opportunities in high opportunity areas that are close to public transit, jobs and educational opportunities.
				City of Folsom	During the 2021-2029 Housing Element Update, the City of Folsom will explore policies that increase affordable housing opportunities in high opportunity areas that are close to public transit, jobs and educational opportunities.
			Inclusionary Housing Ordinance	City of Folsom	City of Folsom will continue to partner with NeighborWorks Sacramento to support resale opportunities of existing affordable for-sale inclusionary housing units.

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	2. (Continued) Expand and preserve affordable rental opportunities.	2.b) (Continued) Increase affordable housing opportunities.	Continue to adminster Affordable Housing program convenants and existing down payment assistance loans. Continue to update and post current marketing information for projects within the City's Affordable Housing program as well as any projects outside the program that serve lower income households.	City of Rocklin	Anticipate average of 20 housing units (depending on the market) transferred to income-qualified buyers per year.
			Address available sites inventory as part of the 2021 - 2029 Housing Element Update	City of Rocklin	City of Rocklin will monitor inventory on an ongoing basis to ensure compliance with RHNA.
			Provide grant opportunities in support of developing affordable units	City of Davis	
			Provide planning and community development support for housing development	City of Davis	Completion of new Housing Element and completion of 3 development projects in the proposed pipeline.
			Affordable housing units for persons with disabilities	All	SHRA, City and County of Sacramento will continue to seek gap funding for the construction of affordable housing units including rehabilitaton and preservation of existing units.
		2.c) Increase housing units that are both accessible and affordable to people	SHRA MF lending guidelines require 5% and encourage 10% for accessible units	SHRA	SHRA to follow its Multifamily Policies.
			Housing Incentive Program	County of Sacramento	As a part of the Housing Element Update, the County of Sacramento will review and consider updates to the Housing Incentive Program. Amendments may include giving additional incentives to projects which include units which are accessible and include universal design features.
			Work with development applicants to incorporate accessible units in proposed projects and encourage retrofit of units in existing projects as opportunities occur	City of Rockin	Staff will initiate discussions in pre-application meetings as applicable.

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	2. (Continued) Expand and preserve affordable rental opportunities.	2.c) (Continued) Increase housing units that are both accessible and affordable to people with disabilities.	Provide planning and community development support for infill	City of Davis	Completion of downtown master plan and support planning applications for infill development.
		2.d) Encourage preservation of existing affordable rental housing.	Home Repair Program	SHRA	SHRA will continue to provide the Home Repair Program to eligible participants.
			Home Assistance Repair Program for Seniors (HARPS)	Rebuilding Together (SHRA subrecipient)	This program will continue to provide home repair assistance to eligible participants.
			Safe at Home Program	Rebuilding Together (SHRA subrecipient)	This program will continue to provide home repair assistance to eligible participants.
			Folsom Senior Home Repair Program	City of Folsom	City of Folsom will continue to provide the program to eligible participants.
			Continue to maintain an inventory of units at risk of converting to market-rate housing and explore opportunities and available funding to preserve affordability convenants	City of Rocklin	Staff will update the inventory every 8 years as part of the Housing Element update.
			Continue to work with private for-profit and non-profit developers on innovative housing options	City of Davis	Engage in stakeholder input, data collection and ongoing development discussions around funding, zoning, Housing Element update.
		2.e) Encourage residential infill opportunities.	Neighborhood plans/specific plans to facilitate infill development	City of Sacramento	City of Sacramento to initiate and update neighborhood and specific plans along commerical corridors and near light rail stations to faclitate infill development.
			Targeted housing infill program	County of Sacramento	County of Sacramento to target infill housing, including housing along commercial corridors.
			Conduct meetings to evaluate existing zoning codes and general plan designations to identify revisions to standards necessary to facilitate infill development.	City of Rocklin	Initiate internal meetings in 2021.
		2.f) Engage the private sector in solutions.	Affordable housing units for persons with disabilities	All	SHRA, City and County of Sacramento will continue to seek gap funding for the construction of affordable housing units including rehabilitaton and preservation of existing units.

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	2. (Continued) Expand and preserve affordable rental opportunities.	2.f) (Continued) Engage the private sector in solutions.	Introduce these concepts to developers of housing projects. Negotiate outcomes on a case by case basis.	City of Rocklin	Staff will initiate discussions in pre-application meetings as applicable.
3	**3. Expand equity in access to economic opportunity.**	3.a) Improve infrastructure and public transportation access in disadvantaged communities.	Community Development Block Grant (CDBG) funds to improve infrastructure and public services in eligible low-income areas	SHRA	SHRA to follow the Action Plan process to fund infrastructure projects and public services.
				City of Rocklin	Ongoing implementation through CDBG as planned in the Annual Action Plan. Metrics are calculated at the end of the Program Year and discussed in the CAPER. The City of Rocklin will continue to use CDBG funding to improve accessibility in areas with 51% or more of households with incomes less than 80% AMI through enhancing ADA ramps on sidewalks.
			Housing Element and Environmental Justice Element to prioritize infrastructure improvements in disadvantaged communities	City of Sacramento	City of Sacramento will continue to establish infrastructure finance plans and seek grant funding for the planning and construction of infrastruture needed to facilitate infill housing development projects.
			Prioritize infrastructure improvements in disadvantaged communities	County of Sacramento	County of Sacramento will prioritize Environmental Justice Communities when seeking planning and infrastructure grants consistent with the County's Environmental Justice Element.
			While Davis does not have "disadvantaged communities" per se, support planning that improves infrastructure and support for housing development	City of Davis	Completion of SB 2 planning grant
		3.b) Connect low income residents to job opportunities.	Housing authority client employment	SHRA	SHRA Section 3 program implementation
			Notify the Youthbuild Program when the City goes out to bid for applicable CDBG projects	City of Rocklin	Public Services staff will contact Youthbuild Programs administered in the area when the City goes out to bid for applicable CDBG projects.
		3.c) Reduce housing instability by closing service gaps.	Permanent Supportive Housing (PSH) services	SHRA	SHRA to follow its Multifamily Policies and coordinate with County Behavioral Health Services

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	3. (Continued) Expand equity in access to economic opportunity.	3.c) (Continued) Reduce housing instability by closing service gaps.	Wrap around services included in multi-family housing development by project by project basis	SHRA	SHRA to follow its Multifamily Policies and coordinate with County Behavioral Health Services
			Housing Opportunities for Persons with AIDS/HIV (HOPWA)	SHRA	Provides for new construction, short-term emergency housing and tenant-based rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the City and County of Sacramento.
			Continuum of Care	Sacramento Steps Forward	Sacramento Steps Forward will continue to assist individuals and families experiencing homelessness to access to housing, employment, health, education and other resources for economic stability and improved quality of life.
			Mental/medical health services	County of Sacramento	The County's Behavioral Health Services provides prevention and treatment services to individuals struggling with alcohol and/or drug abuse. Services include outpatient treatment, methadone treatment, day treatment, detoxification, residential services, and perinatal services.
			Use CDBG dollars to fund services that provide assistance to populations facing mental health, disability and housing instability	City of Rocklin	Ongoing implementation through CDBG as planned in the Annual Action Plan. Metrics are calculated at the end of the Program Year and discussed in the CAPER.
			Continue to provide landlord tenant information to residents. continue to fund social service support agencies. Identify other gaps and services	City of Davis	Annual CDBG public service application process, continue to provide landlord information at least 2 days per week to callers. Engage stakeholders in discussion around unidentified services gaps that may remain.
					Identify one new underserved population and do targeted outreach.
			Provide rehabilitation and preservation grants for existing disability and mental health providers	City of Davis	Fund a minimum of 1 rehabilitation project to stabilize a project.

SECTION II.

DEMOGRAPHIC PATTERNS

SECTION II.
Demographic Patterns

This section examines demographic patterns that are associated with residential settlement, housing availability and affordability, and access to opportunity. It sets the stage for the analyses in Sections III (Disproportionate Housing Needs) and IV (Access to Opportunity).

Primary Findings

- **Resident diversity.** The Sacramento Valley has grown more diverse over the past 30 years, and has higher shares of Hispanic and Asian residents than the national average.

- **Family poverty.** Overall in the region, 16 percent of people live in poverty. Differences in the proportion of persons living in poverty range from a low of 9 percent (Rocklin and Roseville) to a high of 21 percent in Sacramento and 29 percent in Davis (inflated due to the student population). Non-Hispanic White residents have very low poverty rates relative to Black and Hispanic families and compared to Asian families in some jurisdictions (cities of Sacramento and Davis, and the Balance of Sacramento County).

- **Segregation.** By measures of both citywide and neighborhood diversity, the City of Sacramento has been ranked one of the most diverse and integrated large cities in the United States. However, like other American cities, Sacramento and the greater region have a past of systematic segregation and exclusion in housing. The suburbs east of Sacramento, such as Roseville, Rocklin, Citrus Heights and Folsom tend to be more non-Hispanic White or Asian than the city itself. Black residents tend to be predominantly located within the City of Sacramento more than other racial and ethnic groups. Concentrations of foreign-born residents are evident in Woodland, north Sacramento, Antelope (in northern Sacramento County) and across the south side of Sacramento. Segregation of persons with disabilities is low across the region.

Overview of Regional Demographics

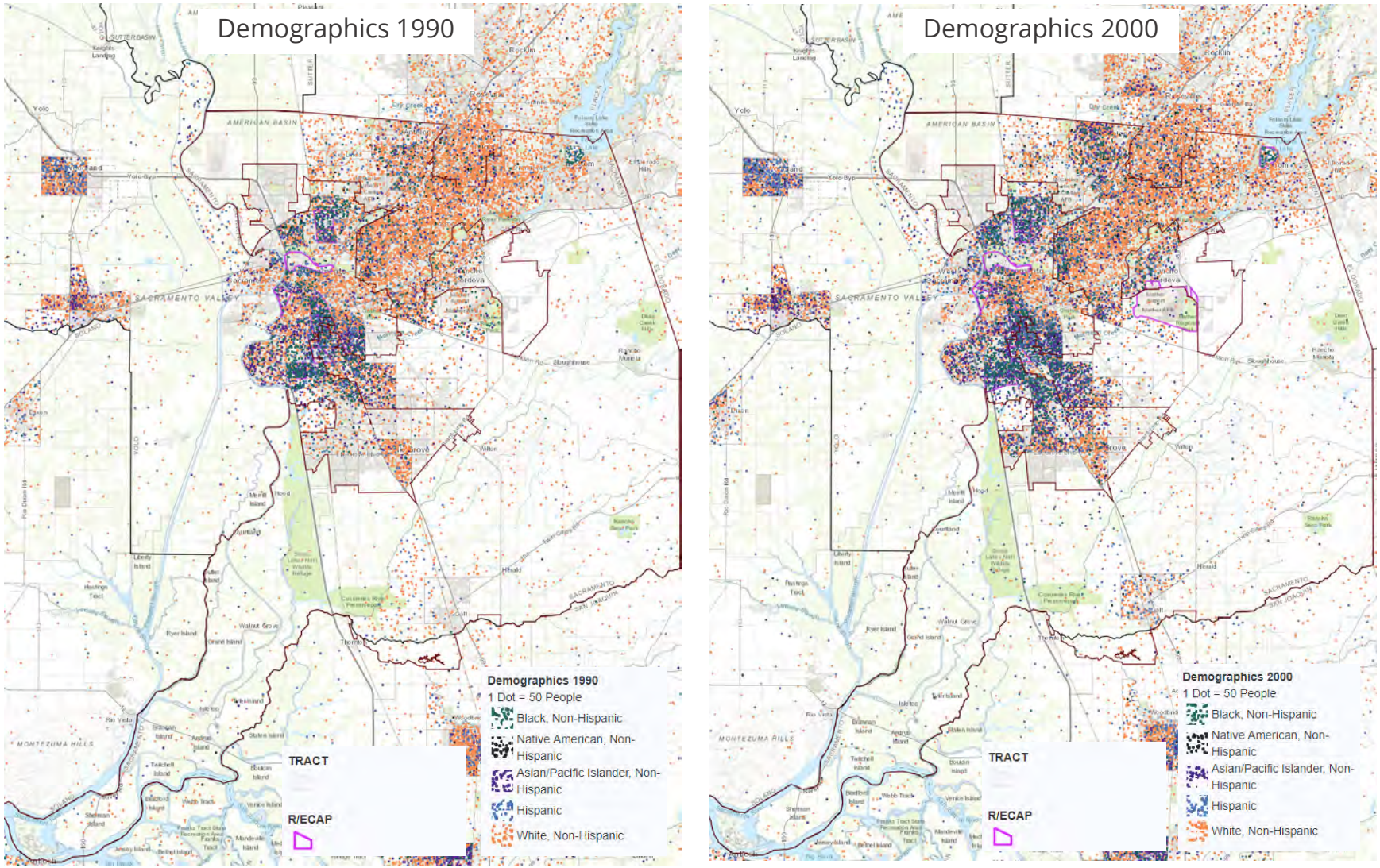
The Sacramento Valley region, is characterized by its racial, ethnic, and cultural diversity, often described as a “majority-minority” city and region. As compared to the United States as a whole, the Sacramento Valley Region (defined by HUD as the “Sacramento—Roseville—Arden-Arcade, CA Region” which is comprised of Placer, Sacramento, and Yolo counties) is less non-Hispanic White, and has higher shares of Hispanic and Asian residents than the national average.

Over the past three decades, the region has become more diverse (from 73% non-Hispanic White in 1990 to 56% in 2013), offset by increases in the Hispanic and Asian population. Additionally, the share of foreign-born residents has nearly doubled since 1990 (from 9% in 1990 to 18% in 2013), as has the share of residents with limited English proficiency (6% in 1990 to 11% in 2013).

Figure II-1, on the following pages, illustrates population growth by race and ethnicity for the region between 1990 and 2013 (the most recent data available from HUD's Affirmatively Furthering Fair Housing Tool, AFFH-T). The increase in diverse populations is evident throughout the region—including more rural areas in southeast Sacramento County and in the historically non-Hispanic White suburbs northeast of the City of Sacramento.

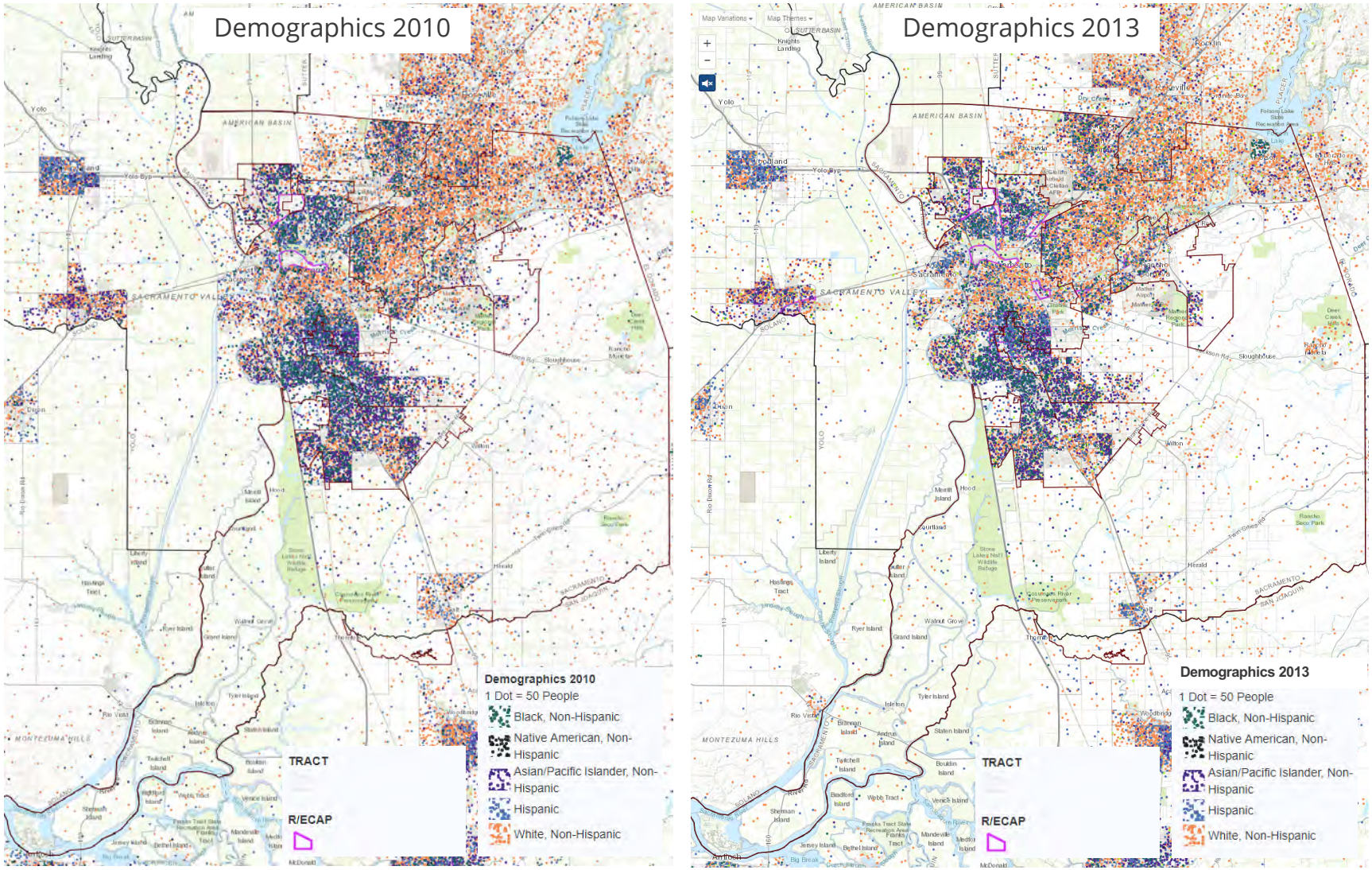
Of course, variation exists across the cities in the region, and particular demographic patterns and trends of note are outlined by jurisdiction following the regional maps.

Figure II-1.
Demographic Trends, Sacramento Region 1990-2013



Source: HUD AFFH-T.

Figure II-1 (continued).
Demographic Trends, Sacramento Region 1990-2013



Source: HUD AFFH-T.

Placer County jurisdictions. Demographic information related to jurisdictions in Placer County—Rocklin and Roseville—are shown in Figure III-2 along with comparative data for the region overall. In general, the communities of Rocklin and Roseville are more affluent and have a higher proportion of non-Hispanic White residents than the region.

- **Rocklin** is a mid-sized community of around 66,000 people, located northeast of the Sacramento Region and directly northeast of Roseville in Placer County. The city is less diverse than the regional average, with three-quarters of Rocklin's residents identifying as non-Hispanic White, while 11 percent identify as Hispanic. Only 10 percent of Rocklin's residents are foreign-born, compared to a regional share of 18 percent. Of those foreign-born residents, most are from the Philippines, Mexico and India. Nearly all of Rocklin's residents are proficient in English, with only 3 percent having limited English proficiency. Over one quarter of Rocklin's residents are under the age of 18, and 53 percent of the families in the city have children, representing a higher share than the region as a whole.

  While Rocklin is less racially and ethnically diverse than its regional neighbors, the community has become significantly more diverse over the past three decades. The share of non-Hispanic White residents has declined from 89% in 1990 to 75% currently. Increases have primarily come from Hispanic and Asian residents. In the same time frame, the share of foreign-born residents and residents with limited English proficiency has more than doubled in the city. True to its roots, the community has remained family-oriented, with shares of children and families with children remaining stable over those decades.

- **Roseville** is the largest city in Placer County, with over 135,000 residents. Similar to Rocklin, Roseville is less diverse than the region as a whole (71% non-Hispanic White), with fewer foreign-born residents (13%), and residents with limited English proficiency (6%). Roseville also has a higher share of children and families with children than the region.

  Like Rocklin, Roseville is becoming more racially and ethnically diverse. Since 1990, the share of non-Hispanic White residents has declined, from 85 percent to 71 percent, while the share of foreign-born residents and residents with limited English proficiency has approximately doubled (6% to 13% and 4% to 6%, respectively). The total population of the community has more than doubled in the past 30 years and it remains a popular choice for families with children (51%).

Figure II-2.
Demographics of Placer County Jurisdictions

	Rocklin		Roseville		Sacramento Valley Region	
Total Population	**66,830**		**137,213**		**2,149,127**	
Race/Ethnicity						
White, Non-Hispanic	50,537	76%	97,929	71%	1,197,494	56%
Black, Non-Hispanic	922	1%	2,442	2%	150,439	7%
Hispanic	7,672	11%	19,937	15%	433,694	20%
Asian or Pacific Islander, Non-Hispanic	4,845	7%	11,334	8%	265,632	12%
Native American, Non-Hispanic	321	0%	672	0%	12,680	1%
Two or More Races, Non-Hispanic	2,413	4%	4,610	3%	84,676	4%
Other, Non-Hispanic	114	0%	288	0%	4,728	0%
National Origin						
Foreign-born	**Total**	**10%**	**Total**	**13%**	**Total**	**18%**
#1 country of origin	Philippines	2%	Mexico	3%	Mexico	5%
#2 country of origin	Mexico	1%	Philippines	2%	Philippines	2%
#3 country of origin	India	1%	India	1%	Vietnam	1%
LEP						
Limited English Proficiency	**Total**	**3%**	**Total**	**6%**	**Total**	**11%**
#1 LEP Language	Spanish	1%	Spanish	3%	Spanish	5%
#2 LEP Language	Korean	1%	Tagalog	1%	Chinese	1%
#3 LEP Language	Tagalog	1%	Russian	1%	Russian	1%
Sex						
Male	32,386	48%	65,794	48%	1,053,502	49%
Female	34,444	52%	71,419	52%	1,095,625	51%
Age						
Under 18	18,258	27%	35,895	26%	534,918	25%
18-64	41,127	62%	82,794	60%	1,355,669	63%
65+	7,452	11%	18,524	14%	258,325	12%
Family Type						
Families with children	7,947	53%	15,710	51%	249,834	47%

Note: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families.

Total population figures for all jurisdictions except the Sacramento—Roseville—Arden-Arcade, CA Region come from the California Department of Finance population estimates. All other figures come from HUD. Percent b population group are from HUD AFFHT data.

Refer to the Data Documentation for details (www.hudexchange.info).

Source: Decennial Census 2010 and American Community Survey 2009-2013, pulled from the HUD Exchange; CA Dept. of Finance Demographic Research Unit Population Estimates for Cities, Counties and the State January 1, 2017 and 2018; Root Policy Research.

Yolo County jurisdictions. Demographic information related to jurisdictions in Yolo County are shown in Figure III-3.

- **Davis** is a mid-sized community of approximately 70,000 residents in Yolo County. The city is home to the University of California, Davis which hosts over 32,000 students on the Davis campus.[1] Davis is a diverse community, with a distinct demographic composition from the region as a whole, due to its university population. Davis is mostly non-Hispanic White (59%), but also has a sizable Asian population (21%) that represents a higher share than the regional average. It has a smaller share of Hispanic (13%) and Black (2%) residents than the region as a whole. Almost one in five Davis residents are foreign-born, with China, Mexico, and India representing common origins. However, unlike other communities, a lower-share of these residents are limited in English proficiency—just 8 percent of Davis's residents speak English "less than very well" compared to 11 percent in the region overall. Given the large population of college students, nearly one-third of the city's population is between the ages of 18 and 24 (31%), while children under 18 constitute 17 percent of the population.[2] The city's average household size was 2.7 persons in 2015.[3]

  Davis has grown more racially and ethnically diverse over the past three decades. Nearly 60 percent of the community is non-Hispanic White today, as compared to 76% in 1990. The greater diversity is driven by an increase in the number of Asian residents, which more than doubled over the period, as well as increases in Hispanic residents. A larger share of residents is foreign-born and/or speak limited English than in decades past, but this increase is smaller than elsewhere in the region.

- **Woodland** is another mid-sized community of approximately 60,000 residents, located north of Davis in Yolo County. Distinct from other communities in the region, the majority of Woodland's residents are Hispanic (47%), followed by non-Hispanic White residents (43%) and smaller representation from Asian residents and other racial and ethnic groups. One in five Woodland residents is foreign-born, with the vast majority being from Mexico and speaking Spanish. As a result, the city has a higher share of residents that speak limited English, at 19 percent. Woodland is also family-oriented, with over one quarter of its population being under 18 years old (27%) and over half of families have children living in the household—the average household size is 2.85.

  Woodland has grown less rapidly than other communities in the last three decades, while the non-Hispanic White population is declining in both share and total number of residents. However, the number of Hispanic residents has more than doubled in the

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[1] Davis Department of Community Development, "State of the City Report," 2017, accessed August 8, 2018 at https://cityofdavis.org/home/showdocument?id=7985, p. 31.

[2] Davis State of the City Report 2017, p. 35.

[3] Davis State of the City Report 2017, p. 38.

past thirty years, leading to a demographic shift. In the same time frame, the share of foreign-born residents and residents with limited English has also doubled.

- **West Sacramento** is a mid-sized and diverse community of 54,000 residents, located adjacent to the City of Sacramento in Yolo County. Just under half of the city's population is non-Hispanic White, while around one-third is Hispanic, and one in ten is Asian. West Sacramento is characterized by its sizable foreign-born population, with one in four residents being born outside the United States—equal to Rancho Cordova but higher than the other communities in the region. The largest of these communities is from Mexico, yet hundreds of residents hail from countries including Russia, Ukraine, Fiji, the Philippines, Laos, Vietnam, Pakistan, El Salvador, and Uzbekistan, among others. Correspondingly, a large number of languages are spoken within the city, and 18 percent of residents are limited in English proficiency. There is a high share of children in the region, and a smaller share of older adults.

  West Sacramento has seen significant growth in the past thirty years, expanding by 60 percent—faster than the region as a whole. In that time the community has become more diverse—more Black, Hispanic, and Asian residents. The share of residents born abroad and with limited English has also increased.

Figure II-3.
Demographics of Yolo County Jurisdictions

	Davis		West Sacramento		Woodland		Sacramento Valley Region	
Total Population	**68,704**		**54,163**		**60,426**		**2,149,127**	
Race/Ethnicity								
White, Non-Hispanic	40,741	59%	25,673	47%	25,868	43%	1,197,494	56%
Black, Non-Hispanic	1,429	2%	2,416	4%	725	1%	150,439	7%
Hispanic	8,739	13%	16,964	31%	28,539	47%	433,694	20%
Asian or Pac Isl, Non-Hisp.	14,627	21%	6,072	11%	3,589	6%	265,632	12%
Native American, Non-Hisp.	179	0%	444	1%	369	1%	12,680	1%
Two or More Races, Non-Hisp.	2,783	4%	2,459	5%	1,269	2%	84,676	4%
Other, Non-Hispanic	206	0%	135	0%	73	0%	4,728	0%
National Origin								
Foreign-born	**Total**	**19%**	**Total**	**25%**	**Total**	**22%**	**Total**	**18%**
#1 country of origin	China	2%	Mexico	10%	Mexico	17%	Mexico	5%
#2 country of origin	Mexico	2%	Russia	2%	Pakistan	1%	Philippine	2%
#3 country of origin	India	2%	Fiji	2%	China	1%	Vietnam	1%
LEP								
Limited English Proficiency	**Total**	**8%**	**Total**	**18%**	**Total**	**19%**	**Total**	**11%**
#1 LEP Language	Chinese	3%	Spanish	10%	Spanish	18%	Spanish	5%
#2 LEP Language	Spanish	2%	Russian	4%	Chinese	1%	Chinese	1%
#3 LEP Language	Korean	1%	Other Indic	1%	Other Indic	1%	Russian	1%
Sex								
Male	32,655	48%	26,778	49%	29,724	49%	1,053,502	49%
Female	36,049	52%	27,385	51%	30,702	51%	1,095,625	51%
Age								
Under 18	11,158	16%	14,467	27%	16,490	27%	534,918	25%
18-64	51,315	75%	34,377	63%	37,210	62%	1,355,669	63%
65+	6,231	9%	5,313	10%	6,725	11%	258,325	12%
Family Type								
Families with children	5,774	48%	5,957	51%	6,919	51%	249,834	47%

Note: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families. Total population figures for all jurisdictions except the Sacramento—Roseville—Arden-Arcade, CA Region come from the California Department of Finance population estimates. All other figures come from HUD.

Refer to the Data Documentation for details (www.hudexchange.info).

Source: Decennial Census 2010 and American Community Survey 2009-2013, pulled from the HUD Exchange; CA Dept. of Finance Demographic Research Unit Population Estimates for Cities, Counties and the State January 1, 2017 and 2018; Root Policy Research.

Sacramento County entitlement jurisdictions. Demographic information related to jurisdictions in Sacramento County for which HUD demographic data are available are shown in Figure II-4. Those communities include:

- **Citrus Heights** is a larger community with over 85,000 residents in northeast Sacramento County. Like its neighbor Roseville, Citrus Heights has a larger share of non-Hispanic White than the region as a whole (72%), and less Hispanic (16%), Asian (4%), and Black (3%). It also has a smaller share of residents that are foreign-born (13%) or limited in English proficiency (8%). Foreign-born residents hail from Mexico, Ukraine, the Philippines, Moldova, Romania, and Bosnia & Herzegovina, among others, and speak Spanish, Russian, and other languages. A smaller share of Citrus Heights is children (23%) than the regional average and fewer families have children (44%).

  Unlike other communities in the region, Citrus Heights has barely grown in population over the past thirty years. The population and share of non-Hispanic White residents have declined over the period, while the population of Hispanic residents has more than doubled in both number and share. The Black population has also grown in both number and share, although it is still a small segment of the total population. The share of foreign-born residents and those with limited English proficiency has grown significantly over the same period, more than doubling. The number of children in the community has declined in number.

- **Elk Grove** is one of the larger communities in the study region, with approximately 170,000 residents. The city is noteworthy for its sizable Asian population, which represents over one quarter of the city's total (27%)—the highest share of any of the communities studied. The remainder of the population includes non-Hispanic White residents (38%), Hispanic residents (18%), and Black residents (11%), among others. Elk Grove has a large number of foreign-born residents (23%), hailing from the Philippines, Vietnam, Mexico, China, India, and many other countries. Residents with limited English proficiency speak languages including Chinese, Spanish, and Vietnamese. Elk Grove is family-oriented as over half of families have children (56%)—the highest share among the cities studied.

  Elk Grove has experienced stellar growth over the past three decades, seeing a surge in population that has more than tripled the size of the community. During this expansion, the community has become significantly less Non-Hispanic White (down to 36% from 75% in 1990), significantly more Asian (up to 28% from 8% in 1990), more Black (up to 11% from 6% in 1990), and more Hispanic (up to 18% from 11% in 1990). It's foreign-born and limited English proficiency populations have also more than doubled in share. The community has retained its family-orientation.

- **Rancho Cordova** is a mid-sized community of approximately 74,000 residents, east of Sacramento. The city's racial and ethnic demographics closely mirror the region as a whole: just over half of the population is non-Hispanic White (52%), one in five is

Hispanic (20%), 13 percent are Asian, and around 10 percent are Black. However, the city has a relatively high share of foreign-born and limited-English proficiency residents. One quarter of Rancho Cordova's residents are foreign-born, with origins in Mexico, Ukraine, the Philippines and elsewhere, and 15 percent have limited English proficiency. The city has a large share of children and a high proportion of families with children.

The total population of Rancho Cordova has grown by about 25 percent since 1990. In that time the city has become less non-Hispanic White (down to 50% from 75% in 1990), more Hispanic (up to 21% from 10% in 1990), and more Asian (up to 11% from 7% in 1990). The share of Black residents (9%) has remained largely unchanged in that time. Consistent with the region as a whole, the share of foreign-born residents and residents with limited English proficiency has significantly increased over the period.

- **Balance of Sacramento County** constitutes all of Sacramento County except for direct recipients of HUD funding—the City of Sacramento, Rancho Cordova, Elk Grove, and Citrus Heights. The balance of Sacramento County covers a broad geographic area covering areas adjacent to the City of Sacramento, suburbs east of the city, and small rural towns in the south. This area is home to more than half a million people. These areas are mostly non-Hispanic White (57%) but host large populations of Hispanic (19%), Asian (11%) and Black residents (8%). Similar to the region as a whole, about one in five residents is foreign-born (18%) and 12% are limited in English proficiency.

  Like other parts of the region, the balance of Sacramento County has become less non-Hispanic White (down to 57% from 77% in 1990), more Hispanic and Asian, and slightly more Black over the past few decades. The population of foreign-born residents has more than doubled in share and tripled in size, as has the limited English proficiency population since 1990.

- **The City of Sacramento** is the capitol of California and the largest city in the region, home to half a million people. The city is also the most racially and ethnically diverse of the cities in this study. Among residents in Sacramento, one third are non-Hispanic White (35%), one quarter are Hispanic (27%), and one in five are Asian (19%). Sacramento also hosts a significant Black population (14%), a share twice the size as the regional average. The city is home to a large number of foreign-born residents (22% of the population), many of whom come from Mexico, the Philippines, China, and elsewhere throughout the world. The city has a correspondingly high share of residents that have limited English proficiency, with languages spoken including Spanish, Chinese, Hmong, Russian, and many others.

  The city has grown in size in the past thirty years with a 21% increase in population since 1990, yet at a slower pace than the region as a whole. Sacramento was already racially and ethnically diverse in 1990 and has become even more so today. Most of this change has come via an increase in the Hispanic population, which has more than

doubled in number over the past thirty years, as well as increased in share (at 27% from 16% in 1990). The non-Hispanic White population has declined both in share and in absolute number over the same period. Like elsewhere in the region, the share of foreign-born residents has increased as has the share of residents with limited English proficiency.

Non-entitlement jurisdictions in Sacramento County. Demographic information related to jurisdictions in Sacramento County not covered directly in the HUD demographic data are described below. Those communities are non-entitlement jurisdictions, but are a part of Sacramento County, an entitlement jurisdiction, and include the following:

- **Folsom**[4] is a mid-sized community of approximately 80,000 people in east Sacramento County. The city is less diverse than the region as a whole, with non-Hispanic White residents comprising 64 percent of the population, followed by Asian residents (16%), and Hispanic residents (11%). A higher share of the city's population is foreign-born that the regional average, at 16 percent. There are a large number of Spanish, Chinese and Hindi speakers in Folsom.

- **Galt**[5] is a small community of approximately 25,000 people in south Sacramento County. Galt is equally split between non-Hispanic White and Hispanic residents, which each represent approximately 46 percent of the city's population. Only 5 percent of residents are Asian, and 2 percent are Black—lower than the regional average. About one in five residents is foreign-born (19%), and Spanish is a commonly spoken language. Galt has a high share of children compared to the regional average.

- **Isleton**[6] is a very small community of less than 1,000 people in far south Sacramento County, on the Sacramento River. Hispanic residents represent the majority (49%), followed by non-Hispanic White residents (46%). There are more Hispanic residents and fewer non-Hispanic White, Asian, and Black residents as a share of the total population as compared to the region as a whole. Approximately one quarter of Isleton's population is foreign-born (24%) and Spanish is a commonly spoken language.

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[4] HUD does not provide demographic or other data for Folsom through the AFFH tool. As a result, this data was pulled from the California Department of Finance for 2018 total population estimates, and the U.S. Census Bureau for 2016 or 2017 Census estimates on population. Sources: https://www.census.gov/quickfacts/fact/table/folsomcitycalifornia/; https://datausa.io/profile/geo/folsom-ca; and http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/

[5] HUD also does not provide data for Galt. Sources: https://www.census.gov/quickfacts/fact/table/sacramentocountycalifornia,galtcitycalifornia,folsomcitycalifornia/; https://datausa.io/profile/geo/galt-ca; and http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/

[6] HUD also does not provide data for Isleton. Sources: https://datausa.io/profile/geo/isleton-ca and http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/

Figure II-4. Demographics of Sacramento County Jurisdictions

Note:

All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families.

Total population figures for all jurisdictions except Sacramento County and the Sacramento—Roseville—Arden-Arcade, CA Region come from the California Department of Finance population estimates. All other figures come from HUD.

Refer to the Data Documentation for details (www.hudexchange.info).

Source:

Decennial Census 2010 and American Community Survey 2009-2013, pulled from the HUD Exchange; CA Dept. of Finance Demographic Research Unit Population Estimates for Cities, Counties and the State January 1, 2017 and 2018; Root Policy Research.

	Citrus Heights		Elk Grove		Rancho Cordova		City of Sacramento		Balance of Sacramento County		Sacramento Valley Region	
Total Population	**87,731**		**172,116**		**74,210**		**501,344**		**651,179**		**2,149,127**	
Race/Ethnicity												
White, Non-Hispanic	63,579	72%	65,507	38%	38,886	52%	173,014	35%	373,647	57%	1,197,494	56%
Black, Non-Hispanic	2,728	3%	18,847	11%	7,080	10%	69,887	14%	49,359	8%	150,439	7%
Hispanic	14,397	16%	31,256	18%	14,515	20%	134,611	27%	126,785	19%	433,694	20%
Asian or Pac Isl, Non-Hisp.	3,150	4%	45,903	27%	9,447	13%	97,010	19%	69,741	11%	265,632	12%
Native American, Non-Hisp.	553	1%	568	0%	445	1%	2,757	1%	3,907	1%	12,680	1%
Two or More Races, Non-Hisp.	3,202	4%	9,638	6%	3,644	5%	22,661	5%	26,243	4%	84,676	4%
Other, Non-Hispanic	132	0%	396	0%	186	0%	1,354	0%	1,498	0%	4,728	0%
National Origin												
Foreign-born	**Total**	**13%**	**Total**	**23%**	**Total**	**25%**	**Total**	**22%**	**Total**	**18%**	**Total**	**18%**
#1 country of origin	Mexico	5%	Philippines	5%	Mexico	5%	Mexico	7%	Mexico	5%	Mexico	5%
#2 country of origin	Ukraine	2%	Vietnam	4%	Ukraine	3%	Philippines	2%	Ukraine	2%	Philippines	2%
#3 country of origin	Philippines	1%	Mexico	3%	Philippines	3%	China	2%	Vietnam	1%	Vietnam	1%
LEP												
Limited English Proficiency	**Total**	**8%**	**Total**	**12%**	**Total**	**15%**	**Total**	**16%**	**Total**	**12%**	**Total**	**11%**
#1 LEP Language	Spanish	5%	Chinese	3%	Spanish	5%	Spanish	7%	Spanish	5%	Spanish	5%
#2 LEP Language	Russian	1%	Spanish	2%	Russian	4%	Chinese	2%	Russian	1%	Chinese	1%
#3 LEP Language	Other Slavic	1%	Vietnamese	2%	Other Slavic	1%	Hmong	2%	Vietnamese	1%	Russian	1%
Sex												
Male	42,453	48%	83,666	49%	36,281	49%	244,155	49%	321,227	49%	1,053,502	49%
Female	45,278	52%	88,450	51%	37,929	51%	257,189	51%	329,952	51%	1,095,625	51%
Age												
Under 18	20,240	23%	51,824	30%	19,436	26%	124,985	25%	164,488	25%	534,918	25%
18-64	55,823	64%	106,230	62%	47,116	63%	323,417	65%	407,638	63%	1,355,669	63%
65+	11,668	13%	14,045	8%	7,658	10%	52,942	11%	79,053	12%	258,325	12%
Family Type												
Families with children	9,188	44%	21,676	56%	7,736	49%	50,775	49%	75,955	47%	249,834	47%

Poverty. Poverty thresholds, a set of incomes that vary by family size and composition, are updated annually by the Census Bureau to determine who is in poverty. If a family's total income is less than the income threshold, then that family and every individual in it is considered living in poverty.[7] For example, the poverty threshold for one person in 2016 was $12,228 and, for a family of four, it was $24,563.

Overall in the region, 16 percent of people live in poverty. Differences in the proportion of persons living in poverty range from a low of 9 percent (Rocklin and Roseville) to a high of 21 percent in Sacramento and 29 percent in Davis (inflated due to the student population[8]). Numerically, the City of Sacramento and the balance of Sacramento County have the largest number of residents living in poverty, at 102,000 and 119,000, but also have the largest populations in the region.

All of the communities in Figure II-5 have seen an increase in the number of residents and families living in poverty between 2010 and 2016—except Davis where the number of families living in poverty actually declined over the past six years.

Figure II-5.
Change in Persons Living in Poverty, 2010 to 2016

	Number Living in Poverty, 2016		Numerical Change in People and Families Living in Poverty (2010-2016)	
	Individuals	Families	Individual	Family
Citrus Heights	12,429	2,026	2,971	207
Davis	18,682	716	4,340	-183
Elk Grove	15,843	3,067	1,789	795
Rancho Cordova	11,630	2,163	1,167	212
Rocklin	5,068	1,023	1,838	593
Roseville	10,993	2,002	1,405	536
Sacramento	102,367	18,024	16,386	5,025
West Sacramento	8,311	1,496	227	154
Woodland	7,663	1,469	1,458	405
Balance of Sacramento County	118,608	21,576	26,936	6,650

Note: Balance of Sacramento County reflects the county excluding Citrus Heights, Elk Grove, Rancho Cordova, and Sacramento.

Source: American Community Survey, 2006-2010 and 2012-2016.

[7] https://www.census.gov/topics/income-poverty/poverty/guidance/poverty-measures.html

[8] Data removing the student population from the poverty rate are not available. 77 percent of Davis residents living in poverty are between the ages of 18 to 24, but this age group only comprises 33 percent of the total population in the city. In an attempt to account for students, if residents between the ages of 18 to 24 are removed from the total individuals living in poverty in Davis, the poverty rate is closer to 10 percent, but the number of individuals living in poverty still increases from 2010 to 2016 by 671. While this adjustment provides a better picture of how the student population may affect the poverty rate, there is no conclusive way to know if every 18- to 24-year-old resident of Davis is a college student.

Figure II-6 shows poverty rates by individual and family in 2010 and 2016, as well as the percentage point change across those years. The largest percentage point changes in family poverty were in Rocklin, City of Sacramento, and the balance of Sacramento County—family poverty increased by 4 percentage points in each of those jurisdictions.

The largest increases in individual poverty rates were in Davis, Citrus Heights, Rocklin, Sacramento and the balance of Sacramento County.

Figure II-6.
Poverty Rates, 2010 and 2016

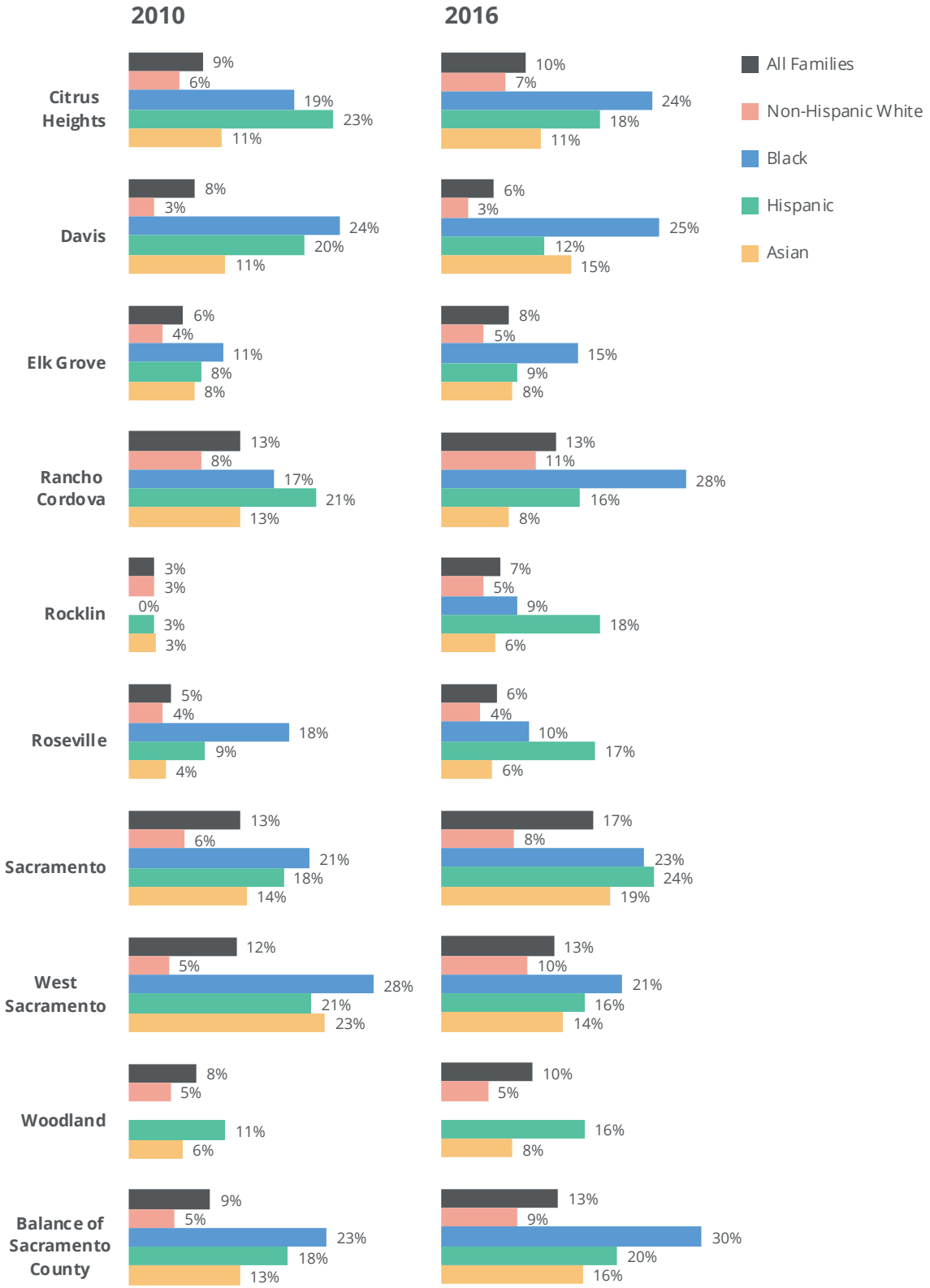
	2010		2016		Percentage Point Change	
	Individual	Family	Individual	Family	Individual	Family
Citrus Heights	11%	9%	15%	10%	3%	1%
Davis	23%	8%	29%	6%	6%	-2%
Elk Grove	10%	6%	10%	8%	0%	1%
Rancho Cordova	16%	13%	17%	13%	1%	0%
Rocklin	6%	3%	9%	7%	3%	4%
Roseville	8%	5%	9%	6%	0%	1%
Sacramento	19%	13%	21%	17%	3%	4%
West Sacramento	17%	12%	16%	13%	-1%	0%
Woodland	11%	8%	14%	10%	2%	3%
Balance of Sacramento County	15%	9%	18%	13%	3%	4%

Note: Balance of Sacramento County reflects the county excluding Citrus Heights, Elk Grove, Rancho Cordova, and Sacramento.

Source: American Community Survey, 2006-2010 and 2012-2016.

Poverty by race and ethnicity. Figure II-7 shows the differences in family poverty by race and ethnicity for 2010 and 2016, by jurisdiction. Non-Hispanic White residents have very low poverty rates relative to Black and Hispanic families.

Figure II-7. Family Poverty, 2010 and 2016



Note: Balance of Sacramento County reflects the county excluding Citrus Heights, Elk Grove, Rancho Cordova, and Sacramento.

Source: American Community Survey, 2006-2010 and 2012-2016.

Income diversity. Income diversity has also shifted since 2010, as shown by Figure II-8. The figure categorizes household income into three categories using income breaks employed by the Pew Research Center to examine economic segregation. The figure shows how the proportions of households in each income range has changed between 2010 and 2016.

In nearly every community analyzed, the proportion of middle-income households declined offset by increases in the proportions of both high- and low-income households. These trends highlight the polarization of incomes and an increase in income inequality in these communities.

Figure II-8.
Change in Income Distribution by Low-, Middle-, and High-Income Brackets, 2010 to 2016

	2010 Distribution			2016 Distribution			2010 to 2016 Change, Percentage Points		
	% Low (<$35,000)	% Middle ($35k-$100k)	% High (>$100,000)	% Low (<$35,000)	% Middle ($35k-$100k)	% High (>$100,000)	% Low (<$35,000)	% Middle ($35k-$100k)	% High (>$100,000)
Citrus Heights	29%	56%	16%	31%	52%	17%	2%	-4%	2%
Davis	33%	36%	31%	35%	33%	33%	1%	-3%	2%
Elk Grove	17%	47%	36%	18%	42%	40%	1%	-6%	4%
Rancho Cordova	33%	48%	19%	31%	48%	21%	-2%	0%	3%
Rocklin	19%	43%	37%	21%	37%	42%	2%	-6%	4%
Roseville	21%	45%	34%	21%	41%	39%	0%	-5%	4%
Sacramento	35%	45%	19%	35%	43%	22%	0%	-3%	3%
Sacramento County	30%	47%	23%	31%	43%	26%	1%	-3%	3%
West Sacramento	33%	44%	23%	31%	43%	26%	-2%	-2%	3%
Woodland	29%	49%	22%	30%	45%	25%	0%	-4%	3%
Balance of Sacramento	29%	46%	24%	31%	43%	27%	1%	-4%	2%

Note: Balance of Sacramento County is the county excluding Citrus Heights, Elk Grove, Rancho Cordova, and Sacramento.

Source: American Community Survey, 2012-2016.

Segregation and Integration

This section examines segregation in the region. It focuses on three types of residential settlement patterns:

- Patterns of racial or ethnic segregation;
- Patterns of segregation of foreign-born and Limited English Proficiency (LEP) populations;
- Patterns of the location of owner and renter occupied housing and whether such housing is in segregated/integrated areas.

It begins with a brief discussion of historic segregation in the region, focusing largely on the City of Sacramento as the core city of the area.

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

History of segregation in the region. By measures of both citywide and neighborhood diversity, the City of Sacramento has been ranked one of the most diverse and integrated large cities in the United States.[9]

Data from Brown University's American Communities Project compiled by FiveThirtyEight, indicate that Sacramento is the third most diverse city in the nation, among the top 100 most-populous cities, using data from the 2010 Census.[10] This places Sacramento just behind Jersey City, NJ and Oakland, CA, and ahead of cities including New York, NY and Chicago, IL as being diverse at the citywide level. When looking at the neighborhood level, the project ranked Sacramento the number one most diverse city. In the same study, Sacramento's level of integration was ranked number two, behind only Irvine, CA, as the most integrated city. Figure II-9 shows the diversity indices for the 100 largest U.S. cities from the FiveThirtyEight report.

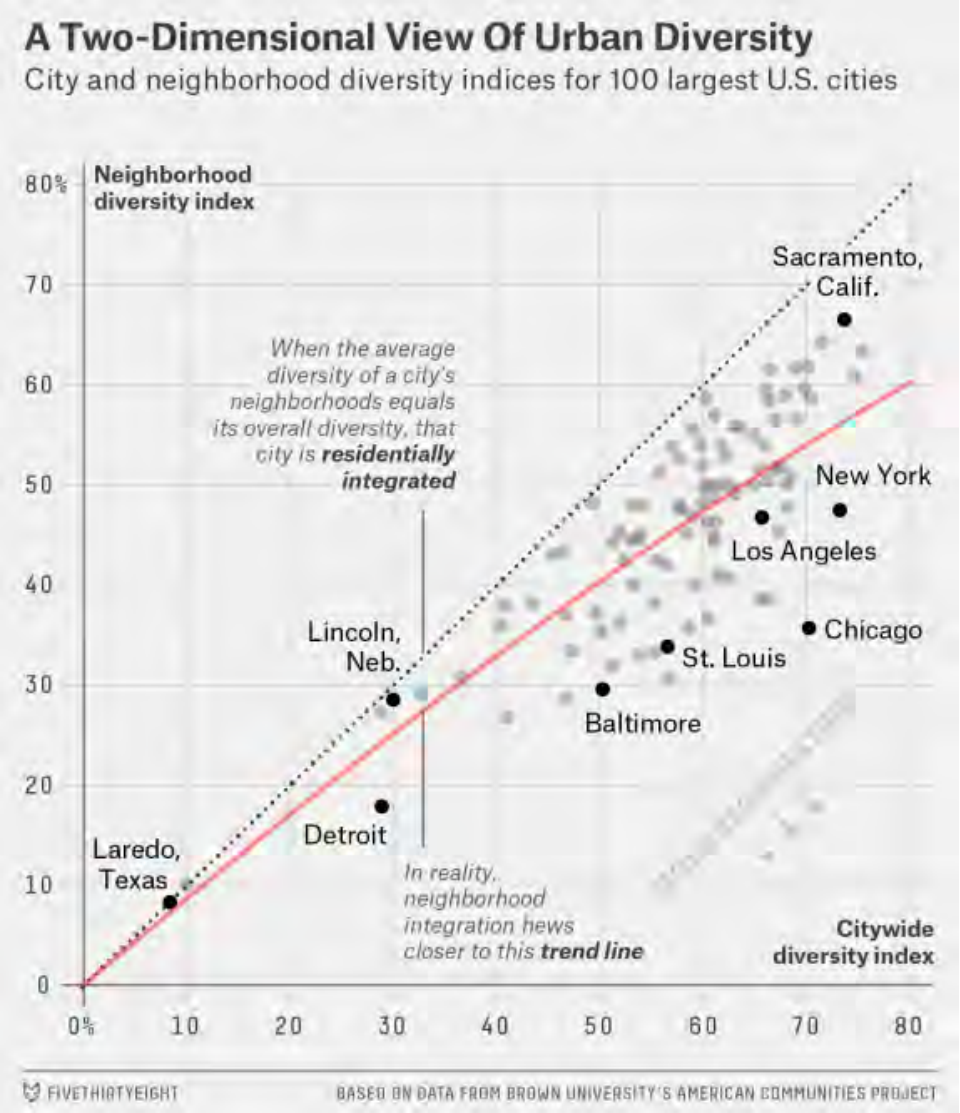
[9] https://regionalchange.ucdavis.edu/sites/g/files/dgvnsk986/files/inline-files/Report_Final_0.pdf, p. 13.

[10] https://fivethirtyeight.com/features/the-most-diverse-cities-are-often-the-most-segregated/

Figure II-9. Diversity Indices for 100 Largest U.S. Cities, 2010

Source:

FiveThirtyEight, https://fivethirtyeight.com/features/the-most-diverse-cities-are-often-the-most-segregated/



However, like other American cities, Sacramento has a past of systematic segregation and exclusion in housing. This included practices of:

- Mortgage redlining, leading to disinvestment in low-income and minority areas;
- Racially restrictive covenants on housing developments, restricting the access of minority residents to certain areas of the region; and
- Urban renewal programs aimed at redeveloping "blighted", primarily minority, parts of town.[11]

[11] Hernandez, Jesus. (2009). Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930-2004. International Journal of Urban and Regional Research. 33. 291-313. 10.1111/j.1468-2427.2009.00873.x.

Jesus Hernandez at the University of California, Davis has documented the history of housing discrimination in Sacramento. In his work, Dr. Hernandez has identified the use of racial covenants in residential developments as early as the 1920s by J.C. Carly as early evidence of housing practices intending to segregate on the basis of race or ethnicity. Redlining practices in historically diverse and minority areas, such as Sacramento's historic West End (northwest area of downtown Sacramento, between 10th Street and the Sacramento River), were in place by the 1940s, limiting the availability of financing for low-income and minority buyers to buy or remodel homes.

By 1950, due to these restrictive covenants and redlining, the majority of Sacramento's minority population was located in the West End neighborhood. City planners then began to target the area for urban renewal and clearing efforts as the city moved forward on a plan to redevelop the area as commercial space. This forced the eviction of thousands of the West End's residents, scattering the minority population to other non-covenant restricted areas of the city, including Oak Park.[12]

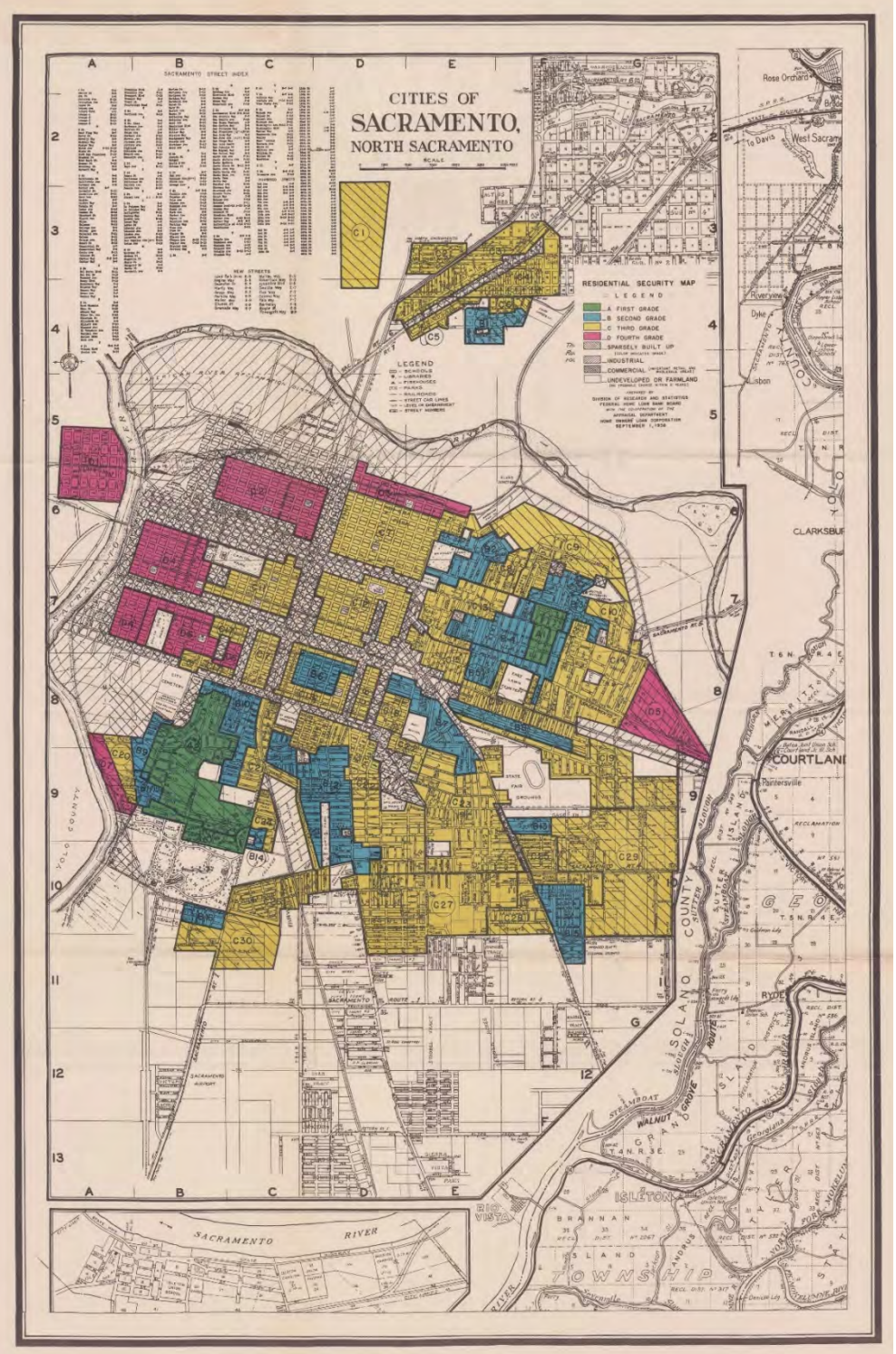
Redlining practices followed the displaced residents, as the northern and southern parts of the city diversified and access to housing financing became increasingly restrictive. Dr. Hernandez has documented a southwest to northeast pattern tracking neighborhoods with evidence of racial covenants, spanning from Sacramento's Pocket neighborhood in the southwest to River Park and East Sacramento in the northeast, and continuing into Arden-Arcade and Fair Oaks.[13]

Figure II-10 shows an historic redlining map of Sacramento and Figure II-11 maps Sacramento areas with historic racially restrictive covenants.

[12] Ibid.

[13] Ibid.

Figure II-10. Sacramento Mortgage Redlining Map, 1938

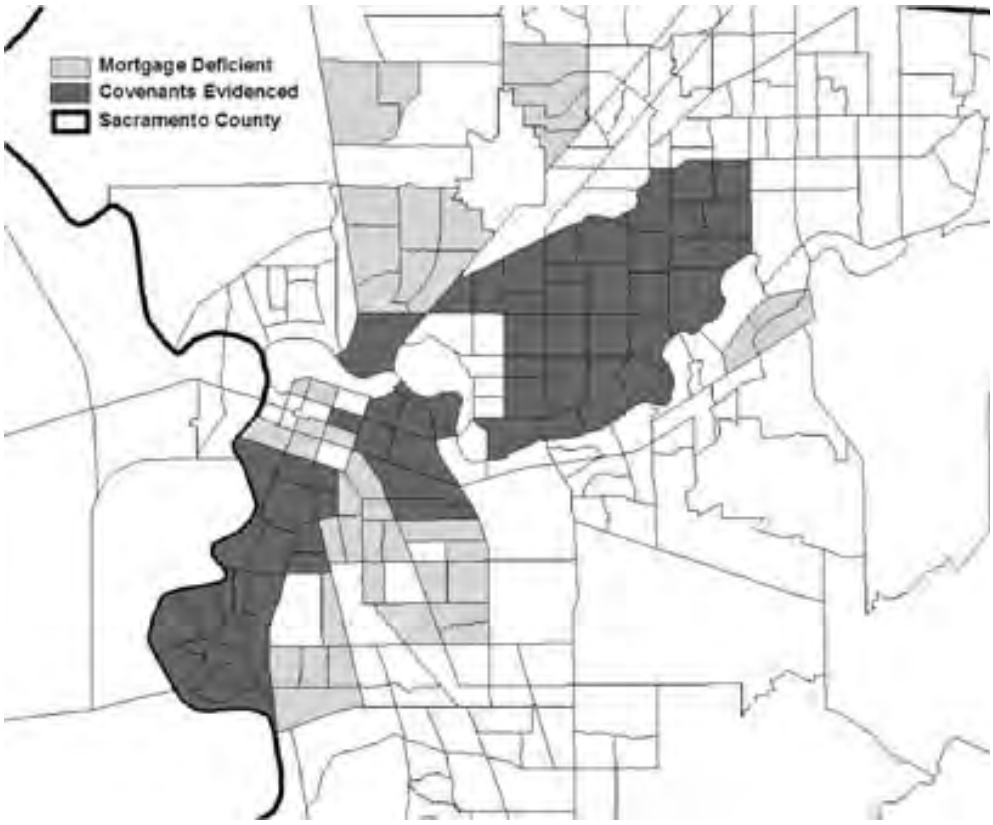


Source: University of Maryland/T-RACES via ThinkProgress at https://thinkprogress.org/sacramento-segregation-geography-stephon-clark-72d7800743ee/

Figure II-11. Sacramento Areas with Historic Racially Restrictive Covenants

Source:

Hernandez, Jesus. (2009). Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930-2004. International Journal of Urban and Regional Research. 33. 291-313. 10.1111/j.1468-2427.2009.00873.x.



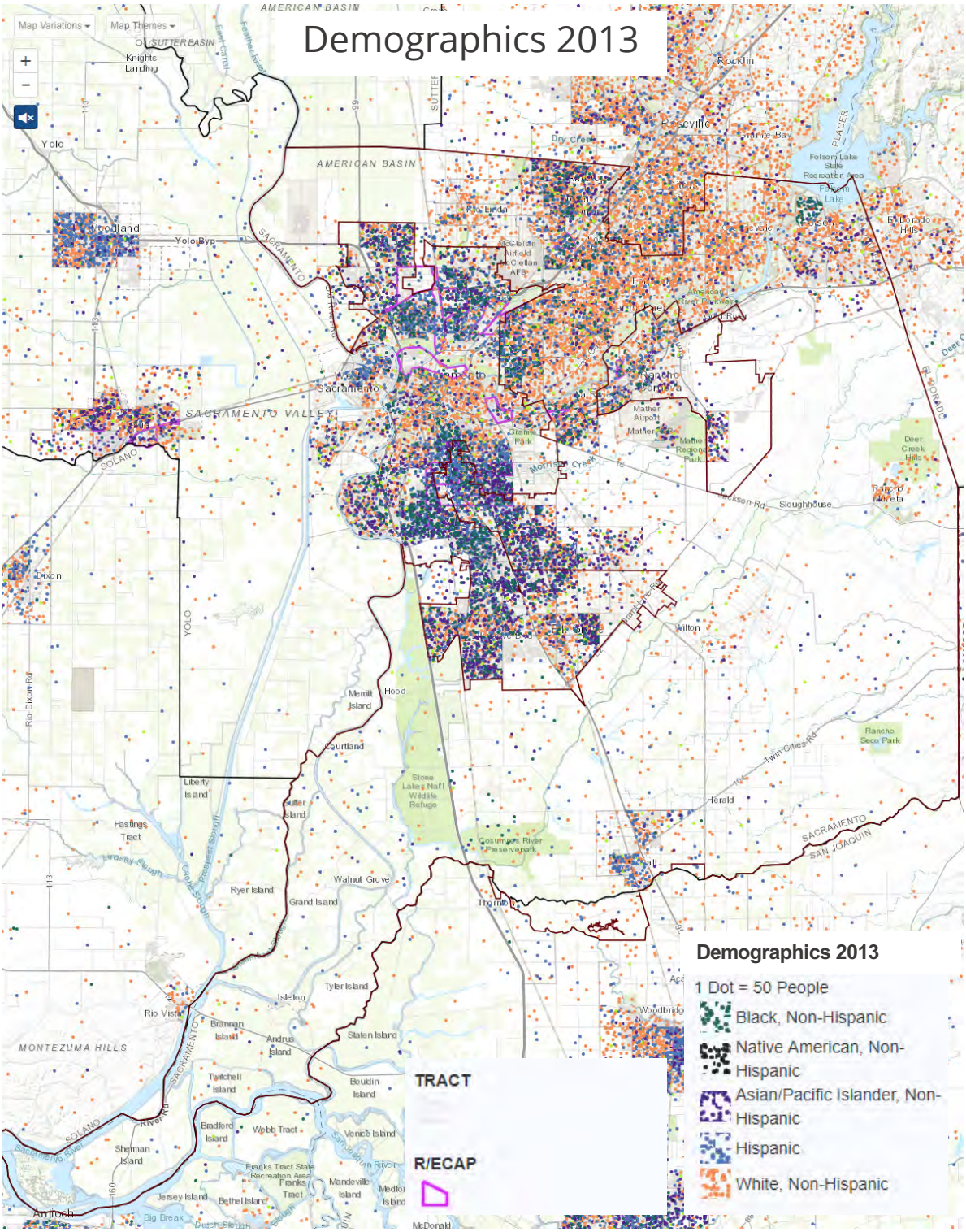
The trends within the City of Sacramento set the stage for patterns of development throughout the broader region as well, with minority populations settling in areas adjacent to "unrestricted" areas to the north and south of the city and non-Hispanic White residents continuing to expand across the northeast corridor.

Patterns of racial and ethnic segregation today. When comparing the historic maps discussed above to the racial and ethnic composition of the region's neighborhood's today a clear resemblance emerges. The location of today's black and Hispanic residents tends to fall outside the areas of historic covenant restrictions.

Figure II-12 maps the region's population by race/ethnicity. Though racial/ethnic diversity has increased throughout the region, regional patterns of racial and ethnic segregation are apparent.

The suburbs east of Sacramento, such as Roseville, Rocklin, Citrus Heights and Folsom tend to be more non-Hispanic White or Asian than the city itself. Black residents tend to be predominantly located within the City of Sacramento more than other racial and ethnic groups—43 percent of the region's Black residents reside within the City of Sacramento, which is 11-percentage points higher than the next racial and ethnic group—Asians—at 34 percent. By comparison, only 13 percent of the region's non-Hispanic White residents reside within the city itself.

Figure II-12.
Sacramento Racial and Ethnic Distribution, 2013

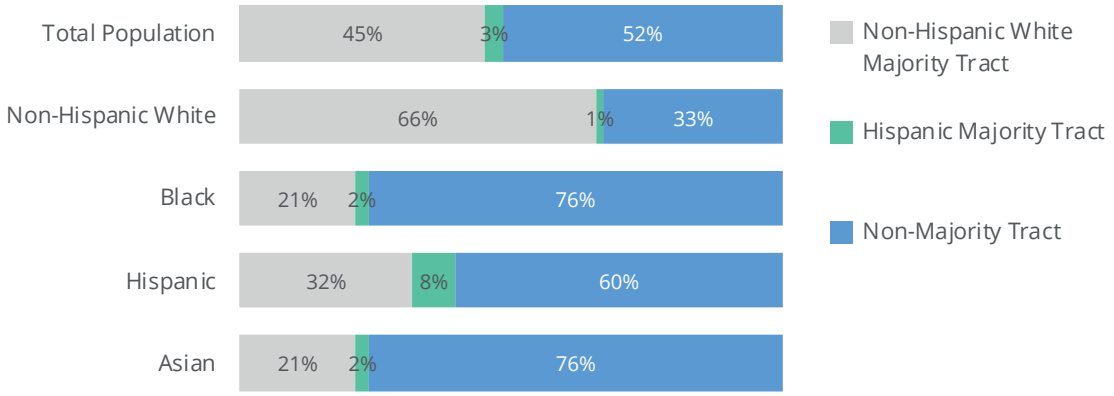


Source: HUD Data Exchange AFFH Tool

Neighborhood majority by race/ethnicity. The following analysis evaluates the proportion of residents that live in neighborhoods dominated by one racial or ethnic group. The analysis broadly illustrates that residents tend to live in neighborhoods where people "look like themselves"—that is, non-Hispanic White residents are likely to live in neighborhoods with a non-Hispanic White majority and minority residents are likely to live in neighborhoods that are majority-minority. This settlement pattern holds true even though the region as a whole is well-balanced with 56 percent of residents identifying as non-Hispanic White and the 44 percent identifying as another racial/ethnic minority group member.

Sacramento County. Figure II-13 shows the population distribution by Census tract (neighborhood) majority in Sacramento County. Non-Hispanic White residents are more likely than Black, Hispanic, or Asian residents to live in Census tracts in which non-Hispanic White residents constitute the majority. In contrast, Black, Hispanic, and Asian residents are more likely to live in Census tracts where no one racial or ethnic group constitutes a majority—neighborhoods that are racially and ethnically mixed but are also minority majority. As a whole within Sacramento County, more residents live in Census tracts where there isn't a racial or ethnic majority—non-majority tracts—than in tracts where non-Hispanic White residents or Hispanic residents are the majority. Hispanic residents are more likely than other groups to live in areas where Hispanic residents are the majority. Sacramento County did not have Census tracts where Black or Asian residents constitute the majority.

Figure II-13.
Population Distribution by Census Tract Majority, Sacramento County, 2016



Note: There are no Black or Asian majority Census tracts in Sacramento County. Non-majority tracts include all tracts in which no specific racial/ethnic group is a majority but the population overall is majority-minority.

Source: 2012-2016 American Community Survey and Root Policy Research.

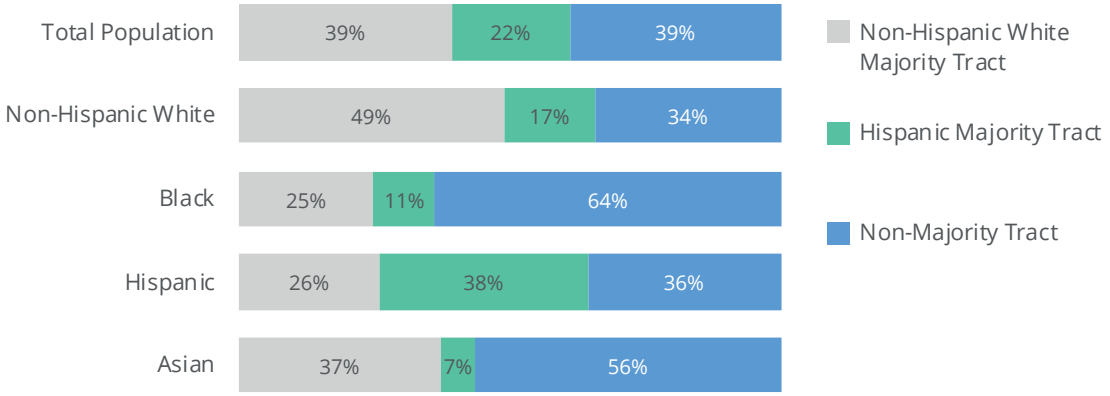
Yolo County. Figure II-14 shows the population distribution by Census tract majority in Yolo County. Residents overall are equally likely to live in a Census tract with a non-Hispanic White majority as to live in a Census tract with no racial or ethnic majority. About

one in five residents lives in a Census tract with a Hispanic majority—much higher than Sacramento County.

Non-Hispanic White residents are still more likely to live in areas with a majority of non-Hispanic White residents, but this disparity is less significant than in Sacramento County—about half of Yolo County's non-Hispanic White residents live in areas with either a Hispanic majority or no racial or ethnic majority.

Hispanic residents are most likely to live in areas with a Hispanic majority but are also likely to live in areas with no majority or a non-Hispanic White majority. Black residents are the least likely to live in areas with a non-Hispanic White majority. Yolo County did not have Census tracts where Black or Asian residents constitute the majority.

Figure II-14.
Population Distribution by Census Tract Majority, Yolo County, 2012-2016

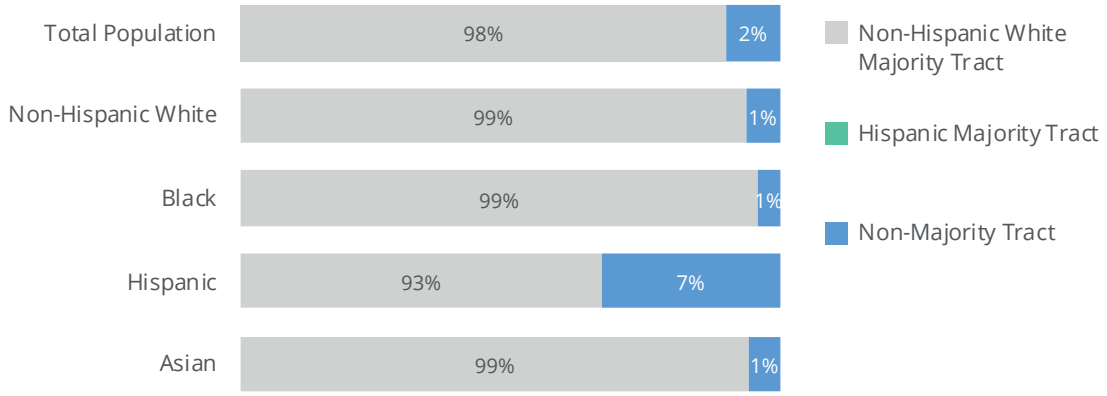


Note: There are no Black or Asian majority Census tracts in Yolo County. Non-majority tracts include all tracts in which no specific racial/ethnic group is a majority but the population overall is majority-minority.

Source: 2012-2016 American Community Survey and Root Policy Research.

Placer County. Figure II-15 shows the population distribution by Census tract majority in Placer County. Nearly all Census tracts had a non-Hispanic White majority—all but one of its 84 Census tracts had a majority of non-Hispanic White residents. As a result, nearly all residents in the county live in a Census tract where non-Hispanic White residents constitute the majority. The one Census tract without a racial or ethnic majority was located in Lincoln, CA—a jurisdiction not included in this specific study. Placer County did not have Census tracts where Hispanic, Black, or Asian residents constitute the majority.

Figure II-15.
Population Distribution by Census Tract Majority, Placer County, 2012-2016



Note: There are no Hispanic, Black or Asian majority Census tracts in Placer County. Non-majority tracts include all tracts in which no specific racial/ethnic group is a majority but the population overall is majority-minority.

Source: 2012-2016 American Community Survey and Root Policy Research.

Severity of racial/ethnic segregation. A common measure of the magnitude of segregation used in fair housing studies is the dissimilarity index (DI). The DI measures the degree to which two distinct groups are evenly distributed across a geographic area, usually a county. DI values range from 0 to 100—where 0 is perfect integration and 100 is complete segregation. The DI represents a "score" where values between 0 and 39 indicate low segregation, values between 40 and 54 indicate moderate segregation, and values between 55 and 100 indicate high levels of segregation.

It is important to note that the DI provided by HUD uses non-Hispanic White residents as the primary comparison group. That is, all DI values compare racial and ethnic groups against the distribution of non-Hispanic White residents and do no directly measure segregation between two minority groups (e.g., Black and Hispanic segregation). Another limitation of the DI is that it can conceal practices that lead to racial and ethnic exclusion. Jurisdictions without much diversity typically have very low dissimilarity indices, while jurisdictions with the most diversity may show high levels of dissimilarity. Thus, a "low" dissimilarity index is not always a positive if it indicates that racial and ethnic minorities face barriers to entry in a community (i.e. naturally low segregation because diversity is low).

Figure II-16 shows the Dissimilarity Index and its associated rating (low, moderate, or high) for participating jurisdictions.

The indices prepared by HUD suggest generally low segregation throughout the jurisdictions for all racial/ethnic groups. Sacramento County and the City of Sacramento both show moderate segregation for Black and Asian residents. However, these are also some of the most diverse areas of study, which may be impacting the scores. Across

jurisdictions, Black and Asian residents tend to have higher index scores than Hispanic residents, suggesting they are more segregated.

Figure II-16.
Dissimilarity Index, 2013

	Minority/NHW Dissimilarity Index		Hispanic/NHW Dissimilarity Index		Black/NHW Dissimilarity Index		Asian/NHW Dissimilarity Index	
Jurisdiction	Index	Rating	Index	Rating	Index	Rating	Index	Rating
Citrus Heights	18.54	Low	20.64	Low	25.50	Low	18.52	Low
Elk Grove	27.10	Low	19.63	Low	28.80	Low	34.68	Low
Davis	17.96	Low	16.62	Low	21.90	Low	23.63	Low
Rancho Cordova	17.87	Low	18.52	Low	25.16	Low	36.80	Low
Roseville	15.92	Low	20.19	Low	19.41	Low	29.67	Low
Rocklin	12.74	Low	13.44	Low	21.48	Low	24.21	Low
Balance of Sacramento	36.41	Low	36.76	Low	48.52	Moderate	45.19	Moderate
City of Sacramento	37.80	Low	39.56	Low	44.92	Moderate	43.73	Moderate
W. Sacramento	19.26	Low	27.57	Low	29.52	Low	24.27	Low
Woodland	21.58	Low	22.69	Low	30.89	Low	39.69	Low

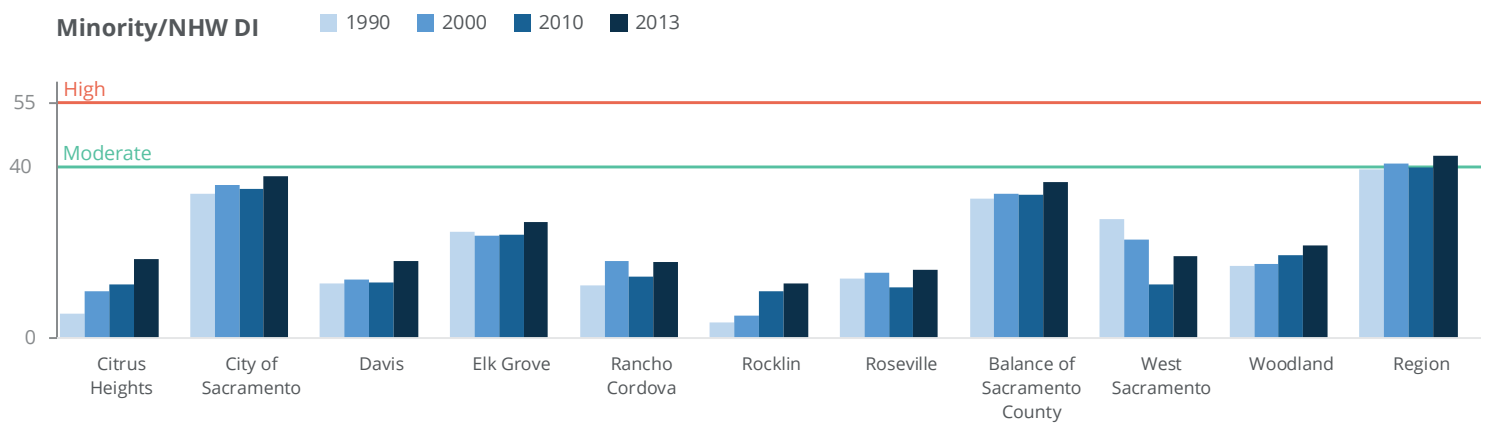
Note: NHW is Non-Hispanic White.

Source: Decennial Census 2010 pulled from the HUD Exchange and Root Policy Research.

Figure II-17 shows how the DI has changed in the region between 1990 and 2013. In most jurisdictions, and for most racial/ethnic groups, there have been marginal increases in the DI since 1990—likely in part to the increasing diversity in the region. The notable exception is in West Sacramento where the severity of segregation has declined since 1990.

Figure II-17. Dissimilarity Index Trends, 1990-2013

Source:
HUD Data Exchange AFFH Tool.



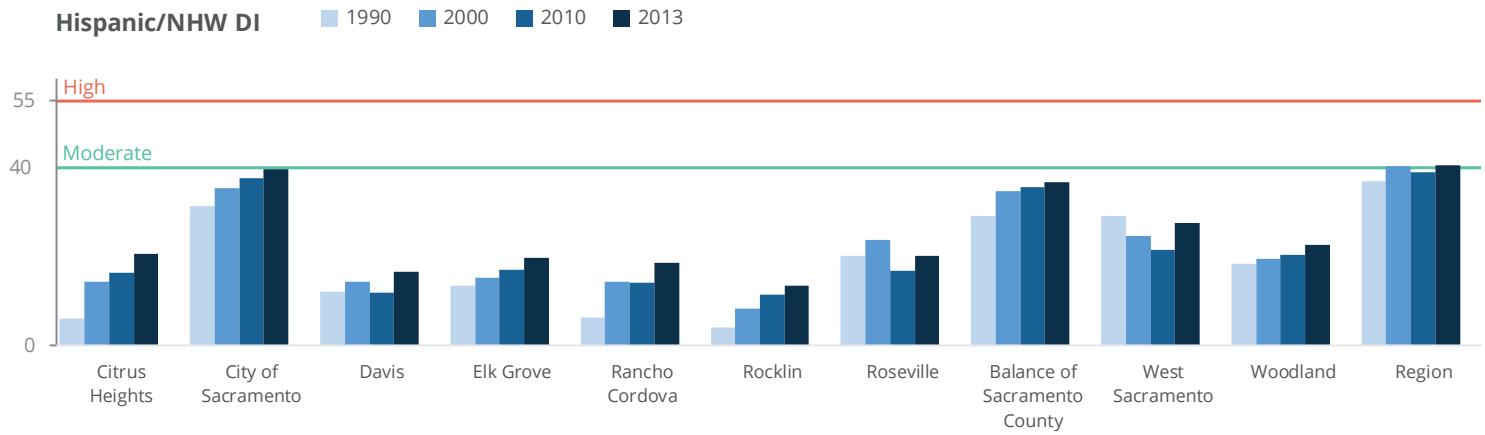
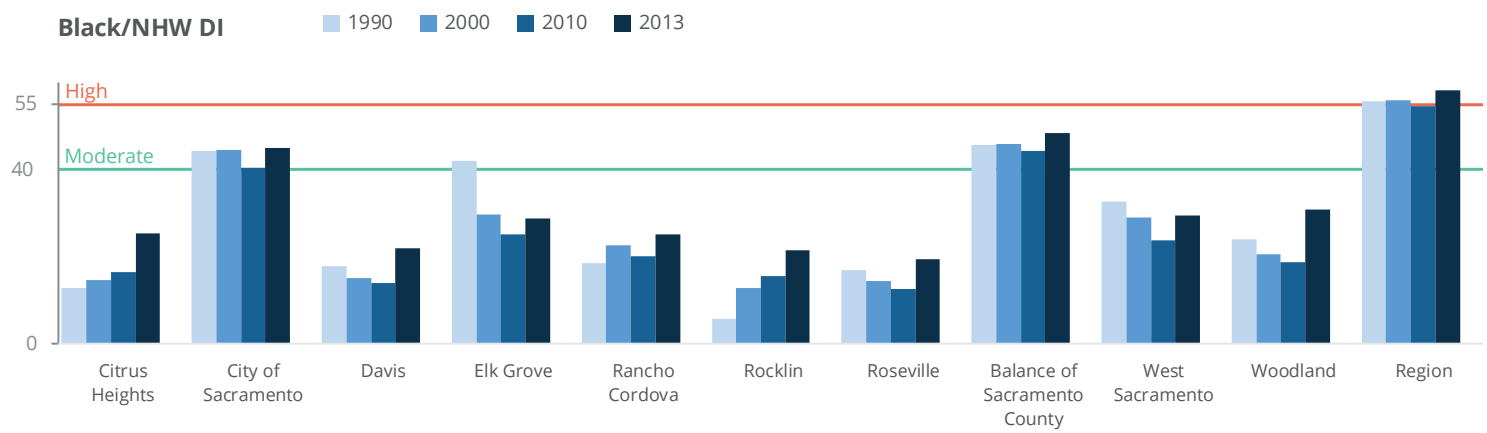
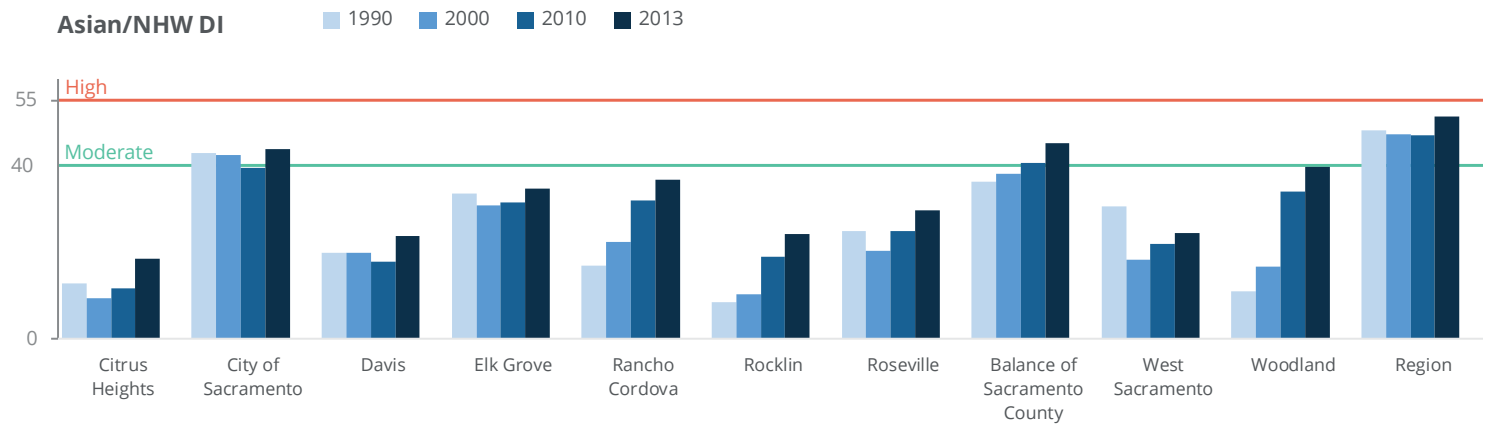


Figure II-17 (continued). Dissimilarity Index Trends, 1990-2013

Source:
HUD Data Exchange AFFH Tool.



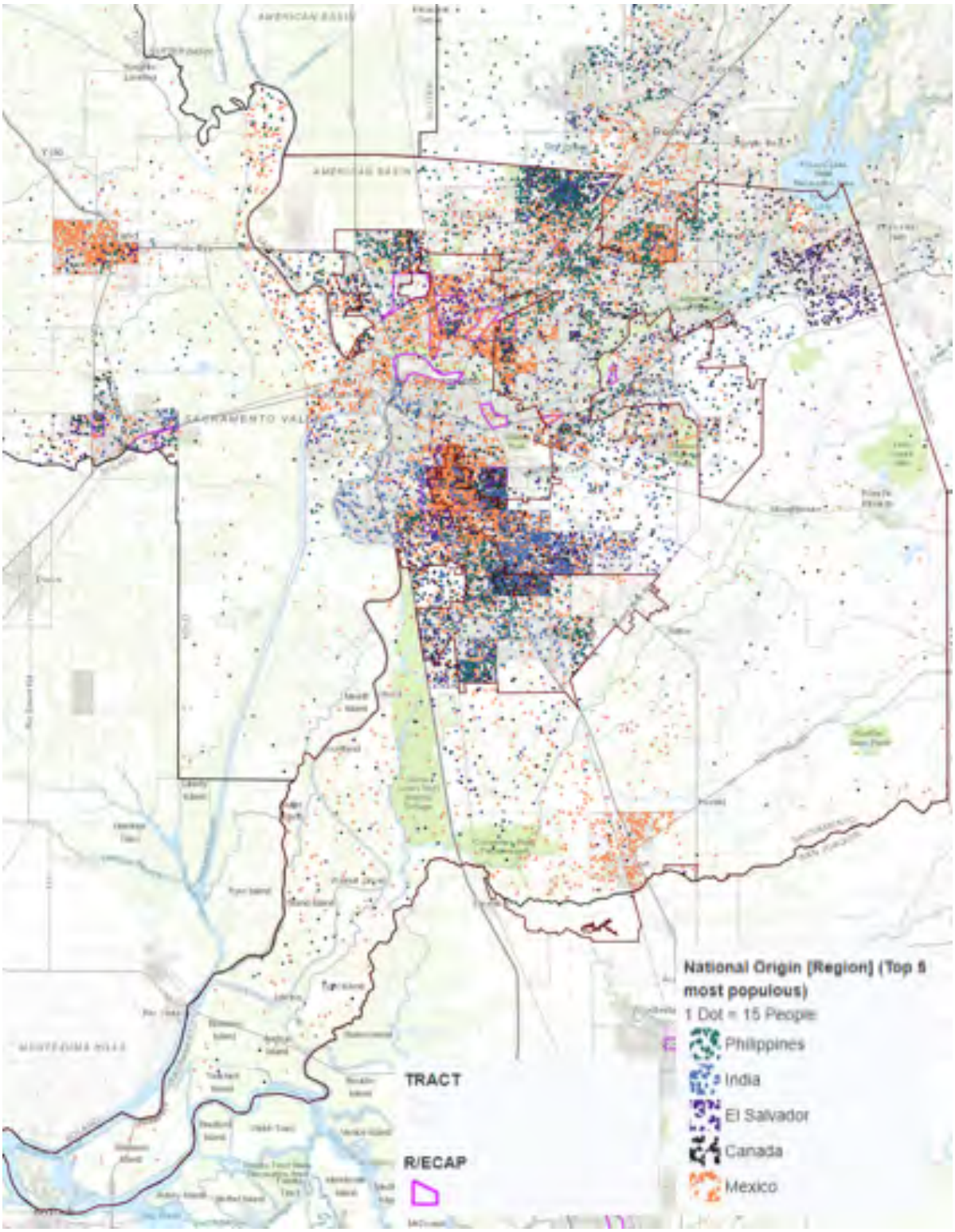


Segregation by National Origin and English Proficiency. HUD's AFFH-Tool also provides data and maps to evaluate potential segregation by national origin and limited English proficiency in a given jurisdiction or region. As discussed earlier in this section, residents born in a country other than the United Sates (a proxy for national origin) account for 18 percent of the region's total population. Within individual jurisdictions that proportion ranges from 10 percent in Rocklin to 25 percent in Rancho Cordova. Regionwide, the most common countries of origin for foreign-born residents are Mexico, the Philippines, and Vietnam. Figure II-18 (on the following page) maps the distribution of residents by national origin in the Sacramento Region.

As shown in the map, areas with a significant population of foreign-born residents overlap with areas that have racial and ethnic minority populations. Concentrations of foreign-born residents are evident in Woodland, north Sacramento, Antelope (in northern Sacramento County) and across the south side of Sacramento.

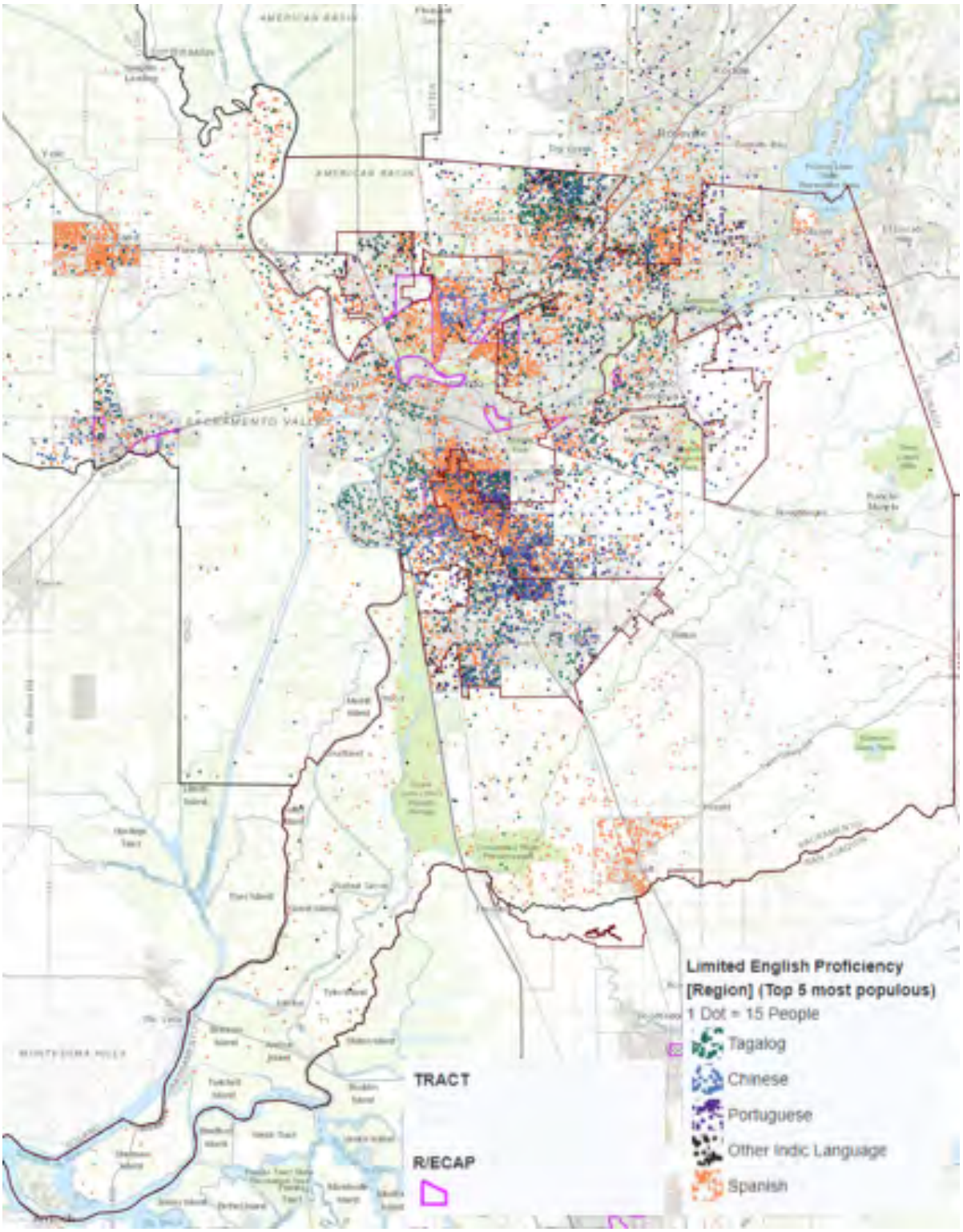
About 11 percent of residents regionwide have limited English proficiency (LEP)—meaning they speak English "less than very well" (a self-reported measure on the American Community Survey). The most common language spoken by LEP residents in Spanish, followed by Chinese and then Russian. The proportion of LEP residents in each jurisdiction ranges from 3 percent in Rocklin to 19 percent in Woodland. Figure II-19 (on page 31) maps the geographic distribution of LEP residents in the Sacramento Region. Areas with a concentration of LEP residents overlaps directly with areas that also have a concentration of foreign-born residents.

Figure II-18.
Foreign-Born Residents, Sacramento Region, 2013



Source: HUD AFFH-T.

Figure II-19.
Limited English Proficient Residents, Sacramento Region, 2013



Source: HUD AFFH-T.

Geographic distribution of renters and owners. One of the most negative outcomes of residential segregation and denial of ownership is limited accumulation of wealth. Homeownership is the largest asset of the majority of households in the U.S. and, for many low-income households, provides an opportunity for future generations to attain homeownership.

Federal regulations preventing discrimination in lending have been in place for fewer than 50 years, yet actions limiting housing choice were in place much longer. As such, the impacts are still very present in homeownership differences.

As Figure II-20 shows, households in the region have vastly different homeownership rates depending on their race and ethnicity. Black households, and, less so, Hispanic households, have considerably lower rates of ownership than Non-Hispanic White and Asian residents.

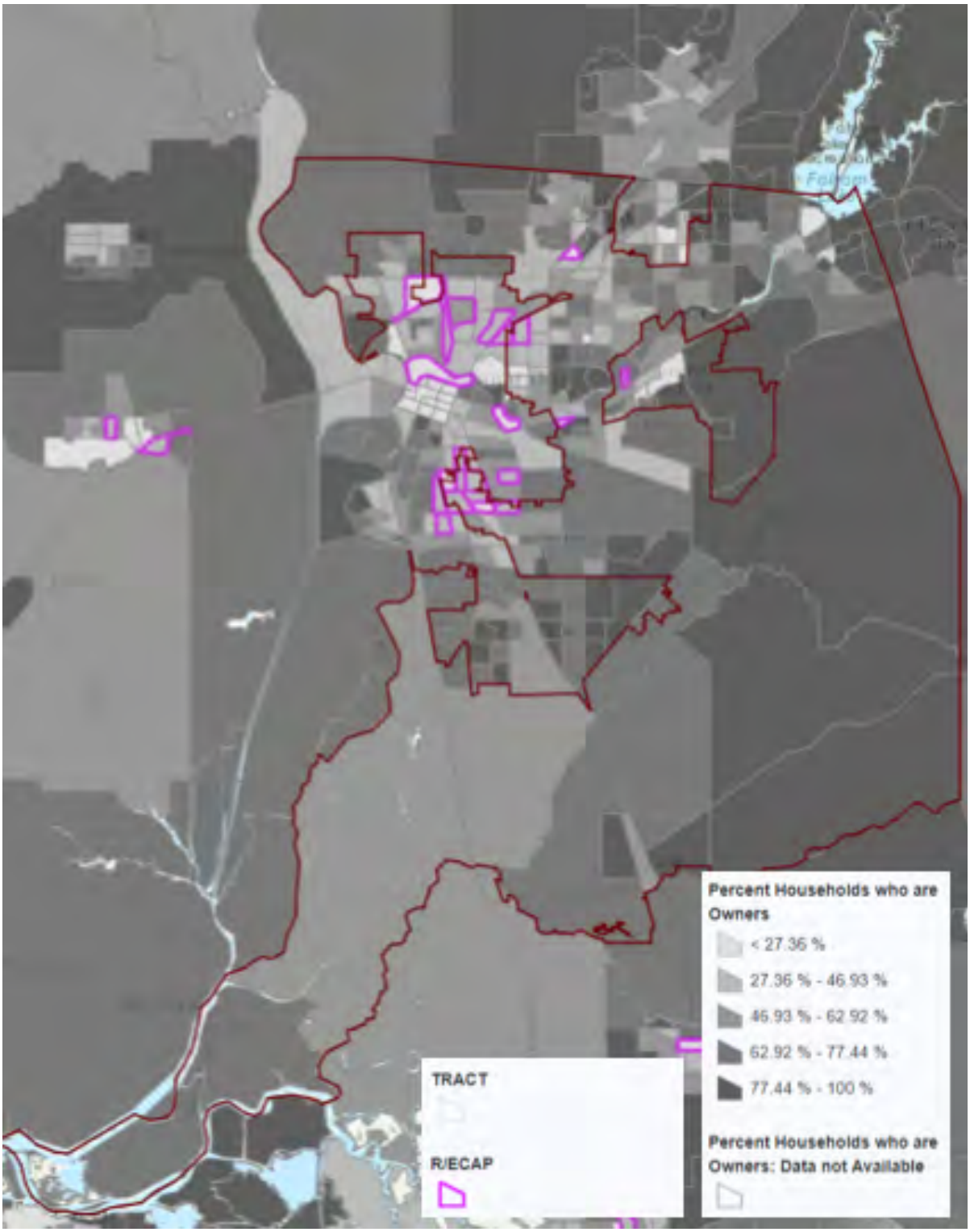
Figure II-20.
Homeownership and Change, 2000 to 2016

	2016 Homeownership Rates				Black/ White Difference	Hispanic/ White Difference
	Non-Hispanic White	Black	Hispanic	Asian		
Citrus Heights	59%	23%	39%	51%	-36%	-21%
Davis	51%	14%	23%	29%	-38%	-28%
Elk Grove	76%	55%	65%	78%	-20%	-10%
Rancho Cordova	62%	29%	40%	65%	-33%	-21%
Rocklin	67%	40%	57%	71%	-27%	-10%
Roseville	66%	48%	48%	72%	-18%	-18%
Sacramento	54%	28%	40%	54%	-26%	-15%
Sacramento County	63%	31%	44%	60%	-32%	-19%
West Sacramento	59%	36%	45%	61%	-24%	-14%
Woodland	64%	17%	41%	66%	-47%	-23%
Balance of Sacramento County	66%	28%	45%	58%	-38%	-20%

Source: American Community Survey, 2012-2016.

Figure II-21 shows where homeownership is the highest by neighborhood in the region (darker shading indicates higher rates of ownership).

Figure II-21.
Ownership by Census Tract, 2013



Source: HUD Data Exchange AFFH Tool

Ownership gaps and disparities in access to mortgage lending are discussed in further detail in Section IV. Disproportionate Housing Needs.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

HUD has developed a framework to examine economic opportunity at the neighborhood level, with a focus on racial and ethnic minorities. That focus is related to the history of racial and ethnic segregation, which often limited economic opportunity.

"Racially or ethnically concentrated areas of poverty," also known as R/ECAPs, are neighborhoods in which there are both racial concentrations and high poverty rates.

HUD's definition of an R/ECAP is:

- A Census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A Census tract that has a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the county, whichever is lower.

Why R/ECAPs matter. The 40 percent poverty threshold used in the R/ECAP definition is based on research identifying this to be the point at which an area becomes socially and economically dysfunctional. Conversely, research has shown that areas with up to 14 percent of poverty have no noticeable effect on community opportunity.[14]

Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. By definition, a significant number of R/ECAP households are financially burdened, which severely limits housing choice and mobility. The added possibility of racial or ethnic discrimination creates a situation where R/ECAP households are likely more susceptible to discriminatory practices in the housing market. Additionally, due to financial constraints and/or lack of knowledge (e.g., limited non-English information and materials), R/ECAP households encountering discrimination may believe they have little or no recourse, further exacerbating the situation.

It is very important to note that R/ECAPs are not areas of focus because of racial and ethnic concentrations alone. Many R/ECAPs, while not economically wealthy, are rich in culture, diversity, and community. R/ECAPs are meant to identify areas where residents may have

[14] The Costs of Concentrated Poverty: Neighborhood Property Markets and the Dynamics of Decline." In Nicolas P. Retsinas and Eric S. Belsky, eds., Revisiting Rental Housing: Policies, Programs, and Priorities. Washington, DC: Brookings Institution, 116–9.

historically faced discrimination and continue to be challenged by limited economic opportunity.

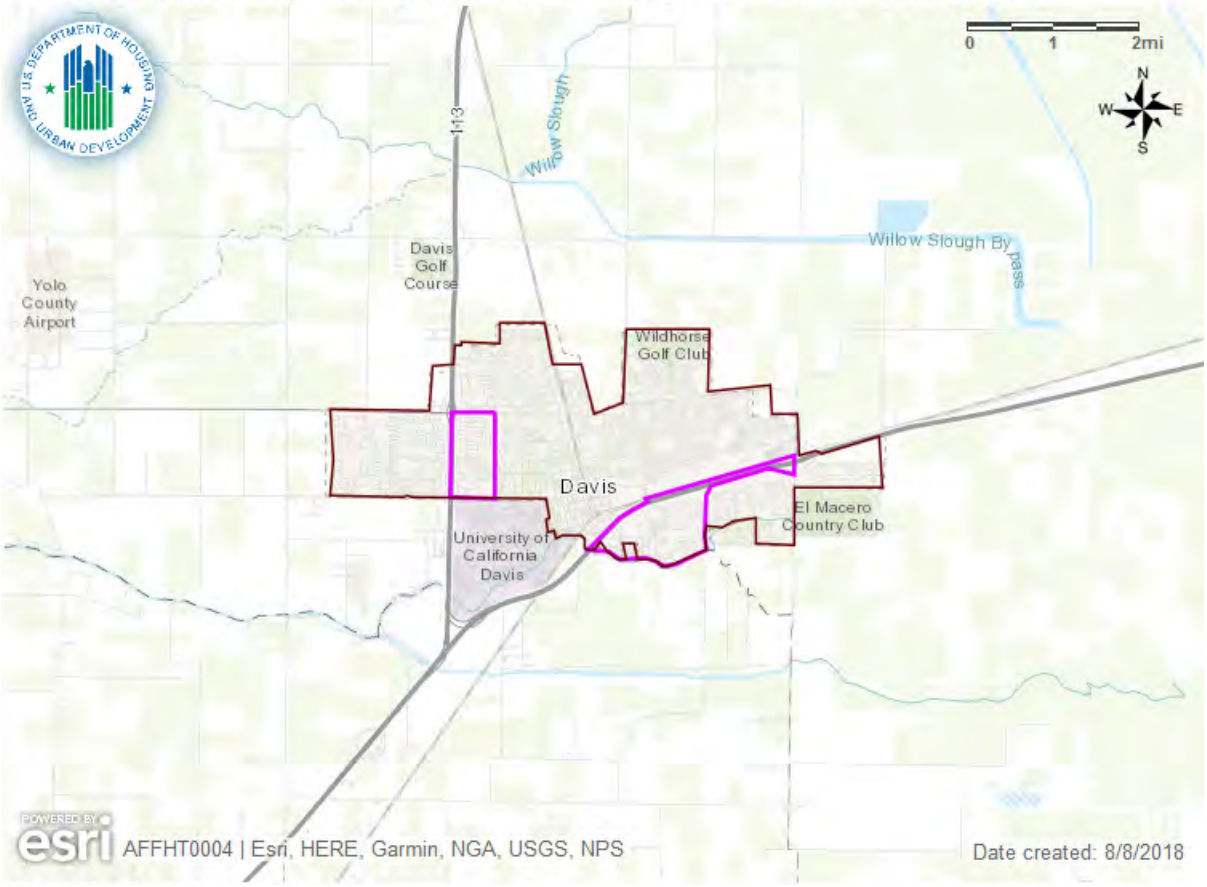
R/ECAPs. According to HUD's AFFH tool, the Sacramento Valley region had 22 R/ECAPs, most of which are located within the City of Sacramento. However, select R/ECAPs also appear in Rancho Cordova, in Sacramento County surrounding or adjacent to the city, and in Davis. However, given Davis's large student population, the characteristics of residents in these R/ECAPs are likely to differ from those elsewhere in the region. The other jurisdictions do not have any R/ECAPs.

- Within the City of Sacramento, R/ECAPs in the northern and southern parts of the city are home to a mix of Black, Hispanic, Asian, and other residents.
- Elsewhere in Sacramento County, R/ECAPs north and east of Sacramento are primarily home to Black and Hispanic residents, as well as some Asian residents.
- In Rancho Cordova, the R/ECAP in the northwest section of the city is home to Black and Hispanic residents.
- In Davis, the two R/ECAPs identified are primarily home to Asian residents, as well as some Hispanic residents. It should be noted that due to the large college student population in Davis, there is a possibility that many of these Asian and Hispanic residents are students.

The following maps (Figures II-19 through II-22) prepared by HUD outline the location of R/ECAPs in the Sacramento Valley jurisdictions.

In Davis, approximately 11,000 people live in R/ECAPs, representing 17 percent of the total population. This high share is likely a result of the large number of college students in the city, who tend to have lower incomes. The two R/ECAPs in Davis are located near the University of California, Davis, further suggesting the presence of students in those areas. Unlike R/ECAPs in other jurisdictions, non-Hispanic White residents (14%) are as likely to live in a R/ECAP as Black (14%), Native American (13%), and Hispanic residents (17%) in Davis. Asian residents, however, are more likely to live in R/ECAPs (29%).

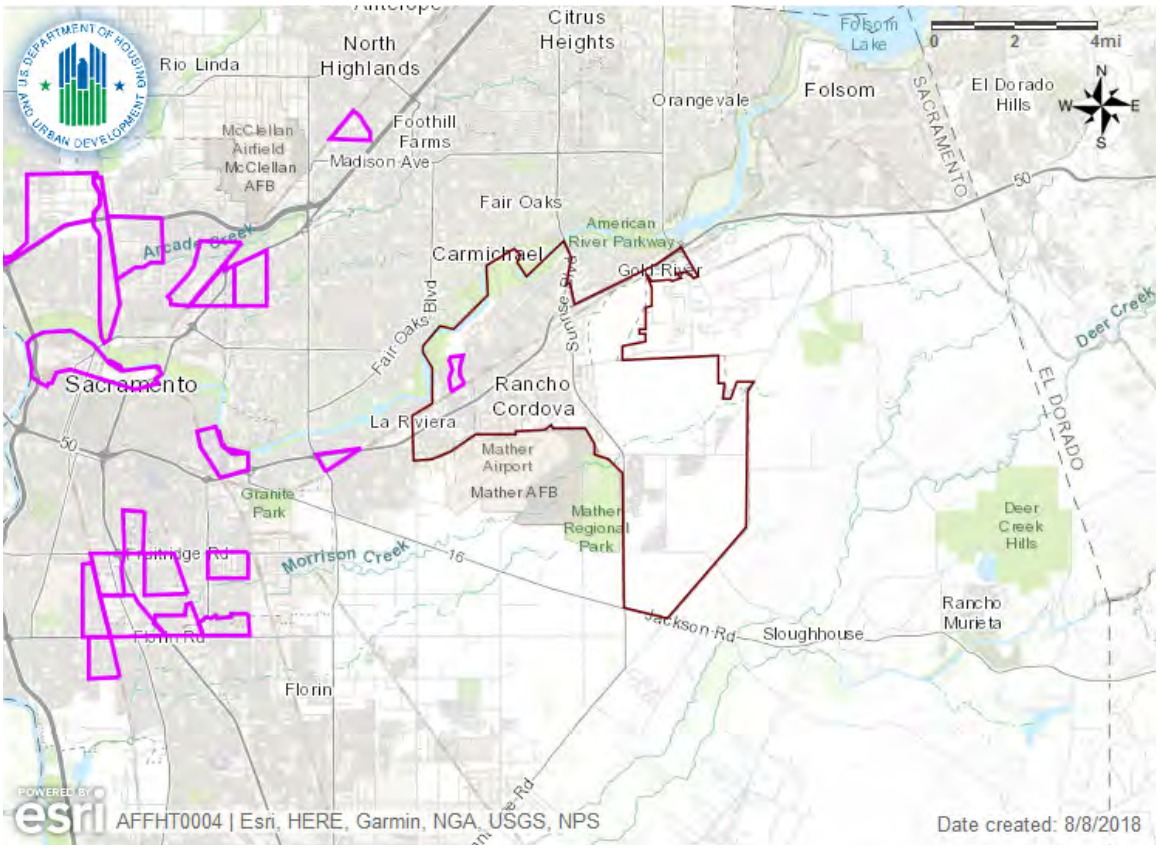
Figure II-19.
Locations of R/ECAPs, Davis, 2013



Source: HUD AFFH Data and Map tool and Root Policy Research.

Rancho Cordova contains one R/ECAP that is home to 2,300 residents. Many of these residents are non-Hispanic White (37%), but many are Hispanic (32%) and Black (19%) as well. The City also has a high number of Russian and Ukrainian residents that are captured in the non-Hispanic White category in Census data. There are over 500 families in this R/ECAP, over half of which have children (58%). Among these residents, many are from Mexico (8%). Comparing the population in this R/ECAP to the city's population overall, only a small share of the city's residents lives in a R/ECAP (4%). However, Black (7%) and Hispanic (6%) residents in Rancho Cordova are more likely to live in this R/ECAP than non-Hispanic White residents (3%) or Asian residents (1%).

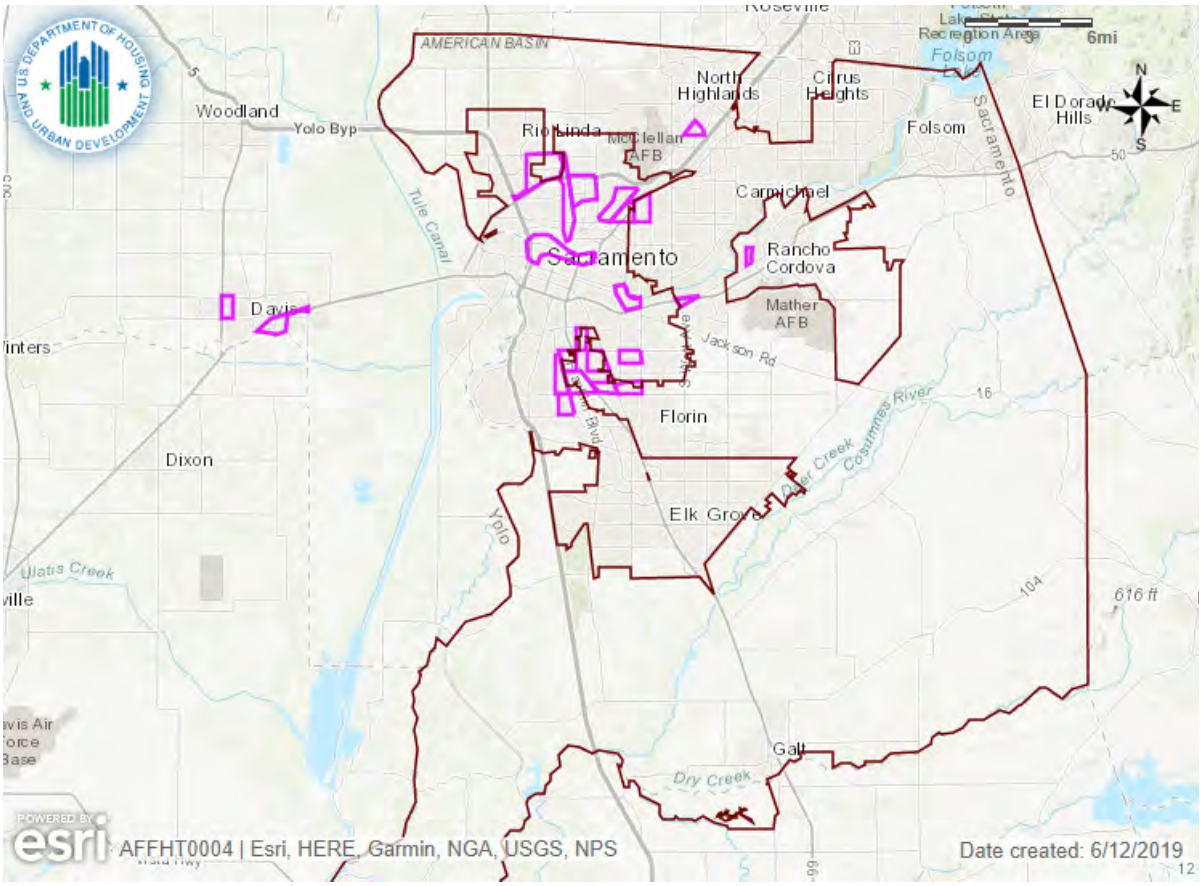
Figure II-20.
Locations of R/ECAPs, Rancho Cordova, 2013



Source: HUD AFFH Data and Map tool and Root Policy Research.

In the balance of Sacramento County, R/ECAPs tend to be adjacent to the City of Sacramento. These areas are home to over 36,000 people, with highest representation among Hispanic residents (40%), followed by non-Hispanic White (26%), Black (15%), and Asian residents (14%). Within these areas, there are over 8,000 families, more than half of which have children (56%). Mexico is again a common country of origin for foreign-born residents within these R/ECAPs (14%). Across the entire population, Black (11%), Hispanic (12%), and Asian (7%) residents in balance of Sacramento County are more likely to live in a R/ECAP than non-Hispanic White (3%) residents. In total, a small share of the total population in these areas lives in R/ECAPs (6%).

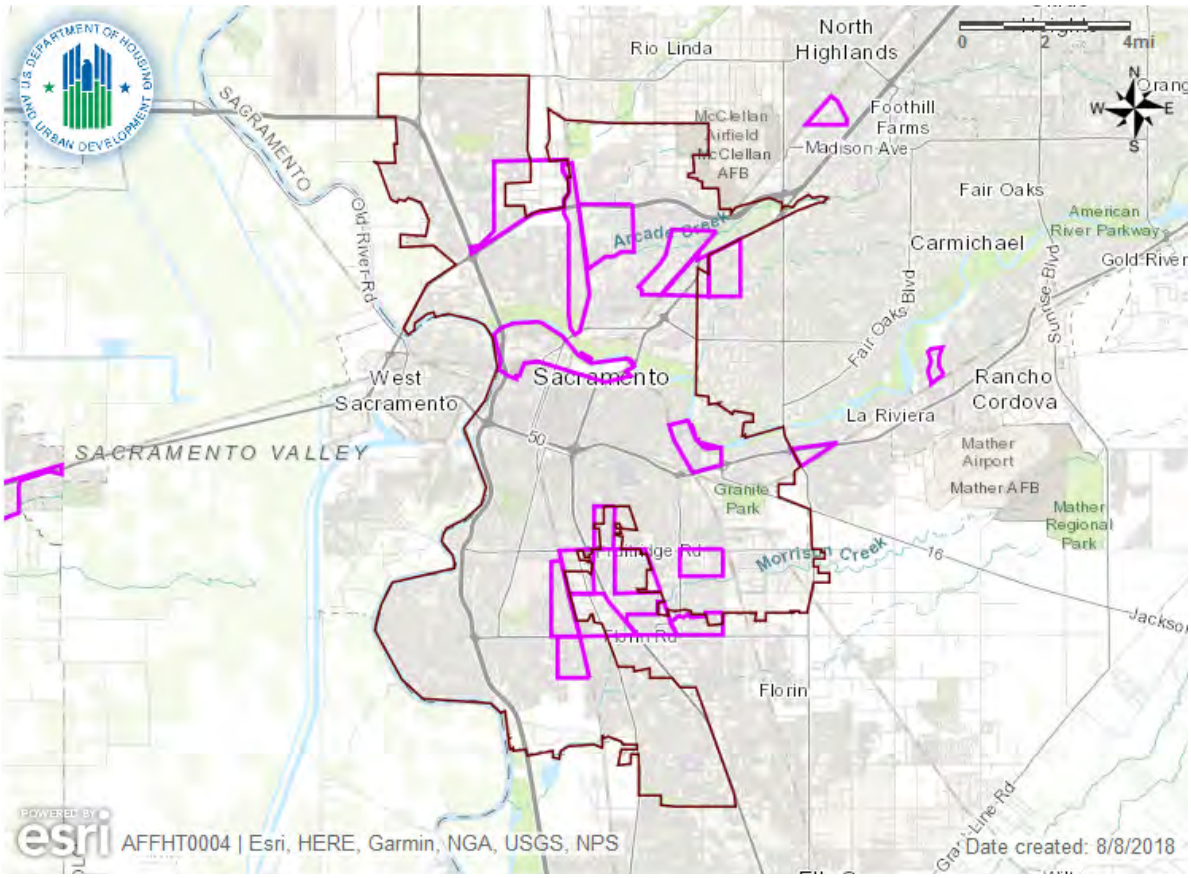
Figure II-21.
Locations of R/ECAPs, Sacramento County, 2013



Source: HUD AFFH Data and Map tool and Root Policy Research.

The City of Sacramento contains the majority of the region's R/ECAPs, home to over 45,000 people. Many of these residents are Hispanic (36%), Asian (22%), non-Hispanic White (21%) and Black (15%). There areas contain over 9,000 families, most of which have children (56%). Mexico is still a common origin for foreign-born residents (12%), while a large number also hail from Laos (4%) and Vietnam (2%). Across Sacramento, one in ten residents lives in a R/ECAP. Black (11%), Hispanic (13%), Asian (11%), and Native American (12%) residents are approximately equally likely to live in a R/ECAP, while non-Hispanic White (6%) residents are less likely.

Figure II-22.
Locations of R/ECAPs, City of Sacramento, 2013



Source: HUD AFFH Data and Map tool and Root Policy Research.

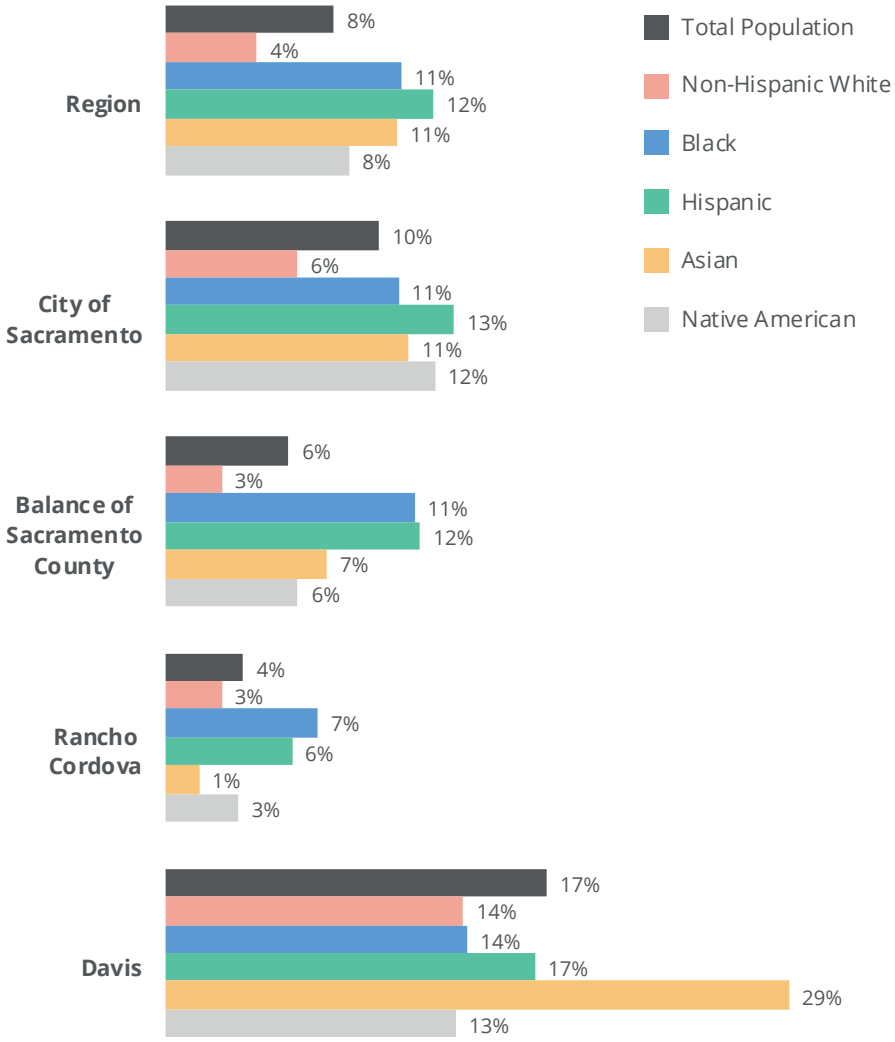
Figure II-23, on the following page, summarizes the proportion of individual racial/ethnic populations within each jurisdiction that live in R/ECAPs.

In the region overall, 8 percent of residents live in R/ECAPs. Only 4 percent of non-Hispanic White residents live in R/ECAPs, compared to 12 percent of Hispanic residents, 11 percent of both Black and Asian residents, and 8 percent of Native American residents. In all jurisdictions except Davis, non-Hispanic White residents are much less likely than Hispanic and Black residents to live in R/ECAPs.

Figure II-23. Proportion of Residents Living in RECAPs, Select Jurisdictions, 2013

Source:

HUD AFFHT and Root Policy Research



SECTION III.

DISPROPORTIONATE HOUSING NEEDS

SECTION III.
Disproportionate Housing Needs

The primary purpose of a disproportionate housing needs analysis is to identify how access to the housing market differs for members of protected classes—and to determine if such differences are related to discriminatory actions or effects.

This section follows the framework for both the Disproportionate Housing Needs and Publicly Supported Housing Analysis recommended by HUD in the Assessment of Fair Housing (AFH) template. Although the AFH template is not currently required, it nonetheless provides guidance to jurisdictions in the absence of a formal approach.

This analysis answers the following questions in the AFH template:

- Do protected classes experience higher rates of housing problems (cost burden, overcrowding, or substandard housing), when compared to other groups?
- Which areas experience the greatest housing burden and are they aligned with segregated areas, integrated areas, or Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)?
- Do certain racial and ethnic groups reside in one type of program of publicly supported housing (public housing, Housing Choice Vouchers or HCVs)?
- Do public housing clients represent the demographics of the jurisdiction overall, adjusting for income eligibility?
- How is publicly supported housing dispersed geographically? How does this relate to areas of opportunity within the jurisdiction and region?
- Are there differences in where housing that serves families with children, elderly persons, and/or persons with disabilities is located? and,
- Do developments of public housing differ in their racial and ethnic distributions?
- It begins by introducing overall housing needs in the region based on HUD-provided data. This follows with a disproportionate needs analysis using primary data collected through surveys and focus groups. For definitions of jurisdictions, please refer to Section II.

Primary Findings

In the Sacramento Valley region, the most significant disproportionate housing needs are found in:

- **Homeownership rates.** Homeownership rates vary widely by race and ethnicity both within and among jurisdictions. The lowest Black homeownership rate (17%) occurred in Woodland and the lowest Hispanic homeownership rate (27%) occurred in Davis. The Black/White homeownership gap exceeds 30 percentage points in Citrus Heights, Davis, Rancho Cordova, the Balance of Sacramento County, and Woodland. Compared to the Black/White difference, the homeownership gap between Hispanic and Non-Hispanic White households ranges from 10 percentage points in Elk Grove and Rocklin to more than 20 percentage points in Citrus Heights, Davis, Rancho Cordova, Woodland, and the Balance of Sacramento County.

  Across the board, all minority groups experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance). While the share of loans categorized as subprime has fallen since the Great Recession, Hispanic households are more likely than any other group to receive a subprime loan.

- **Cost-burden and housing challenges.** African American and Hispanic households in the region have the highest rates of experiencing a housing problem (e.g., cost burden, crowding). White, non-Hispanic households are the least likely to experience housing problems across the region and in each jurisdiction.

  The resident survey and focus groups found meaningful differences in housing challenges experienced by members of protected classes. Worry about rent increases, being unable to buy a home, and worry about property taxes are among the concerns identified by the greatest proportions of members of protected classes. Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. Overall, one in three (35%) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability.

- **Displacement experience.** Overall, one in four (25%) survey respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. The most common reasons for displacement—rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall. While displacement rates are higher, the reasons for displacement are generally the same as those of regional respondents.

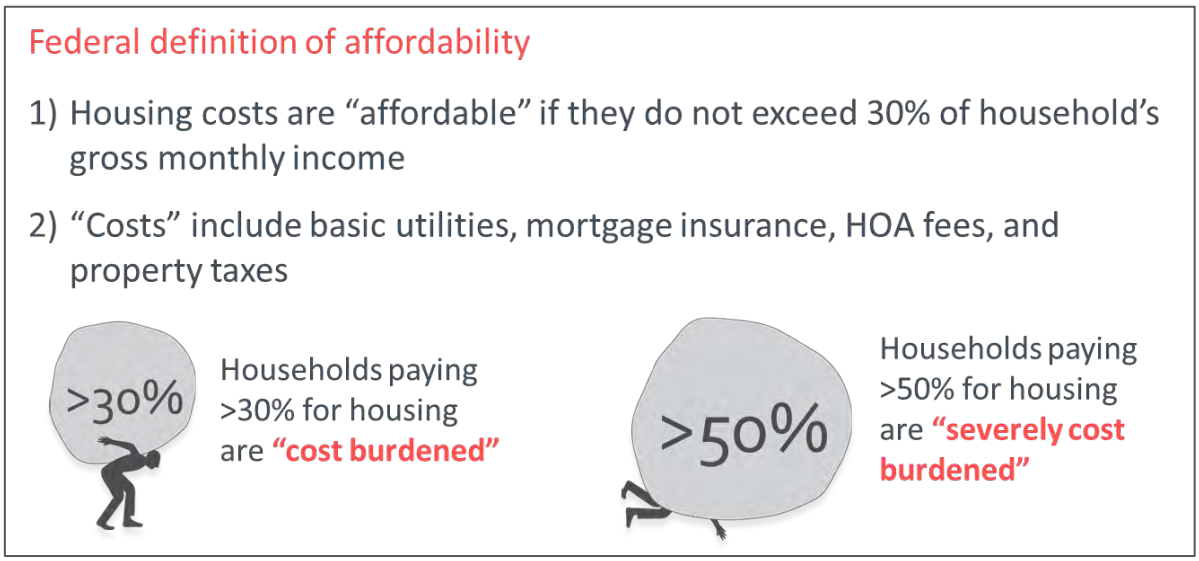
The most equity in housing choice compared to the region exists in:

- Citrus Heights, Elk Grove, and Rancho Cordova—residents of these communities are as likely as regional residents to experience housing challenges
- Elk Grove, Rocklin, and Roseville have relatively high Black and Hispanic homeownership rates compared to other jurisdictions.

Overall Housing Needs

HUD provides data tables as a starting point in assessing the differences in housing needs among household groups.

HUD defined housing problems. "Housing problems" are defined as units having incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and households with cost burden greater than 30 percent. "Severe" housing problems include all of the above except that cost burden is greater than 50 percent.



Figures III-1 through III-3 present the demographics of residents with housing needs by the jurisdictions for which data are available. Columns for each jurisdiction show the number of households with housing problems, the number of total households, and the percentage of households with housing problems. The first part of the table shows households experiencing any housing problems; the second part shows households experiencing *severe* housing problems only. These data are from the Comprehensive Housing Affordability Strategy (CHAS) database and pulled from HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T).

The housing problems represent affordability challenges ("cost burden," paying more than 30 percent of income in housing costs) and substandard condition of housing units. It is important to note that because housing cost burden affects many more households than condition challenges, the data primarily represent affordability needs.

Housing problems in the region. The presence of housing problems across the Sacramento Valley region are similar to individual jurisdictions, with a few exceptions. Overall, 44 percent of households in the region experience any of the four housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30%) and 23 percent experience any of the

four severe housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 50%). Black or African American and Hispanic households in the region have the highest rates of experiencing any of the four housing problems. White, non-Hispanic households are the least likely to experience housing problems across the region and in each jurisdiction.

Housing problems in Placer County jurisdictions:

- ***Rocklin***: 43 percent of Rocklin households experience any of the 4 housing problems and 19 percent experience any of the 4 severe housing problems. Hispanic households are more likely to experience housing problems (64%) and severe housing problems (47%) in Rocklin. Large households and non-family households are also more likely to experience any of the 4 housing problems. Housing problems in Rocklin are more similar to the region than Roseville.
- ***Roseville***: 39 percent of Roseville households experience housing problems and 18 percent experience severe housing problems. Black or African American households are most likely to experience housing problems (49%) and severe housing problems (39%). In Roseville, there is less variation of housing problems between race and ethnicity when compared to Rocklin and the region overall.

Housing problems in Yolo County jurisdictions:

- ***Davis***: Households in Davis have slightly higher rates of housing problems than the region overall—45 percent of households experience housing problems and 28 percent experience severe housing problems. Black or African Americans households are most likely to experience both housing problems and severe housing problems, at a rate of 77 percent and 54 percent, respectively. Non-family households have the highest rate of housing problems among household types, likely because of the University and the large student population.
- ***West Sacramento***: Hispanic households in West Sacramento are most likely to experience any of the 4 housing problems (61%) and any of the 4 severe housing problems (35%) compared to other races and ethnicities. Large family households, with 5 or more members, also experience a high rate of housing problems (66%)
- ***Woodland***: Black or African American households in Woodland are most likely to experience any of the 4 housing problems (84%) and any of the 4 severe housing problems (54%) compared to other races and ethnicities (it should be noted that Black or African American households comprise less than 1 percent of total households in Woodland). Hispanic households, who comprise over one third of all households in Woodland (37%), are also more likely to experience any of the 4 housing problems (55%) and any of the 4 severe housing problems (29%).

Housing problems in Sacramento County jurisdictions:

- ***Citrus Heights***: Rates of housing problems in Citrus Heights are like the Sacramento Valley region overall—43 percent of households experience housing problems and 21 percent experience severe housing problems. Hispanic households (61%) and large family households (63%) are most likely to experience any of the 4 housing problems.
- ***Elk Grove***: Rates of housing problems in Elk Grove are like the Sacramento Valley region overall—43 percent of households experience housing problems and 21 percent experience severe housing problems. In Elk Grove, there is less variation of housing problems between race and ethnicity when compared to other Sacramento County jurisdictions and the region overall.
- ***Rancho Cordova***: Rates of housing problems in Rancho Cordova are like the Sacramento Valley region overall—45 percent of households experience housing problems and 22 percent experience severe housing problems. Hispanic households (61%) and large family households (63%) are most likely to experience any of the 4 housing problems.
- ***City of Sacramento***: Households living in the City of Sacramento are more likely to experience severe housing problems than other jurisdictions and the region overall—46 percent experience any of the 4 housing problems and 26 percent experience any of the 4 severe housing problems. Black or African American households, Hispanic households, and large family households have the highest rates of housing problems in Sacramento.
- ***Balance of Sacramento County***: Rates of housing problems in the balance of Sacramento County are like the Sacramento Valley region overall—45 percent of households experience housing problems and 23 percent experience severe housing problems. Similar to the City of Sacramento, Black or African American households, Hispanic households, and large family households living in the balance of Sacramento County experience the highest rates of housing problems.

Figure III-1.
Demographics of Households with Disproportionate Housing Needs, Placer County Jurisdictions

Households Experiencing any of 4 Housing Problems	Rocklin			Roseville			Sacramento Valley Region		
	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity									
White, Non-Hispanic	6,640	16,480	40%	13,399	34,944	38%	196,835	504,315	39%
Black, Non-Hispanic	150	310	48%	349	709	49%	31,773	54,442	58%
Hispanic	1,459	2,264	64%	2,105	5,000	42%	66,200	118,839	56%
Asian or Pacific Islander, Non-Hispanic	604	1,494	40%	1,414	3,372	42%	37,313	82,785	45%
Native American, Non-Hispanic	30	120	25%	48	123	39%	2,234	4,331	52%
Other, Non-Hispanic	395	725	54%	444	964	46%	12,259	23,444	52%
Total	**9,280**	**21,395**	**43%**	**17,795**	**45,140**	**39%**	**346,640**	**788,185**	**44%**
Household Type and Size									
Family households, <5 people	4,910	13,568	36%	8,765	26,060	34%	166,765	436,370	38%
Family households, 5+ people	1,065	1,775	60%	2,325	4,894	48%	53,480	88,335	61%
Non-family households	3,305	6,040	55%	6,709	14,199	47%	126,410	263,480	48%
Households Experiencing any of 4 Severe Housing Problems	**# with problems**	**# households**	**% with problems**	**# with problems**	**# households**	**% with problems**	**# with problems**	**# households**	**% with problems**
Race/Ethnicity									
White, Non-Hispanic	2,735	16,480	17%	5,858	34,944	17%	94,330	504,315	19%
Black, Non-Hispanic	75	310	24%	275	709	39%	18,488	54,442	34%
Hispanic	845	2,264	37%	1,155	5,000	23%	39,265	118,839	33%
Asian or Pacific Islander, Non-Hispanic	289	1,494	19%	729	3,372	22%	21,748	82,785	26%
Native American, Non-Hispanic	0	120	0%	23	123	19%	1,031	4,331	24%
Other, Non-Hispanic	140	725	19%	264	964	27%	7,204	23,444	31%
Total	**4,085**	**21,395**	**19%**	**8,319**	**45,140**	**18%**	**182,100**	**788,185**	**23%**

Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.

Source: Comprehensive Housing Affordability Strategy (CHAS) database and Root Policy Research.

Figure III-2.
Demographics of Households with Disproportionate Housing Needs, Yolo County Jurisdictions

Households Experiencing any of 4 Housing Problems	Davis			West Sacramento			Woodland			Sacramento Valley Region		
	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity												
White, Non-Hispanic	6,080	15,320	40%	4,000	9,850	41%	3,635	10,520	35%	196,835	504,315	39%
Black, Non-Hispanic	315	408	77%	470	959	49%	123	147	84%	31,773	54,442	58%
Hispanic	1,280	2,330	55%	2,530	4,155	61%	3,985	7,250	55%	66,200	118,839	56%
Asian or Pacific Islander, Non-Hispanic	2,415	4,720	51%	740	1,650	45%	464	999	46%	37,313	82,785	45%
Native American, Non-Hispanic	34	63	54%	45	105	43%	69	179	39%	2,234	4,331	52%
Other, Non-Hispanic	629	1,019	62%	349	709	49%	199	327	61%	12,259	23,444	52%
Total	**10,735**	**23,855**	**45%**	**8,140**	**17,435**	**47%**	**8,490**	**19,445**	**44%**	**346,640**	**788,185**	**44%**
Household Type and Size												
Family households, <5 people	3,010	10,555	29%	3,960	9,370	42%	3,895	11,190	35%	166,765	436,370	38%
Family households, 5+ people	605	1,400	43%	1,465	2,235	66%	1,570	2,350	67%	53,480	88,335	61%
Non-family households	7,120	11,905	60%	2,720	5,835	47%	3,020	5,905	51%	126,410	263,480	48%
Households Experiencing any of 4 Severe Housing Problems	**# with problems**	**# households**	**% with problems**	**# with problems**	**# households**	**% with problems**	**# with problems**	**# households**	**% with problems**	**# with problems**	**# households**	**% with problems**
Race/Ethnicity												
White, Non-Hispanic	3,390	15,320	22%	1,699	9,850	17%	1,410	10,520	13%	94,330	504,315	19%
Black, Non-Hispanic	220	408	54%	259	959	27%	79	147	54%	18,488	54,442	34%
Hispanic	905	2,330	39%	1,445	4,155	35%	2,130	7,250	29%	39,265	118,839	33%
Asian or Pacific Islander, Non-Hispanic	1,650	4,720	35%	500	1,650	30%	230	999	23%	21,748	82,785	26%
Native American, Non-Hispanic	4	63	6%	35	105	33%	14	179	8%	1,031	4,331	24%
Other, Non-Hispanic	494	1,019	48%	250	709	35%	89	327	27%	7,204	23,444	31%
Total	**6,655**	**23,855**	**28%**	**4,205**	**17,435**	**24%**	**3,965**	**19,445**	**20%**	**182,100**	**788,185**	**23%**

Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.

Source: Comprehensive Housing Affordability Strategy (CHAS) database and Root Policy Research.

Figure III-3.
Demographics of Households with Disproportionate Housing Needs, Sacramento County Jurisdictions

Households Experiencing any of 4 Housing Problems	Citrus Heights			Elk Grove			Rancho Cordova			Sacramento Valley Region		
	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity												
White, Non-Hispanic	9,985	25,590	39%	7,780	21,624	36%	5,570	13,985	40%	196,835	504,315	39%
Black, Non-Hispanic	475	999	48%	3,095	5,689	54%	1,325	2,489	53%	31,773	54,442	58%
Hispanic	2,450	3,985	61%	3,315	6,738	49%	1,880	3,139	60%	66,200	118,839	56%
Asian or Pacific Islander, Non-Hispani	535	1,013	53%	5,205	11,749	44%	1,265	2,959	43%	37,313	82,785	45%
Native American, Non-Hispanic	90	215	42%	49	108	45%	29	52	56%	2,234	4,331	52%
Other, Non-Hispanic	345	798	43%	875	1,739	50%	545	979	56%	12,259	23,444	52%
Total	**13,870**	**32,590**	**43%**	**20,325**	**47,655**	**43%**	**10,630**	**23,620**	**45%**	**346,640**	**788,185**	**44%**
Household Type and Size												
Family households, <5 people	6,205	17,505	35%	11,300	29,504	38%	5,565	13,095	43%	166,765	436,370	38%
Family households, 5+ people	1,925	3,045	63%	4,280	8,630	50%	1,880	2,760	68%	53,480	88,335	61%
Non-family households	5,745	12,040	48%	4,735	9,520	50%	3,180	7,760	41%	126,410	263,480	48%
Households Experiencing any of 4 Severe Housing Problems	**# with problems**	**# households**	**% with problems**	**# with problems**	**# households**	**% with problems**	**# with problems**	**# households**	**% with problems**	**# with problems**	**# households**	**% with problems**
Race/Ethnicity												
White, Non-Hispanic	4,920	25,590	19%	3,340	21,624	15%	2,480	13,985	18%	94,330	504,315	19%
Black, Non-Hispanic	270	999	27%	1,730	5,689	30%	705	2,489	28%	18,488	54,442	34%
Hispanic	1,334	3,985	33%	1,650	6,738	24%	965	3,139	31%	39,265	118,839	33%
Asian or Pacific Islander, Non-Hispani	305	1,013	30%	2,859	11,749	24%	654	2,959	22%	21,748	82,785	26%
Native American, Non-Hispanic	30	215	14%	34	108	31%	15	52	29%	1,031	4,331	24%
Other, Non-Hispanic	130	798	16%	475	1,739	27%	324	979	33%	7,204	23,444	31%
Total	**6,975**	**32,590**	**21%**	**10,090**	**47,655**	**21%**	**5,150**	**23,620**	**22%**	**182,100**	**788,185**	**23%**

Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.

Source: Comprehensive Housing Affordability Strategy (CHAS) database and Root Policy Research.

(Continued) Figure III-3.
Demographics of Households with Disproportionate Housing Needs, Sacramento County Jurisdictions

Households Experiencing any of 4 Housing Problems	City of Sacramento			Balance of Sacramento County			Sacramento Valley Region		
	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity									
White, Non-Hispanic	29,820	80,685	37%	61,406	154,527	40%	196,835	504,315	39%
Black, Non-Hispanic	14,380	24,420	59%	10,581	17,423	61%	31,773	54,442	58%
Hispanic	20,290	36,385	56%	19,519	33,785	58%	66,200	118,839	56%
Asian or Pacific Islander, Non-Hispani	13,150	28,629	46%	9,409	21,523	44%	37,313	82,785	45%
Native American, Non-Hispanic	399	833	48%	789	1,498	53%	2,234	4,331	52%
Other, Non-Hispanic	3,450	6,375	54%	3,602	7,104	51%	12,259	23,444	52%
Total	**81,505**	**177,325**	**46%**	**105,434**	**236,054**	**45%**	**346,640**	**788,185**	**44%**
Household Type and Size									
Family households, <5 people	34,555	83,610	41%	51,312	131,679	39%	166,765	436,370	38%
Family households, 5+ people	13,800	20,409	68%	17,535	27,612	64%	53,480	88,335	61%
Non-family households	33,150	73,305	45%	36,563	76,756	48%	126,410	263,480	48%
Households Experiencing any of 4 Severe Housing Problems	**# with problems**	**# households**	**% with problems**	**# with problems**	**# households**	**% with problems**	**# with problems**	**# households**	**% with problems**
Race/Ethnicity									
White, Non-Hispanic	14,675	80,685	18%	29,694	154,527	19%	94,330	504,315	19%
Black, Non-Hispanic	8,720	24,420	36%	5,963	17,423	34%	18,488	54,442	34%
Hispanic	12,795	36,385	35%	11,407	33,785	34%	39,265	118,839	33%
Asian or Pacific Islander, Non-Hispani	7,844	28,629	27%	5,546	21,523	26%	21,748	82,785	26%
Native American, Non-Hispanic	268	833	32%	409	1,498	27%	1,031	4,331	24%
Other, Non-Hispanic	2,025	6,375	32%	2,114	7,104	30%	7,204	23,444	31%
Total	**46,340**	**177,325**	**26%**	**55,174**	**236,054**	**23%**	**182,100**	**788,185**	**23%**

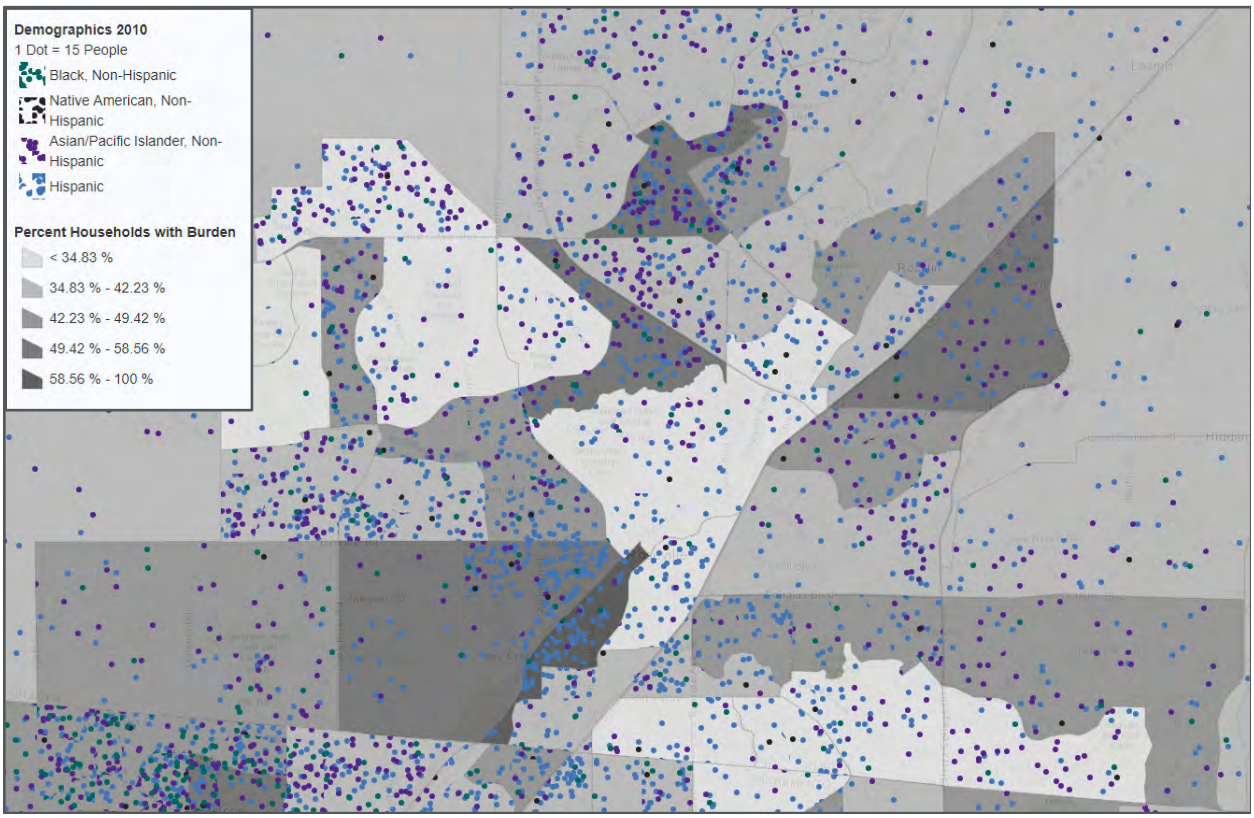
Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.

Source: Comprehensive Housing Affordability Strategy (CHAS) database and Root Policy Research.

The areas in the jurisdictions and region that experience the greatest housing burdens and align with segregated areas, integrated areas, and R/ECAPs are shown below, in Figures III-4 to III-6.

Figure III-4.
Housing Burden and Race/Ethnicity, Placer County Jurisdictions

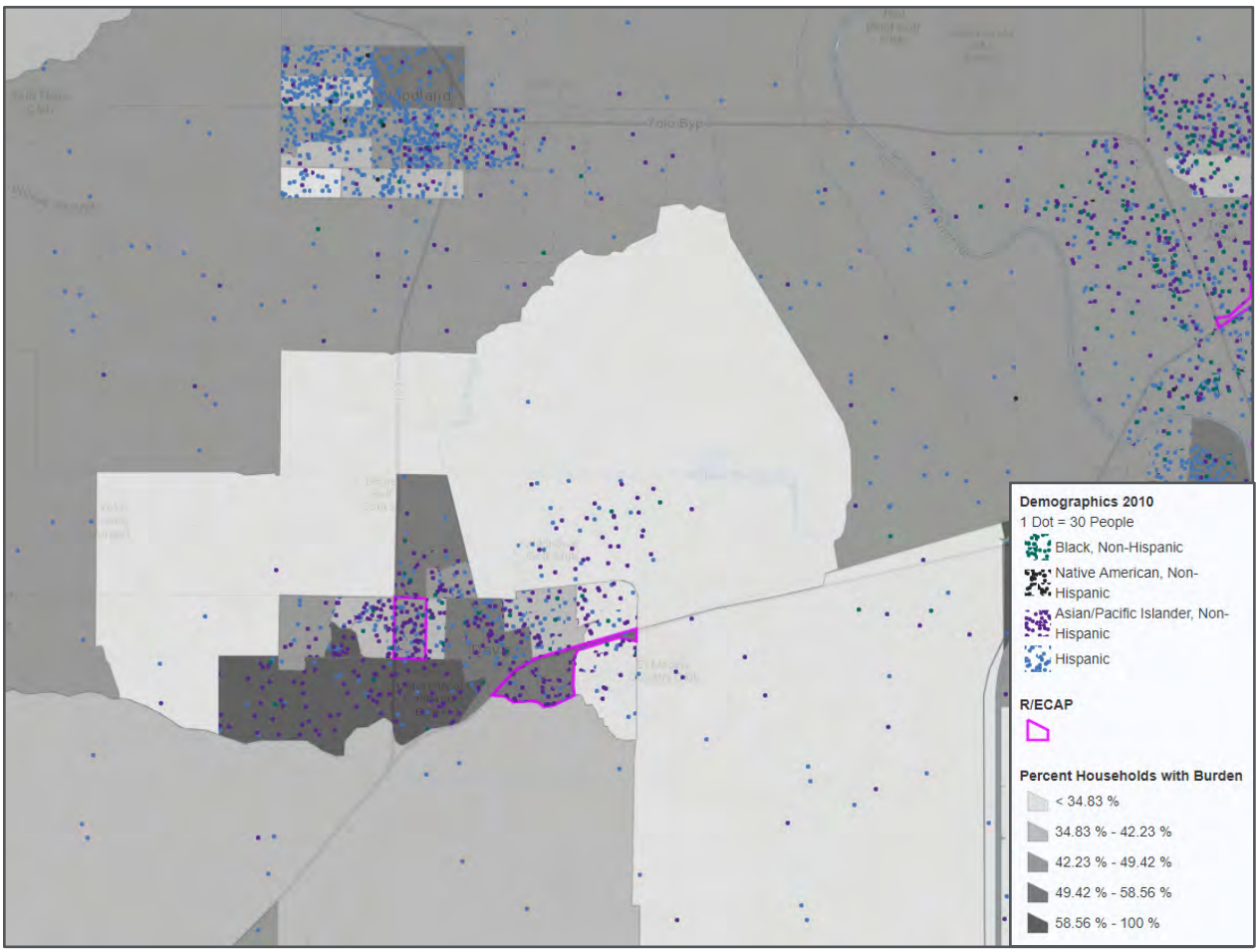


Note: Rocklin and Roseville, the Placer County Jurisdictions, do not have any R/ECAPs.

Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. https://egis.hud.gov/affht/.

Although Placer County Jurisdictions have no R/ECAPs, there are some areas of concentrated race and ethnicities and housing burden. In south central Roseville, there is both a large concentration of Hispanic households and housing burden (over 58% of households in that Census tract are burdened). In central Rocklin, there is also a concentration of housing burden and Asian or Pacific Islander households.

Figure III-5.
Housing Burden and Race/Ethnicity, Yolo County Jurisdictions

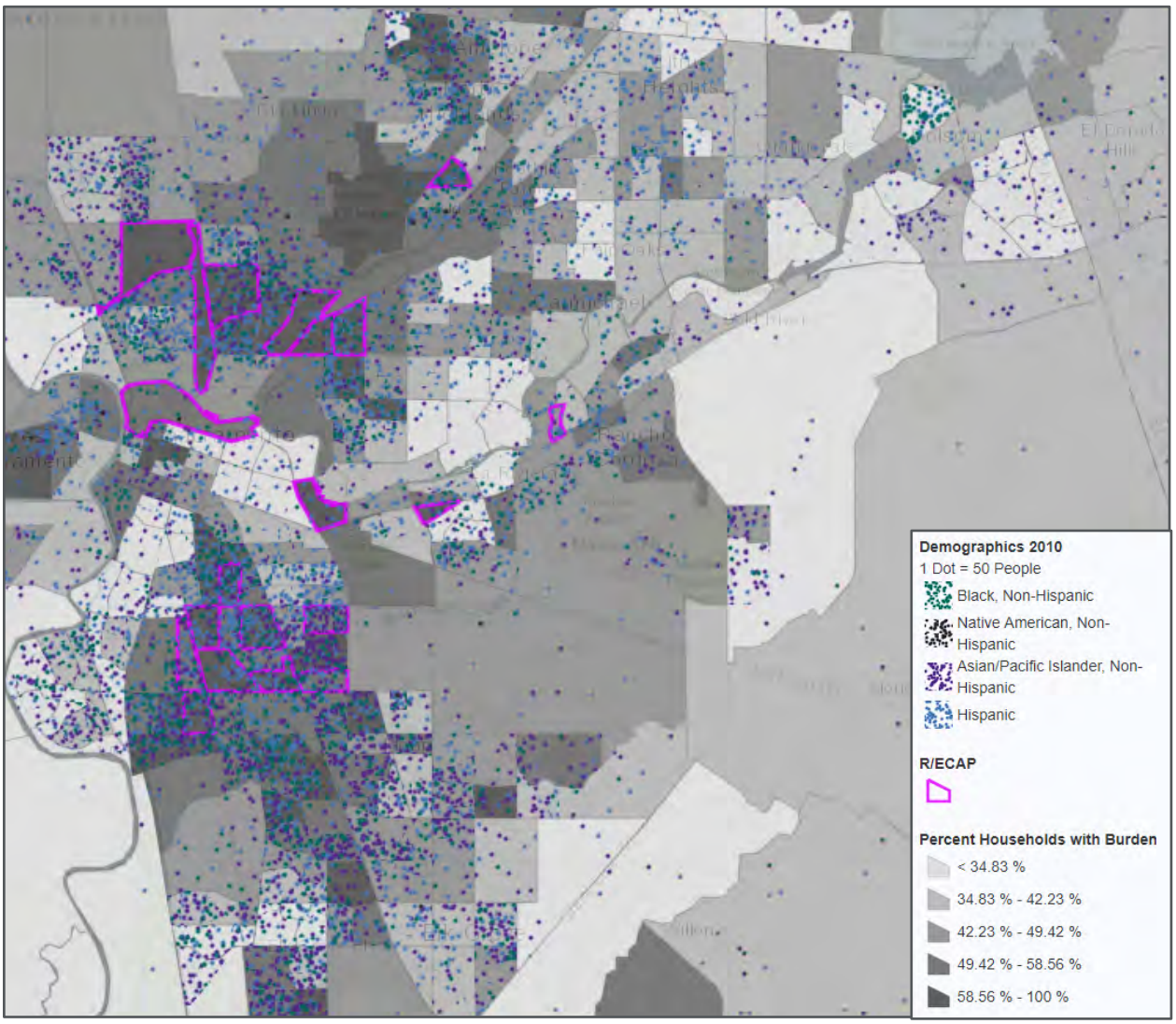


Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. https://egis.hud.gov/affht/.

The only R/ECAPs among the Yolo County jurisdictions are in Davis. Although housing burden appears to impact many households, the University and large student population likely contribute to these housing problems.

The two R/ECAPs in Davis have some concentration of Asian households and the areas right outside of the city have very low-cost burden or concentration by race or ethnicity.

Figure III-6.
Housing Burden and Race/Ethnicity, Sacramento County Jurisdictions



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. https://egis.hud.gov/affht/.

Unlike the other jurisdictions, Sacramento County jurisdictions have a large number of R/ECAPs, most of which are located within the City of Sacramento. Almost every R/ECAP has a high percent (over 58%) of households with housing burden. These areas also align with concentrations of Black or African American, Asian, and Hispanic households. The areas with the lowest rate of housing burden also have the least amount of racial or ethnic concentrations.

Homeownership gaps. For the majority of households in the U.S., owning a home is the single most important factor in wealth-building. Homeownership is also thought to have broader public benefits, which has justified decades of public subsidization. For nearly 100

years, the federal government has subsidized ownership through the mortgage interest tax deduction and the secondary mortgage market.[1]

Yet these incentives for ownership have been in place far longer than the existence of fair lending and fair housing protections, meaning that the benefits of federal subsidies for ownership have not been equally realized by all protected classes. This explains some of the reason for ownership disparities today, in addition to the now-illegal practices of redlining, steering, blockbusting, unfair lending, and discriminatory pricing.[2]

Figure III-7 shows how homeownership rates differ among the participating jurisdictions. As shown in the following figure, homeownership rates of Black and Hispanic households are generally far lower than the rates of Asian and Non-Hispanic White households.

Elk Grove, Rocklin, and Roseville have relatively high Black and Hispanic homeownership rates compared to other jurisdictions. Overall, the highest Black (54%) and Hispanic (66%) ownership rates were in Elk Grove. The lowest Black homeownership rate (17%) occurred in Woodland and the lowest Hispanic homeownership rate (27%) occurred in Davis.

Davis has relatively low homeownership, particularly for minorities, but this is likely caused by a large student population.

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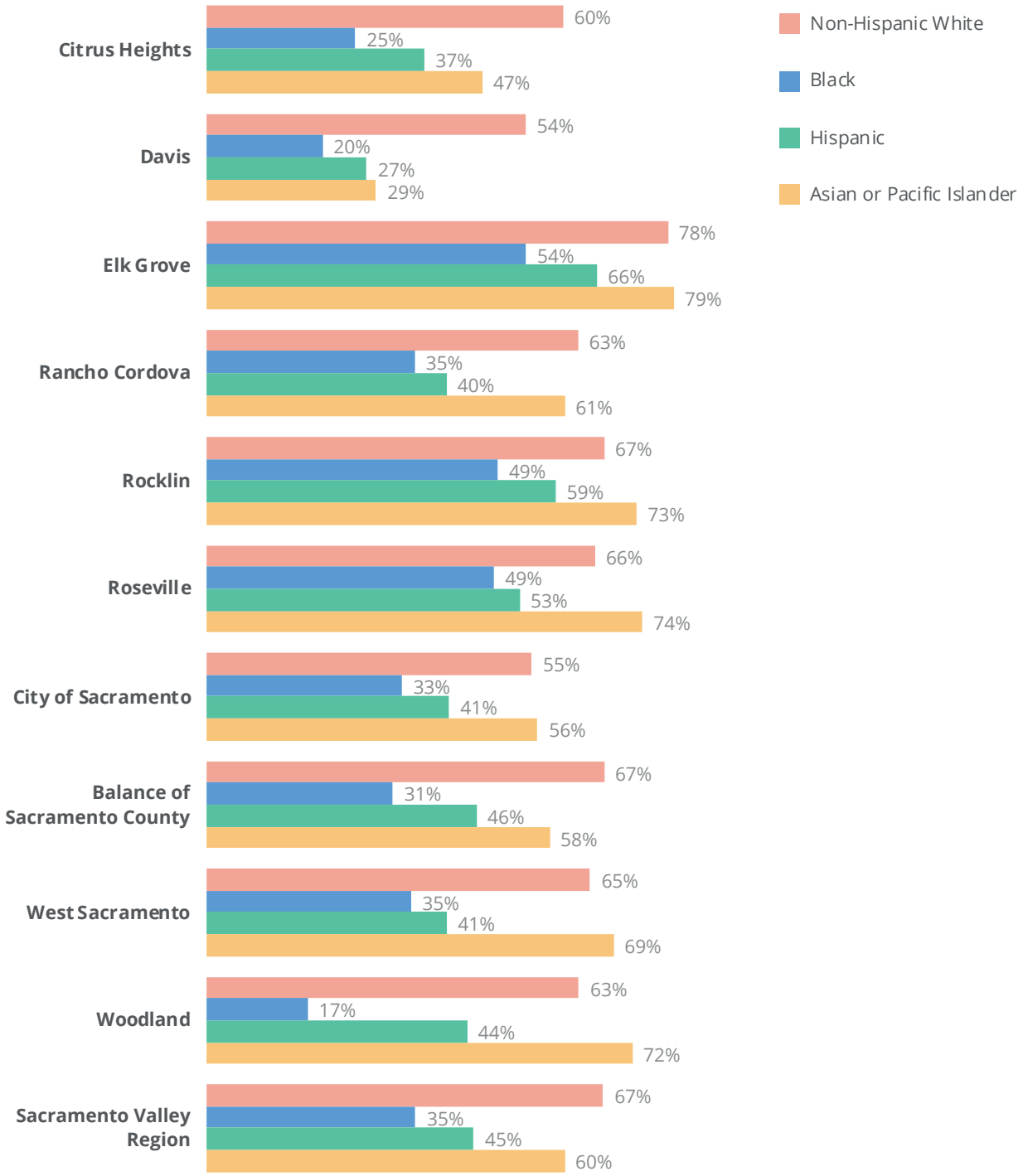
[1] Despite the many public and private interventions to expand ownership, the overall U.S. rate has been stubbornly stagnant. In 2015, 63.7 percent of households were owners, compared to 63.9 in 1990. Contrary to what many U.S. residents believe, the U.S. does not lead developed countries in homeownership. Instead, the U.S.' rate of ownership is similar to that of the United Kingdom (63.5%) and lower than Canada's (67.0%).

[2] "Redlining" is the practice of denying a creditworthy applicant a loan for housing in a certain neighborhood even though the applicant may otherwise be eligible for the loan. "Steering" refers to the practice of showing home- and apartment-seekers homes only in neighborhoods with residents of similar races and ethnicities; it is now illegal for real estate agents to engage in steering. "Blockbusting," which is also illegal, refers to the practice of real estate agents and builders convincing homeowners to sell their homes below market because of the fear that minorities could be moving into the neighborhood, and then reselling those homes to minorities at inflated prices. "Discriminatory pricing" means intentionally charging certain protected classes more for housing than others and is often a product of steering, blockbusting, subprime lending, and other illegal practices.

Figure III-7.
Differences in Homeownership, by Race and Ethnicity, 2016



Source: Comprehensive Housing Affordability Strategy (CHAS) database and Root Policy Research.

Mortgage loan access. Despite efforts to reform long-standing practices of discrimination in the American housing credit system, widespread patterns of segregation and inequality still exist today. The Great Recession and housing crisis brought to light the unusually high concentration of non-White residents with subprime mortgages and property foreclosures across the country. A subprime mortgage is a type of housing loan granted to individuals with an impaired credit history, who otherwise would not qualify for a conventional mortgage loan. Subprime mortgages carry higher interest rates because there is a higher risk of default. The concentration of subprime mortgages in areas where racial and ethnic minorities are also concentrated suggests that modern lending practices may be repeating historically punitive practices, such as redlining.[3]

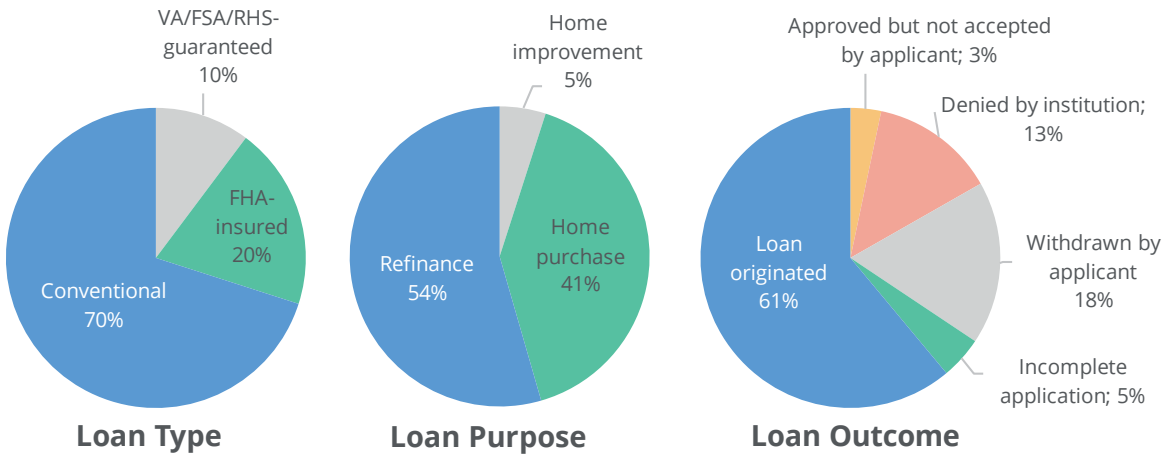
To detect differences in mortgage loan originations by protected classes, the federal Home Mortgage Disclosure Act (HMDA) data are used. The HMDA data analyzed in this section reflect loans applied for by residents in 2017, the latest year for which HMDA were publicly available at the time this document was prepared.

In 2017, there were 89,838 loan applications filed in the Sacramento Region for owner-occupied homes. Figure III-8 summarizes the type, purpose, and outcomes of those loan applications region-wide. In sum:

- Most applications (70%) were for conventional loans, 20 percent were FHA loan applications, and 10 percent were other types of loans (e.g., VA, FSA, RHS).
- Over half of all applications were refinances, 5 percent were home improvement applications and the remainder (41%) were home purchase applications.
- Sixty-one percent of all loan applications were originated, and another 3 percent were approved but not accepted by the applicant. Thirteen percent of all applications were denied by the financial institution.

[3] Hernandez, Jesus. (2009). Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930-2004. International Journal of Urban and Regional Research. 33. 291-313.

Figure III-8. Loan Applications, Sacramento Region, 2017



Note: Does not include loans for multifamily properties or non-owner occupants.

Source: FFIEC HMDA Raw Data, 2017 and Root Policy Research.

Loan outcomes by race/ethnicity.[4] In addition to the distribution of loan outcomes, we calculated a separate "denial rate," defined as the number of denied loan applications divided by the total number of applications excluding withdrawn applications and application files closed for incompleteness. This measure of denial provides a more accurate representation of applications with an opportunity for origination and is consistent with the methodology used by the Federal Reserve in analyzing HMDA denial data.

The denial rate region-wide was 17 percent in 2017. However, denial rates vary substantially by race/ethnicity: the denial rates for Hispanic applicants (24%) and other non-Asian minority groups (24%) were significantly higher than for non-Hispanic White applicants (15%). The denial rate for Asian applicants (17%) was also slightly higher than for non-Hispanic White applicants.[5]

Figure III-9 shows denial rates by race, ethnicity, and location for all home loan applications in 2017. Disparities—particularly for Hispanic and other non-Asian minority applicants are present in most jurisdictions. Overall in the region, the gap is 4 percentage points between Hispanic and Non-Hispanic White applicants and 9 percentage points between non-Asian and Non-Hispanic White borrowers. Asian applicants experience mortgage loan denials at close to the same rate as Non-Hispanic White applicants.

For non-Asian minority applicants, Sacramento County and Citrus Heights have denial rates that are higher than the region overall. For Hispanic applicants, Citrus Heights, West Sacramento, and Woodland have denial rates exceeding the region overall.

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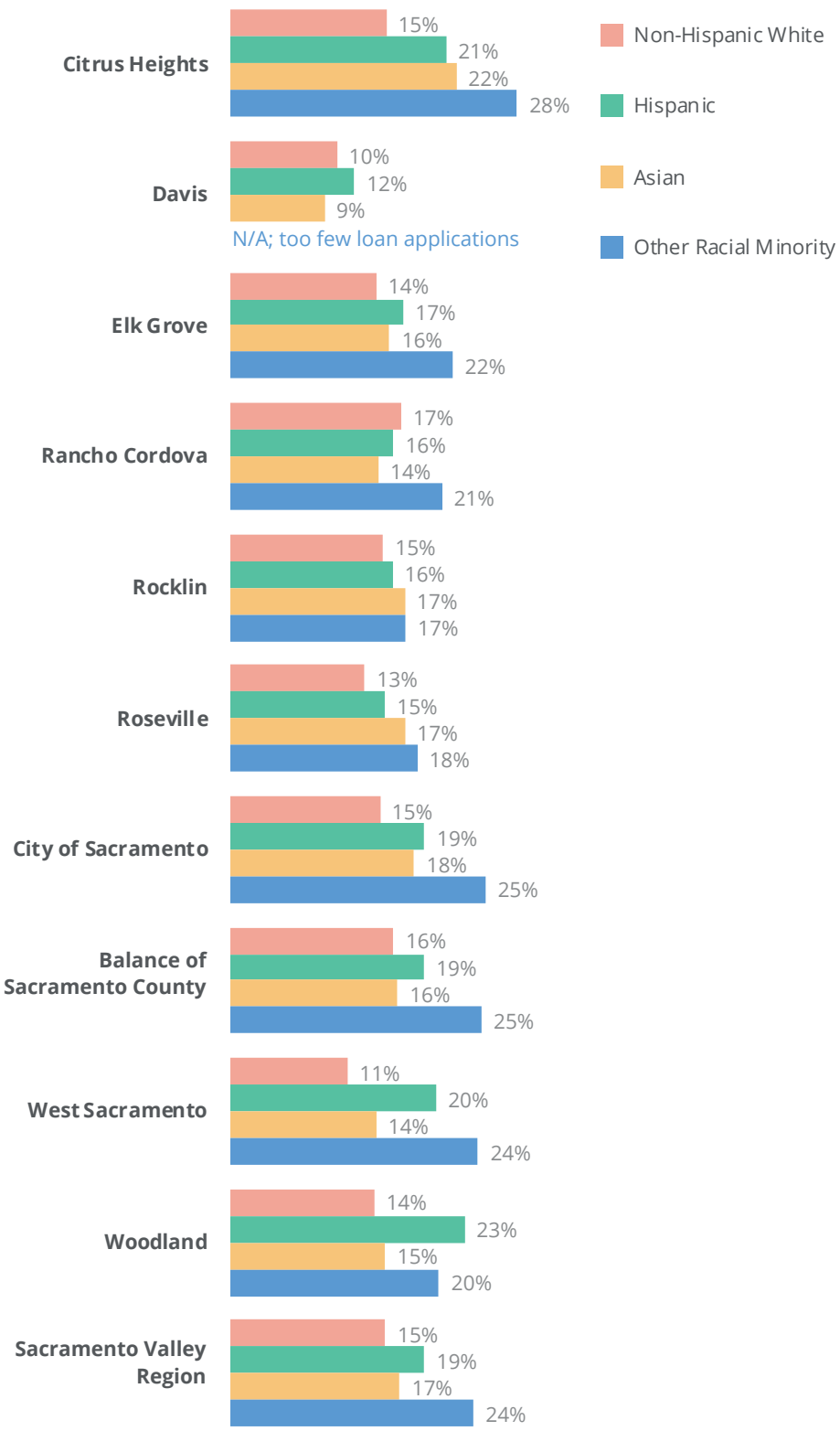
[4] Loan applications are reported by the race of the primary householder.

[5] Minority racial and ethnic groups other than Asian and Hispanic are grouped together for the jurisdictional level analysis to simplify the presentation of data.

Figure III-9. Denial Rates by Race/Ethnicity, Regional Partners, 2017



Notes:

Does not include loans for multifamily properties or non-owner occupants. Race categories are mutually exclusive.

Denial Rate is the number of denied loan applications divided by the total number of applications, excluding withdrawn applications and application files closed for incompleteness.

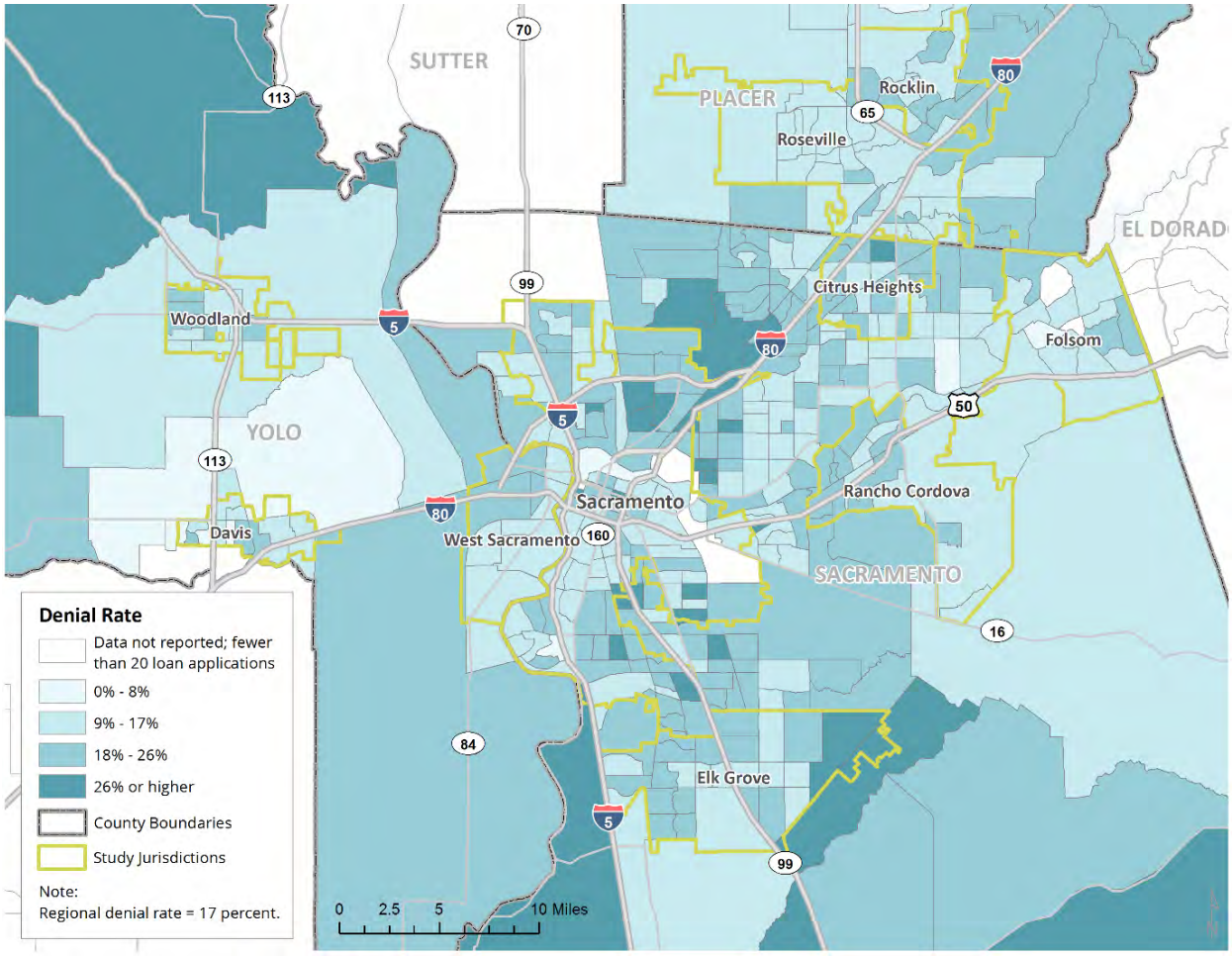
Other racial/ethnic minority includes American Indian and Alaska Native, Black or African American, and Native Hawaiian or other Pacific Islander.

Source:

FFIEC HMDA Raw Data, 2017 and Root Policy Research.

Figure III-10 maps denial rates by Census tract. The Census tracts in the region where denials are the highest tend to fall outside jurisdictional boundaries, excluding a few high denial tracts in south Sacramento and east Elk Grove. Higher than average denials (the two darkest shades of blue in Figure III-10) do tend to align with areas that have higher concentrations of minority residents—this trend is consistent with the higher denial rates for minority residents shown in the previous figure (Figure III-9).

Figure III-10.
Denial Rate by Census Tract, 2017



Note: Does not include loans for multifamily properties or non-owner occupants. Denial Rate is the number of denied loan applications divided by the total number of applications, excluding withdrawn applications and application files closed for incompleteness.

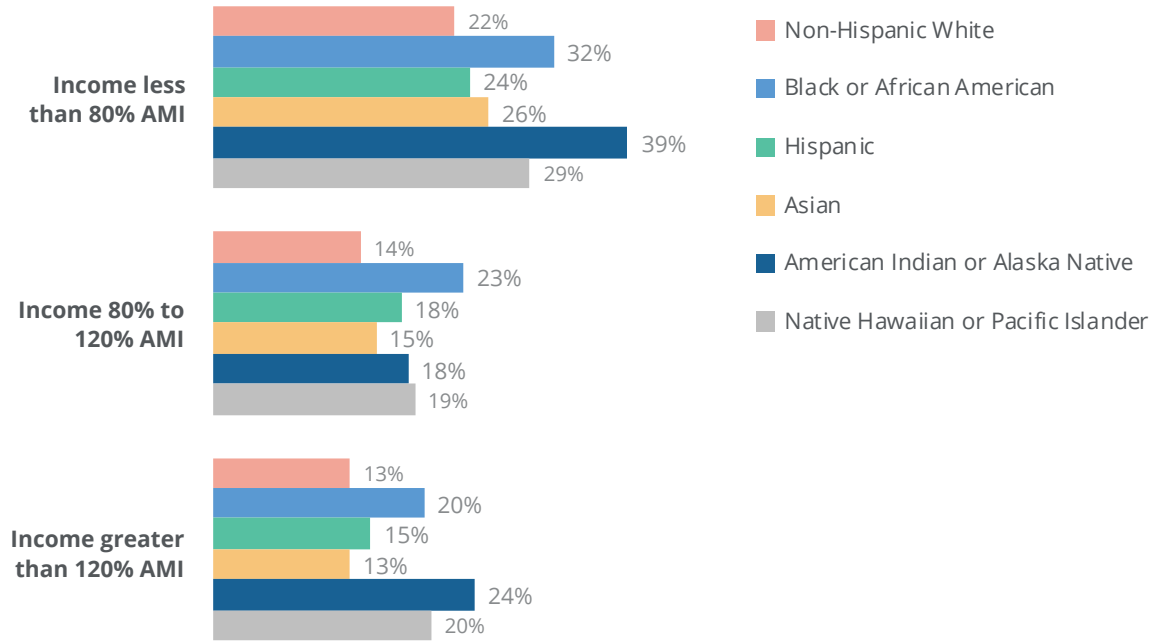
Source: FFIEC HMDA Raw Data, 2017 and Root Policy Research.

There are many reasons why denial rates may be higher for certain racial and ethnic groups. First, some racial and ethnic groups are very small, so the pool of potential borrowers is limited and may skew towards lower income households, since minorities typically have lower incomes. Figure III-11 examines differences in loan denial rates by income range. Loan applicants were grouped into one of three income ranges:

- Applicants earning less than 80 percent of the HUD Median Family Income (MFI) at the time—or less than $60,200;
- Applicants earning between 80 and 120 percent MFI—$60,200 and $90,200; and
- Applicants earning greater than 120 percent MFI—$90,200 and more.

As shown by Figure III-11, disparities in denial rates persist for non-Asian minority applicants, even at higher incomes. Yet the gap does narrow as incomes increase: For example, the gap between Black/African American and Non-Hispanic White applicants declines from 10 percentage points for 0-80 percent AMI households to 7 percentage points for 120 percent+ AMI households.

Figure III-11.
Denial Rate by Race/Ethnicity and Income, Sacramento Region, 2017



Note: Does not include loans for multifamily properties or non-owner occupants. Denial Rate is the number of denied loan applications divided by the total number of applications, excluding withdrawn applications and application files closed for incompleteness.

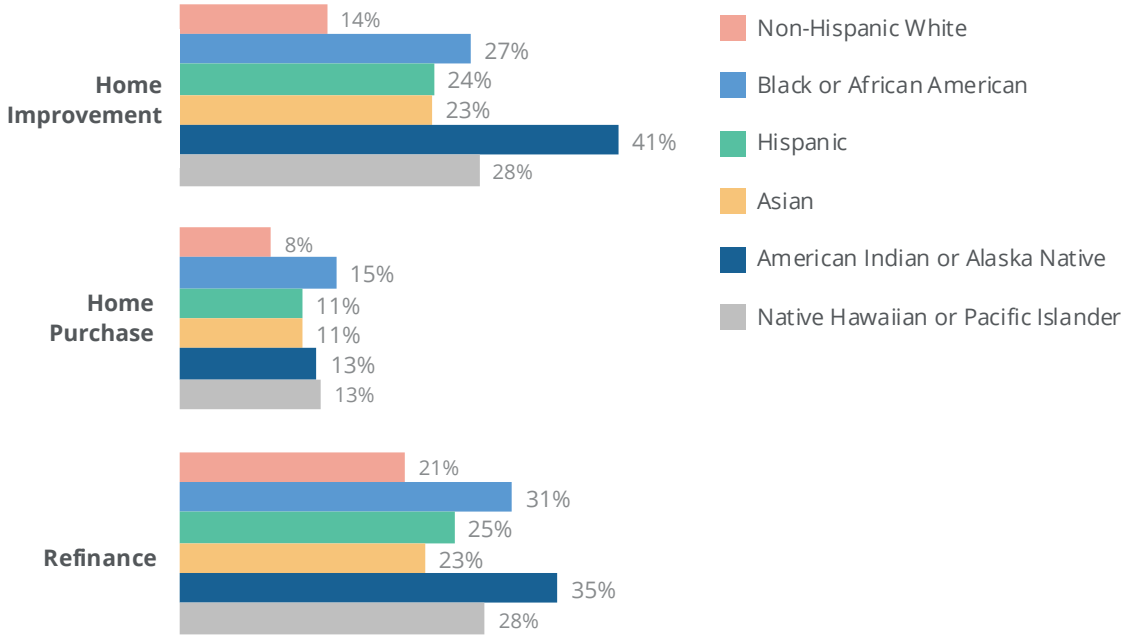
Source: FFIEC HMDA Raw Data, 2017 and Root Policy Research.

Second, loan denial rates can also vary by race and ethnicity based on the type of loans applied for by applicants. Denial rates are typically highest for home improvement loans, often because the additional debt will raise the loan to value ratios above the levels allowed by a financial institution. Denials of home improvement loans can affect more than an individual borrower: Lack of capital to make needed home improvements can perpetuate neighborhood-wide declines.

Figure III-12 displays the denial rate by race and ethnicity and loan purpose. Denial rates for home purchases are lower than other loan home improvement or refinance applications across

racial and ethnic groups but are highest for African Americans (15%), Hispanics (13%), and Native Hawaiian or other Pacific Islanders (13%). Across the board, all minority groups experience higher rates of denial than non-Hispanic White applicants for each purpose.

Figure III-12.
Denial Rate by Race/Ethnicity and Loan Purpose, Sacramento Region, 2017



Note: Does not include loans for multifamily properties or non-owner occupants. Denial Rate is the number of denied loan applications divided by the total number of applications, excluding withdrawn applications and application files closed for incompleteness.

Source: FFIEC HMDA Raw Data, 2017 and Root Policy Research.

HMDA data contain some information on why loans were denied, which can help to explain differences in denials among racial and ethnic groups. Figure III-13 shows the reasons for denials in the Sacramento region by race/ethnicity. The top three reasons for each group are indicated by the red shading, with the darkest shading indicating the most common reason for denial.

The top three reasons for denial were consistent across all racial/ethnic groups: credit application incomplete, credit history, and debt-to-income ratio. For most groups, the most common reason was debt-to-income ratio but for African American and American Indian or Alaska Native applicants, the most common reason for denial was credit history.

Figure III-13.
Reasons for Denial by Race/Ethnicity, Sacramento Region, 2017

	Am. Indian or Alaska Native	Asian	Black or African American	Hispanic	Non-Hispanic White	Native Hawaiian or Pac. Isl.	All Applicants
Collateral	13%	10%	13%	13%	15%	11%	14%
Credit application incomeplete	20%	14%	17%	14%	18%	20%	19%
Credit history	29%	17%	23%	21%	19%	23%	19%
Debt-to-income ratio	22%	30%	21%	25%	22%	29%	23%
Employment history	1%	2%	2%	2%	2%	1%	2%
Insufficient cash (down-payment, closing costs)	2%	4%	5%	5%	5%	4%	5%
Mortgage insurance denied	0%	0%	0%	0%	0%	0%	0%
Other	7%	11%	13%	14%	11%	11%	11%
Unverifiable information	5%	12%	5%	6%	7%	2%	7%
n=	82	994	639	1,311	4,173	146	9,125

Note: Does not include loans for multifamily properties or non-owner occupants.

Source: FFIEC HMDA Raw Data, 2017 and Root Policy Research.

Subprime analysis. Throughout the U.S., the subprime lending market declined significantly following the housing market crisis. Subprime lending has increased in the last few years, though not back to its peak of 25 percent in 2006. Nationally, in 2017, about 4 percent of conventional home purchases and 2 percent of refinance loans were subprime.[6,7]

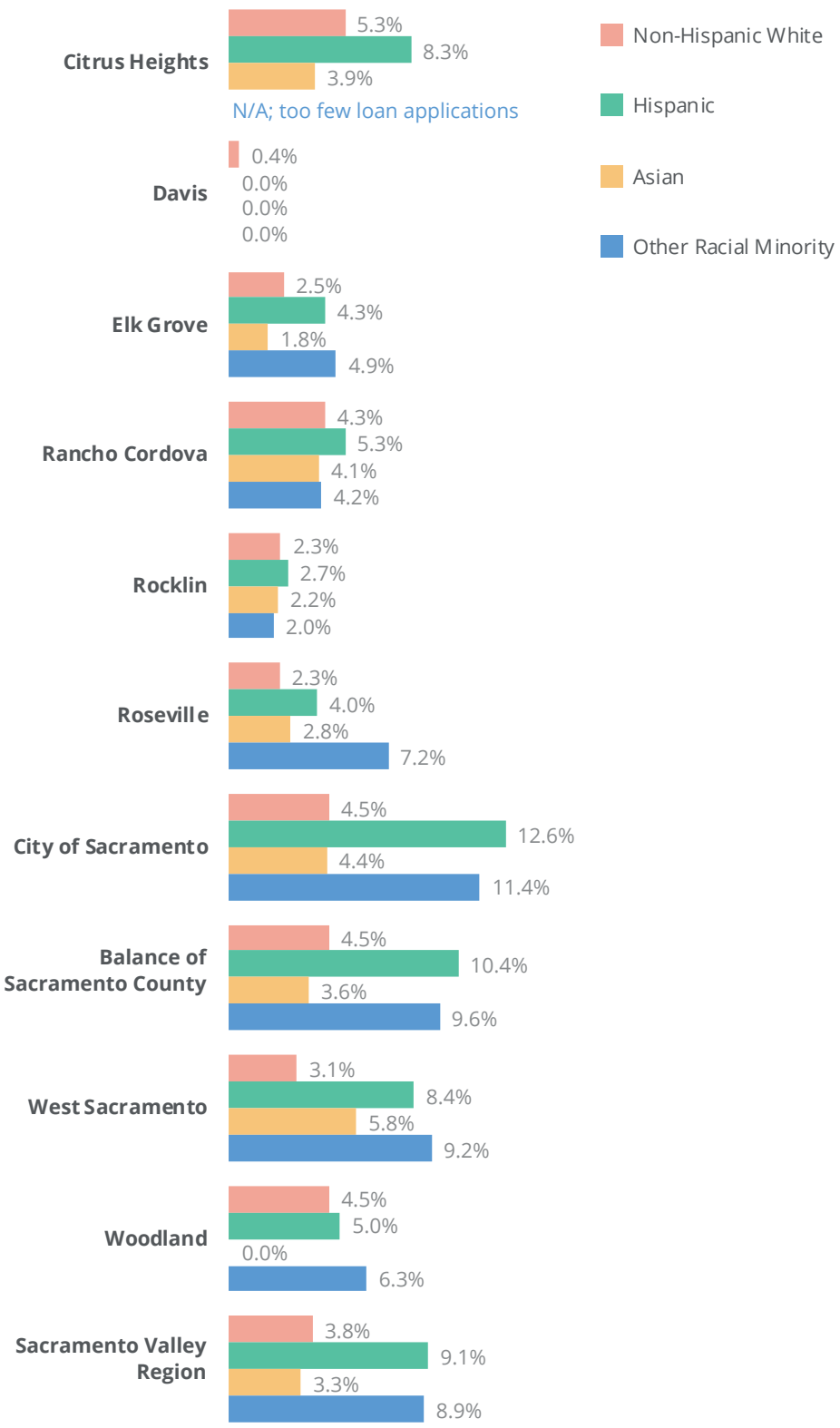
In 2017, in the Sacramento Region 4.7 percent of originated loans were subprime, which is higher than the national proportion. As shown in Figure III-14, the incidence of subprime loans was higher for Hispanic and other non-Asian minority borrowers than non-Hispanic White and Asian borrowers in the Sacramento Region.

Disparities in subprime lending were evident in most jurisdictions, with the City of Sacramento, West Sacramento, and the balance of Sacramento County showing the highest rates. Although the proportions are not nearly as high as they were at the height of the subprime lending crisis, the rates of subprime lending to minority borrowers should be watched closely.

[6] For the purposes of this section, "subprime" is defined as a loan with an APR of more than three percentage points above comparable Treasuries. This is consistent with the intent of the Federal Reserve in defining "subprime" in the HMDA data.

[7] https://s3.amazonaws.com/files.consumerfinance.gov/f/documents/bcfp_hmda_2017-mortgage-market-activity-trends_report.pdf

Figure III-14. Subprime Loans by Race/Ethnicity, Regional Partners, 2017



Note:

Does not include loans for multifamily properties or non-owner occupants.

Percent reflects the proportion of originated loans that are "subprime," defined as a loan with an APR of more than three percentage points above comparable Treasuries.

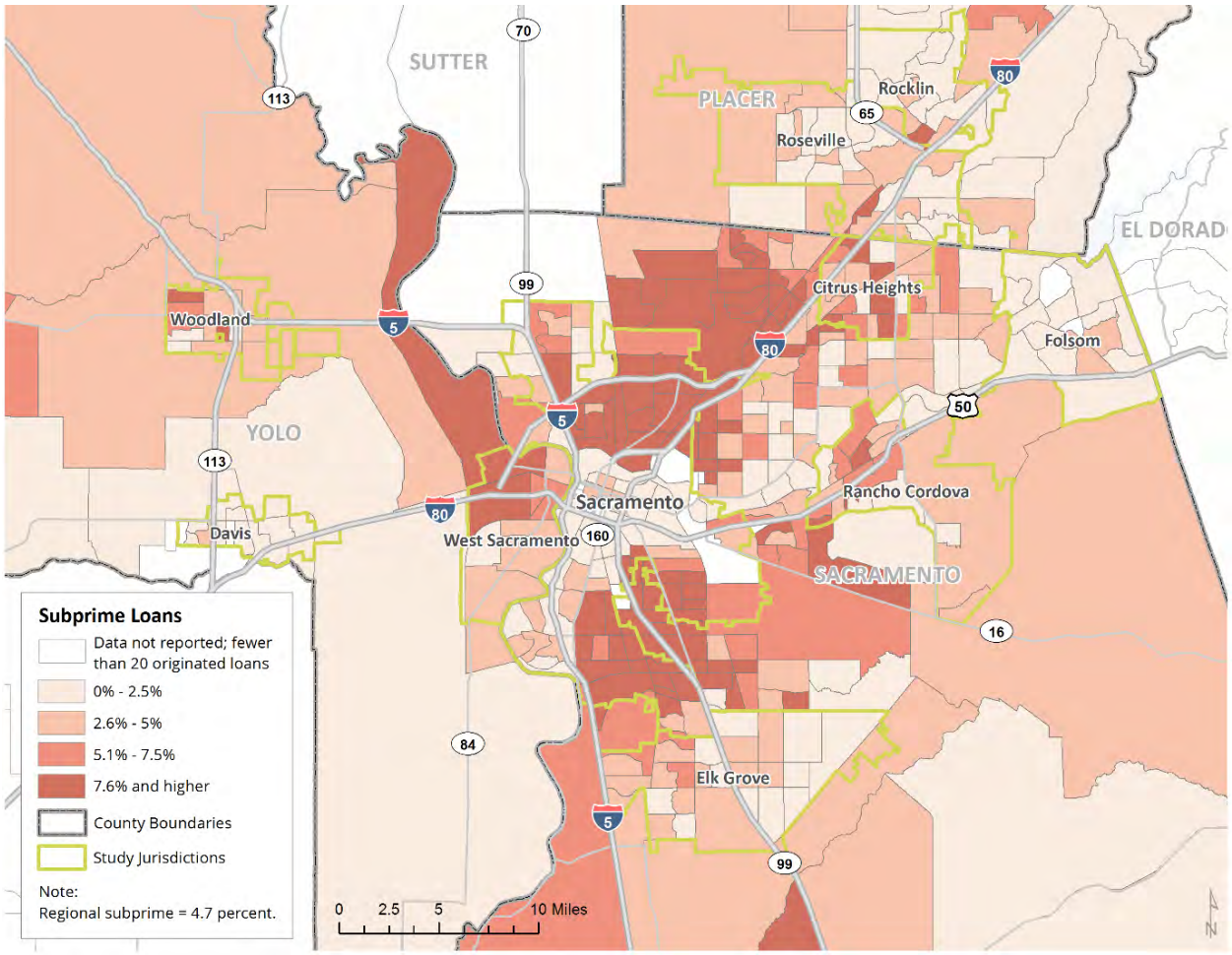
Other racial/ethnic minority includes American Indian and Alaska Native, Black or African American, and Native Hawaiian or other Pacific Islander.

Source:

FFIEC HMDA Raw Data, 2017 and Root Policy Research.

Figure III-15 shows the percent of originated loans that are subprime by Census tract. The patterns indicate that high cost loans are clustered in areas with higher concentrations of people of color (see Figure II-12 in Section II).

Figure III-15.
Subprime Loans by Census Tract, 2017



Note: Does not include loans for multifamily properties or non-owner occupants. Percent reflects the proportion of originated loans that are "subprime," defined as a loan with an APR of more than three percentage points above comparable Treasuries.

Source: FFIEC HMDA Raw Data, 2017 and Root Policy Research.

Disparities and bias in credit decisions. Bias is thought to be a human condition that, in theory, could be eliminated by giving the responsibility for the credit decision to a truly objective party, such as a computer. However, a recent study, conducted by researchers at UC Berkeley, found discrimination inherent in the algorithms computers use to determine mortgage pricing.

The study found that, nationally, Latinx and African American borrowers paid between 5.6 and 8.6 basis points more for mortgage loans made between 2008 and 2015 regardless of the type (computer or human) of lender. This is equivalent to 11 to 17 percent of lender profit on the

average loan, meaning that lenders earn significantly more from loans made to Latinx and African American homebuyers.[8]

There was little difference in the rate charged by computer or human, suggesting that the higher rate charged to minority borrowers is a factor of other variables. In refinances, the minority interest rate differential was much lower, between 1 and 3 basis points. This led the research team to speculate that timing (urgency of getting a loan to buy a home once found) and frequency of comparison shopping could explain the interest rate differences.

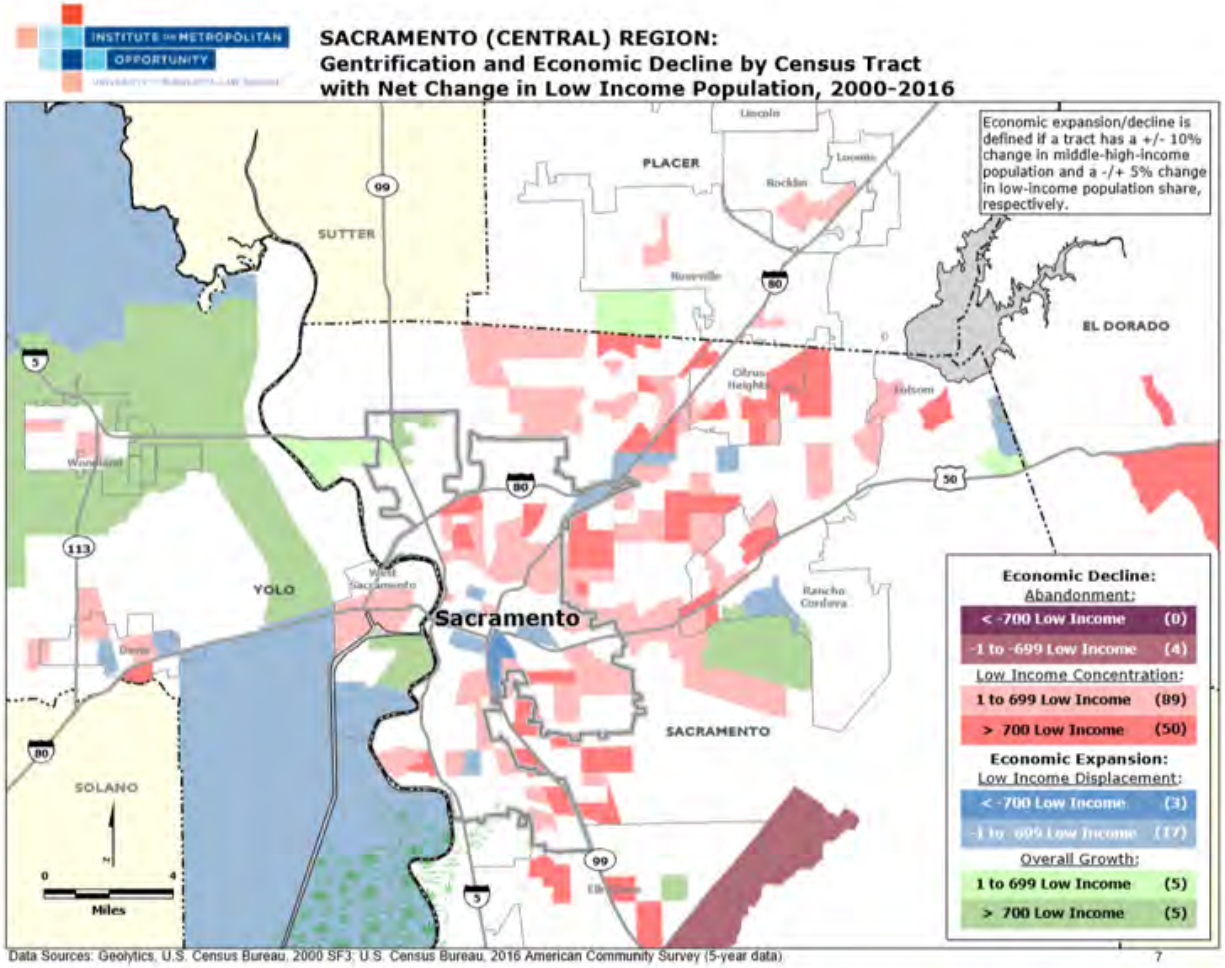
Of equal importance was the finding that face-to-face mortgage transactions led to higher rejection rates for Latinx and African American borrowers: humans rejected loans to these borrowers 4 percent more often than a computer did. In fact, computer rejections did not discriminate on the basis of race and ethnicity at all.

Gentrification and displacement. Researchers at the Institute on Metropolitan Opportunity at the University of Minnesota Law School examined the extent of gentrification through an analysis of displacement and concentration of low income residents by neighborhood from 2000 to 2016 throughout the United States.[9] Figure III-16 presents the results of this analysis for the Sacramento Valley. Neighborhoods in shades of blue suggest displacement—areas where the number of low income households decreased from 2000 to 2016. Neighborhoods shown in shades of red suggest increased concentration—areas where the number of low income households increased. By these measures, displacement occurred in Sacramento's urban core as well as neighborhoods in Davis, and Sacramento County. Increased concentration of low income households occurred throughout the Sacramento Valley in both the unincorporated counties as well as within jurisdictions. As housing costs rise in formerly affordable urban neighborhoods, cost-constrained households tend to "drive to affordability" resulting in the increased numbers of low income households settling in communities surrounding Sacramento City.

[8] The time period covered in that study includes the period when subprime loans were common; subprime loans are a much smaller part of the market today. Several lawsuits and challenges have demonstrated that minority borrowers received subprime loans that were not risk-justified.

[9] https://www.law.umn.edu/institute-metropolitan-opportunity/gentrification

Figure III-16.
Sacramento Valley Region Changes in the Number of Low Income Households by Census Tract, 2000-2016



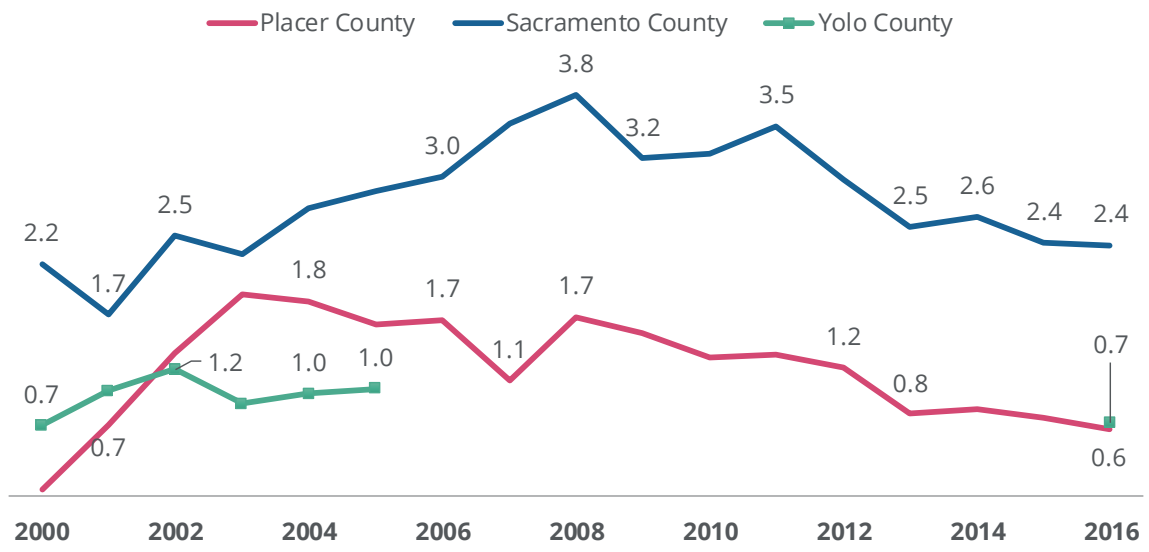
Note: The number of low income households decreased in Census tracts shown in shades of blue (identified as low income displacement tracts in the map key). The number of low income households increased in Census tracts shown in shades of rede (identified as low income concentration tracts in the map key).

Source: Institute on Metropolitan Opportunity at the University of Minnesota Law School, https://www.law.umn.edu/institute-metropolitan-opportunity/gentrification.

Given the geographic shift of low income households from downtown Sacramento to neighborhoods outside of the urban core demonstrated by the Institute on Metropolitan Opportunity analysis, and anecdotal information from the community engagement process, the study team attempted to discern the extent to which eviction is a tool for displacement. Figure III-17 presents eviction rates generated by The Eviction Lab at Princeton University for Sacramento, Yolo, and Placer counties from 2000 through 2016. As shown, the eviction rate in Sacramento County peaked at 3.8 percent in 2008 when the nation entered the Great Recession. In more recent years, the eviction rate in the County hovered around 2.4 percent, higher than the rate recorded in Placer and Yolo counties (less than 1%). It is important to note that The Eviction Lab considers all data it reports for California to be undercounted due to two

reasons: "many cases that end in eviction are sealed and therefore not accessible by the general public. In addition, it can be difficult to collect data from California as a whole, owing to restrictions on the number of records one can collect."[10] That said, even if evictions rates are twice the size estimated by The Eviction Lab, the role of formal eviction proceedings in displacement is relatively small. Based on community engagement findings, most households that experienced displacement due to rent increases that they cannot afford, sought other housing first (self-evict) rather than endure a formal eviction process.

Figure III-17.
Eviction Rate (%), 2000-2016



Note: Data for Yolo County are not available from 2005 through 2015.

Source: Root Policy Research from The Eviction Lab. https://evictionlab.org/

Regulatory Analysis

This section summarizes potential fair housing challenges related to zoning and land use development procedures. Zoning and land use regulations may include rules and requirements that are, or create, barriers to fair housing and impact housing choice. The following zoning regulations were reviewed: Sacramento and Yolo Counties and the cities of Citrus Heights, Davis, Elk Grove, Folsom, Galt, Isleton, Rancho Cordova, Rocklin, Roseville, Sacramento, West Sacramento, and Woodland.

The zoning codes were reviewed based on a checklist developed by the Region IX HUD office ("Review of Public Policies and Practices - Zoning and Planning Code). The checklist poses a series of questions aimed at common zoning regulations that impact fair housing. The

[10] https://evictionlab.org/help-faq/#low-rate

questions from this checklist were consolidated into a series of “indicators” used to evaluate each zoning code. These are shown in the following matrix.

In some cases, a “no” answer to a question indicates that a policy or regulatory language does not create a potential barrier to housing choice. In other cases, a “yes” answer indicates a lack of a barrier.

The text that follows the matrix highlights concerns and areas for improvement.

Matrix of Fair Housing Indicators for Zoning Codes: Ideal Outcomes to Prevent Fair Housing Barriers

INDICATOR	CITRUS HEIGHTS	DAVIS	ELK GROVE	FOLSOM	GALT	ISLETON	RANCHO CORDOVA	ROCKLIN	ROSEVILLE	SACRAMENTO	WEST SACRAMENTO	WOODLAND	SACRAMENTO COUNTY	YOLO COUNTY
1. Definition of "family" discriminates against group living for persons with disabilities.	No (not defined)	No	No	No	No	No	No (not defined)	No (not defined)	No	No (not defined)	No	No	No (not defined)	No (not defined)
2a. Disability is defined.	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
2b. Definition is the same as the FHAA definition of disability.	Yes	Yes	N/A	Yes	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes
3. Restricted housing opportunities for persons with disabilities (e.g., boarding or rooming house or hotel).	No	No	No	No	No	No	No	No	No	No	No	No	No	No
4. Housing with on-site support services allowed for persons with disabilities.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5. Number of unrelated disabled individuals residing together restricted but no restriction for other persons.	No	No	No	No	No	No	No	No	No	No	No	No	No	No
6. Policies allow for reasonable accommodation for disabled persons living in municipal or county supplied or managed housing.	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes

INDICATOR	CITRUS HEIGHTS	DAVIS	ELK GROVE	FOLSOM	GALT	ISLETON	RANCHO CORDOVA	ROCKLIN	ROSEVILLE	SACRAMENTO	WEST SACRAMENTO	WOODLAND	SACRAMENTO COUNTY	YOLO COUNTY
7. Public hearings required for exceptions to land use codes for disabled applicants, but no hearing required for all other applicants.	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No
8. Mixed uses allowed.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
9. Single-family and multi-family housing types allowed at a variety of densities.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
10. Zoning code describes areas as exclusive.	No	No	No	No	No	No	No	No	No	No	No	No	No	No
11a. Restrictions for Senior Housing.	No	No	No	No	No	No	No	No	No	No	No	No	No	No
11b. If yes restrictions comply with Federal law.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12. Special provisions for making housing accessible to persons with disabilities in zoning code?	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
13. Occupancy standards or maximum occupancy limits.	No	No	No	No	No	No	No	No	No	No	No	No	No	No
14. References to fair housing.	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
15. Minimum standards for handicap parking for multi-family.	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes

INDICATOR	CITRUS HEIGHTS	DAVIS	ELK GROVE	FOLSOM	GALT	ISLETON	RANCHO CORDOVA	ROCKLIN	ROSEVILLE	SACRAMENTO	WEST SACRAMENTO	WOODLAND	SACRAMENTO COUNTY	YOLO COUNTY
16a. Senior housing is a specific land use.	No	No	No	Yes	No	No	No	No	No	No	No	No	No	No
16b. A special or conditional use permit required.	No	N/A	N/A	Unclear	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17. Conditional or special use review permit required for housing for persons with disabilities.	1-6/No 7-20/Yes 21+/Yes	1-6/No 7+/ Yes	1-6/No 7+/ Yes	1-6/No 7+/Yes	1-6/No 7+/Yes	1-6/No 7+/Yes	1-6/No 7+/ Yes	1-6/No 7+/ Yes	1-6/No 7+/Yes	1-6/AU 7+/Yes	1-6/No 7+/Yes	1-6/No 7+/No	1-6/No 7+/Yes	1-6/No 7+/Yes
18a. Definitions for "special group residential housing". **18b.** Definitions align with FHAA.	Yes Yes	Yes Yes	Yes Yes	Yes Yes	Yes Yes	No N/A	Yes Yes	Yes Yes	Yes Yes	Yes Yes	Yes Yes	Yes Yes	Yes Yes	Yes Yes
19. Specific references to the accessibility requirements of FHAA.	No	No	No	No	No	No	No	No	No	No	No	No	No	No

Note: N/A = Not Applicable AU = Accessory Use

Source: (as available from each municipal or county website):

Citrus Heights: On-line Updated Zoning Code, January 2019

Davis: Municipal Code - Current through Ordinance 2547, effective February 7, 2019.

Elk Grove: Municipal Code - Current through Ordinance 24-2018, passed December 12, 2018.

Folsom: Municipal Code - Current through Ordinance 1291, and passed December 11, 2018.

Galt: Municipal Code - Current through Ordinance 2018-09, passed December 18, 2018.

Isleton: On-line Ordinance No. 2015-01.

Rancho Cordova: Municipal Code - Current through Ordinance 2-2019, passed January 22, 2019.

Rocklin: Current version January 29, 2019.

Roseville: Municipal Code - Current through Ordinance 6048 and the February 2019 code supplement.

Sacramento: Municipal Code - Current through Ordinance 2018-0038 and the August 2018 code supplement.

West Sacramento: Municipal Code - Current through Ordinance 18-14 and the December 2018 code supplement and Zoning Ordinance approved February 20, 2019.

Woodland: Municipal Code - Current through Ordinance 1641, the February 2019 code recodification, and Ordinance #1634, Interim Zoning Ordinance Adopted May 1, 2018.

Sacramento County: On-line Zoning Code Effective September 25, 2015, amended January 12, 2019.

Yolo County: County Code of Ordinances - Supplement 2018 S-10 includes: Local legislation current through Ord. 1504, effective November 8, 2018.

This review discusses potential conflicts with the Federal Fair Housing Act, as amended in 1988 (FHAA), as well as notes code references to the California Fair Employment and Housing Act (CFEHA) and the Americans with Disability Act (ADA). An explanation of key findings and best practices is provided below.

Indicator 1: Definition of family discriminates against group living for persons disabilities.

No. There is no explicit discrimination against unrelated persons with disabilities residing together in a group living arrangement.

One code, Isleton's, includes in its definition of family "a group of not more than five (5) persons not necessarily related by blood or marriage." Standard practice is to allow six (6) or fewer persons with disabilities to reside in a group living arrangement in a single dwelling unit. California court rulings have held invalid definitions of "family" that limit the number of persons living together. The definition of family should not limit the number of persons in the family.

Six of the zoning codes reviewed do not define "family" at all. This can be confusing if the term "family" is used in other definitions, such as "dwelling unit." Since there is no definition of "family," there could be a local interpretation favoring persons related by blood or marriage and discriminating against unrelated persons with disabilities. This would conflict with both FHAA and California case law, which prohibits such discrimination. Including a definition of family—that is flexible enough would minimize this potential conflict.

There is no conflict with FHAA in the seven codes with a definition of "family." These definitions are inclusive of persons not related biologically or by marriage and do not limit the number of unrelated persons living together. These definitions are similar and generally define "family" as "*one (1) or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit*" (Elk Grove).

Since this language does not limit the number of persons living together or describe who those persons are, it does not conflict with FHAA.

Galt and West Sacramento have definitions of "family" that stipulate groups of individuals live together as a "nonprofit housekeeping unit." There may be some confusion as to how this term is applied to residential care facilities that are owned and operated by a single for-profit entity. Under California law, residential care facilities for six or fewer persons must be permitted in residential zone districts, making this requirement applicable only to facilities with more than six individuals.

Of note are the definitions of "family" used in the Woodland and West Sacramento zoning codes. These definitions specifically distinguish "family" from a group living in a boarding house, lodging house, hotel, or other group living quarters. This may assist in preventing a

group home or residential care facility for persons with disabilities from being mistakenly categorized as a "boarding house" and therefore being restricted from zone districts where they would otherwise be permitted.

Best Practices/Improvements. A best practice is to include a definition of "family" in the zoning code to ensure consistent application of code terminology to persons with disabilities living together in a single dwelling unit. This definition should be flexible enough that the limit on unrelated persons does not create conflict with emerging living arrangements that offer affordability (e.g., cooperative housing).

Indicator 2: Definition of disability is in the zoning code and aligns with the FHAA.

Yes. Among jurisdictions that define disability in their zoning code, the definition aligns with the FHAA. In each of these codes, a definition for the term "disability" or "person with disabilities" is not included in the definitions section of the zoning code. The definition is found in the section of the code that describes the process for making a request for reasonable accommodation. This section usually is within the zoning code or land development code, but sometimes is found elsewhere in the municipal code or county code of ordinances (also see the discussion for Indicator 12 below.) The definition is typically found within a paragraph stating the purpose, intent, or applicability of the reasonable accommodation section and not in a subsection listing definitions for the reasonable accommodation section. In all cases, the reasonable accommodation section references the FHAA, CFEHA, and, in some cases, ADA to clarify that the definitions in those acts apply.

Three of the zoning codes do not define disability. Isleton's code does not have a section dealing with reasonable accommodation and does not define disability elsewhere in the zoning code. The Sacramento County zoning code allows reductions in setbacks to address reasonable accommodation (Section 5.2.1.E) but does not define disability. This section uses the term "disability access" and references the FHAA and the CFEHA for the definition. The code also allows reasonable accommodation to be considered in the review of a nonconforming use. Again, disability is not defined. The zoning code for Elk Grove has a section for reasonable accommodation that references compliance with the FHAA and the ADA but does not specifically define "disability" or "person with disability."

Best Practices/Improvements. Including a definition of "disability" or "person with disabilities" that aligns with FHAA, CFEHA, and ADA is a best practice. A definition can be included in the definitions section of the zoning code. Those codes with a section detailing the process to request a reasonable accommodation could be improved by adding a definitions sub-section that consolidates key words or phrases, including "disability" or "person with disabilities" for ease of reference. Language could be added to clarify that the definitions contained in the reasonable accommodation section apply to all other sections of the zoning or land development code.

In defining disability, it is important to include the broad definition that has been interpreted by the courts to apply to the Fair Housing Act, which includes persons in recovery from substance abuse challenges and persons with HIV/AIDS.

Indicator 3: Restricted housing opportunities for persons with disabilities (e.g., boarding or rooming house or hotel).

No. Persons with disabilities are not restricted from living in any housing type. In some codes, facilities specifically for persons with disabilities are not mis-characterized as boarding or rooming houses or hotels.

California state law requires zoning codes treat a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer persons with mental health disorders or other disabilities the same as single-family homes. These facilities must be a permitted use in all residential zone districts. This California state law aligns with the FHAA, which also requires that a group of persons with disabilities be permitted to live in residential zone districts and be treated the same as single-family dwelling units. The FHAA does not specify a number and commonly accepted practice is to allow up to eight persons, including disabled persons and staff or live-in service providers.

Some of the zoning codes reviewed require an administrative review for facilities serving six or fewer disabled persons in lower-density residential zones. This same review is not required for single-family detached homes. Although the review is administrative, it is different treatment for the home where disabled persons will be residing. Most of the codes require a conditional or special review for facilities serving more than six persons with disabilities.

Although differing terminology is used, all of the zoning codes include land use categories and definitions for facilities serving persons with disabilities. This minimizes the possibility of such facilities being mistakenly classified as “boarding or rooming house” or “hotel,” or other type of group living that is not allowed in residential zone districts.

The key takeaway is that persons with disabilities should be treated the same as any other group choosing to live in a single-family dwelling unit.

Best Practice/Improvements. Whatever terminology is used as a land use category for “group homes” (e.g., residential care facility, family care home, etc.) a best practice is to clarify definitions for the land use category to distinguish it from other group living categories (e.g., “rooming house”, “boarding house”, or “hotel”). Definitions should not use language that overlaps with other uses. Language also can be added to definitions stating that the land use category (e.g., “rooming house”) specifically does not include a “residential care facility.”

Indicator 4: Housing with on-site support services allowed for persons with disabilities.

Yes. All of the zoning codes reviewed allow housing with on-site support services. Different land use categories for this type use are found in the zoning codes and include:

- Residential Care, Residential Facility, or Residential Care Home
- Group Care, Group Home, or Group Home Care
- Community Care or Community Care Facility
- Family Care Facility

Definitions for these land use categories generally align with California state law governing the licensing and operation of different types of facilities. Some definitions include a variety of facilities that serve different types of clients and most definitions require the facility to be licensed by a local, state, or federal agency. In some cases, a minimum distance between facilities may be required and enforced by the regulations of these other agencies.

All of the zoning codes distinguish between small facilities (six or fewer) and large facilities (seven or more). Generally, small facilities can locate in most of the residential zone districts established in the zoning code. California state law requires state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer persons with mental health disorders or other disabilities on a 24-hour basis to be a permitted use in all residential zones. Large facilities usually require a special or conditional review to locate in some or all of the residential zone districts. The zoning codes are not consistent in how either small or large facilities are treated in commercial, mixed-use, and industrial zone districts. (See also the discussion for Indicator 17, below.)

Best Practices/Improvements. A best practice to minimize potential conflict with FHAA is to allow housing with support services for persons with disabilities serving six or fewer persons as a permitted use in all residential zones and in all other zone districts that permit any residential use. The facility should be reviewed under the same review procedures and requirements as for the permitted dwelling-type to be occupied by the facility.

Indicator 5: The number of unrelated disabled individuals residing together restricted.

No. None of the zoning codes reviewed restrict the number of individuals residing together based on disability. However, one code, Isleton's, restricts the number of unrelated individuals residing together to not more than five persons. This restriction applies to any group of individuals and is not based on the characteristics of the individuals. However, conflicts may arise with this limitation as it may apply to group homes for persons with disabilities.

Best Practice/Improvements. A zoning code best practice is not to limit the number of individuals residing in a dwelling unit. Conflicts with the FHAA can arise where families, related by blood, marriage, or adoption, of unlimited size are allowed while the number of unrelated individuals is restricted. To minimize this conflict, it is best for the zoning to code to defer to the building and fire codes for all occupancy requirements since these codes base any limitations on life/safety standards.

Indicator 6: Policies allow for reasonable accommodation for disabled persons living in municipal or county supplied or managed housing.

Yes. All of the zoning codes reviewed allow the requirements of the zoning code to be modified to provide a reasonable accommodation through the "request for reasonable accommodation" process (see Indicator 12 below).

In some of the codes this process may also be used to request a modification of other city requirements and policies for a reasonable accommodation. However, the request for reasonable accommodation section may not apply to the management policies of municipal or county supplied or managed housing. Typically, the policies and rules that govern the operation and maintenance of the housing cover such requests. A reasonable accommodation request for a modification to the interior of a dwelling unit or the interior access to the dwelling unit would not be processed through the procedures in the zoning code. If a request for reasonable accommodation for a municipal or county-supplied dwelling unit also requires a modification to a zoning requirement, such as a setback for a wheelchair ramp, the setback modification would be determined under the zoning code "request for reasonable accommodation" process.

Best Practice/Improvements. The "request for reasonable accommodation" review procedures could be improved to include language regarding how an application involving municipal or county-supplied housing is coordinated with the managing authority for that housing.

Indicator 7: Public hearings are required for exceptions to land use codes for disabled applicants and not for all other applicants.

No. All but one of the zoning codes reviewed allow exceptions to zoning requirements for a reasonable accommodation. Such requests are reviewed at the administrative level and require no public hearing. Some of the zoning codes allow the administrative reviewing authority to forward the application to review and approval by the Planning Commission, where a public hearing would be required. As long as this procedure is followed for other administrative reviews, and not all "requests for reasonable accommodation" are forwarded, this would not be a conflict with FHAA.

If the request is part of a larger application requiring other reviews, it will be processed concurrently with the other reviews. If the other reviews require a public hearing, the request for reasonable accommodation will be part of the public hearing and decided by

the review body for the public hearing. Since all applications with multiple review procedures are subject to concurrent review this type of processing for a request for "reasonable accommodation" does not conflict with FHAA.

Best Practice/Improvements. If an administrative review can be forwarded to a public review body, criteria for when a "request for reasonable accommodation" could be forwarded would minimize potential conflict with FHAA.

Indicator 8: Mixed uses are allowed.

Yes. The zoning codes reviewed allow both mixed residential uses and mixed residential and commercial uses. Several of the codes have one or more mixed-use zone districts. These zone districts allow a variety of different types of dwelling units without a special review or hearing process. Some of the codes only allow mixed use through a planned development district or an overlay district.

Best Practices/Improvements. A best practice is to include mixed-use zone districts as base zone districts with all zoning requirements established in the zoning code. This minimizes procedural delays and public hearings associated with planned development and overlay districts. Mixed-use zone districts should allow a range of housing types as permitted uses and include group living facilities.

Indicator 9: Single-family and multi-family housing types allowed at a variety of densities.

Yes. All zoning codes reviewed have a variety of single-family and multi-family residential zone districts with a variety of allowed densities. The range of densities allowed within the zone districts support a diversity of dwelling unit types, including:

- Single-family detached
- Single-family attached
- Duplex
- Triplex
- Multi-family
- Apartment
- Live/work
- Transition housing
- Supportive housing

California state law requires "transitional housing" and "supportive housing" be allowed in all communities and be treated as residential uses. These housing types are defined and regulated by state law (California Civil Code Section 50801 and 50675,14). This type of

housing is intended to serve defined "targeted" populations, also defined by California state law. The target populations overlap with protected classes under FHAA and specifically include disabled persons. Including these housing types in the zoning codes, and all the codes do so, also furthers the goals of the FHAA.

Best Practices/Improvements. California State law requirements are a best practice.

Indicator 10: Zoning code describes areas as exclusive.

No. All zoning codes describe each zone district generally by housing typology (i.e., single-family detached, single-family attached, duplex, etc.), lot size and/or density, and locational characteristics (e.g., downtown core).

Indicator 11: Restrictions for senior housing.

No. None of the codes have specific restrictions for senior housing. One code, Folsom, has a land use category called "senior citizens residential complex", but does not define this nor have any requirements for this category.

All the codes incorporate the affordable housing density bonus requirements mandated by California state law. State law allows an additional bonus for senior housing, which must meet the requirements of state law. No references to FHAA are included in the zoning codes as related to senior housing constructed under this density bonus provision.

Best Practices/Improvements. When senior housing is listed as a land use in a permitted use table it should be defined to clarify what qualifies as senior housing. To avoid potential conflicts with the FHAA the definition should reflect federal law on housing for older persons (i.e., solely occupied by persons 62 years of age or older or at least one person 55 years of age and has significant facilities or services to meet the physical or social needs of older people).

Indicator 12: Special provisions for making housing accessible to persons with disabilities.

Yes. A specific process to request a reasonable accommodation is included in 12 of the 14 zoning codes reviewed. This process is usually found in the zoning chapter, but in some cases, such as Davis, the process is contained in the municipal code's housing chapter. Of note is that the "request for reasonable accommodation" process in some of the codes allows consideration of modifications to any city requirement, policy, or practice, while others limit the request to a modification of a requirement of the zoning and land development requirements. The purpose of the request and a determination must be made in the context of eliminating barriers to fair housing opportunities.

The Sacramento County zoning code does not include a "request for reasonable accommodation process" but does allow modifications to setback requirements for

reasonable accommodation. This is an administrative review processed during building permit review. The code also allows granting of a reasonable accommodation in relief of a nonconforming use. The Isleton zoning code does not have a specific process for considering requests for reasonable accommodation.

Best Practice/Improvements. All but two of the zoning codes reviewed includes the best practice of having a specific process for the review of requests for reasonable accommodation. Such requests usually cannot be processed through the standard variance procedures found in all zoning codes. (The variance process has a narrow focus to allow modifications to zoning requirements based on the unusual physical characteristics of the lot). The "request for reasonable accommodation" process should apply to any modification to a zoning or development requirement and not be limited to a single type of requirement, such as setbacks. This will help to ensure that a reasonable accommodation for all disabilities can be considered.

Indicator 13: Occupancy standards or maximum occupancy limits.

No. None of the zoning codes reviewed have occupancy standards or maximum occupancy limits. The Isleton zoning code contains a definition of "family" that allows a group of individuals but limits the number of individuals, not necessarily related by blood or marriage, to five.

Best Practices/Improvements. It is a best practice to not include occupancy limits in the zoning code or include in the definition of family a limit on the number of unrelated persons that constitutes a "family".

Indicator 14: References to fair housing.

Yes. All but one of the zoning codes reviewed include some references to the FHAA. References are found in the code sections pertaining to a "request for reasonable accommodation" and/or the parking requirements. In some cases, the section referencing the FHAA includes a statement regarding policies in the housing element that support the FHAA and CFEHA. These references typically only reference the FHAA as it relates to the particular code section.

Best Practice/Improvements. A best practice is to include a statement in the purpose of the zoning ordinance that discusses fair housing law or to include a cross-reference that identifies the adopted planning documents, e.g. the housing element of the general plan, that discuss and contain policies related to fair housing.

Indicator 15: Minimum standards for handicap parking for multi-family.

Yes. Most of the zoning codes reviewed requires compliance with handicap parking standards established by the ADA, "federal accessibility guidelines", the CEFHA, or the California Building Standards Code (CBC). One code includes a standard for the number of

handicap spaces to be provided but defers to the CEFHA if a stricter standard is adopted in that code. It is assumed that the codes without any requirement for handicap parking defer to the CBC since it is mandatory for all local governments to enforce the requirements of the CBC.

Best Practices/Improvements. A best practice is to include language requiring handicap parking spaces. This should be included in the parking standards section of the zoning code and should state that handicap parking complies with the standards and guidelines of the FHAA or the CBC, whichever is stricter. Referencing the CBC alone will not guarantee compliance with federal standards since it is not a "safe harbor" code recognized under the FHAA.

Indicator 16: Senior housing is a specific land use or is treated differently from other residential uses.

No. Only one of the zoning codes reviewed includes senior housing as a land use category. Folsom allows "senior citizen residential complex" as a conditional use in commercial zone districts. The use is not defined. Rancho Cordova's zoning code includes special use regulations for "independent senior living," but this term is not defined.

Although not included as a land use category, all of the codes, except Isleton, include senior citizen housing in affordable housing density bonus provisions, which are established by state law (California Government Code Section 65915). Such senior citizen housing must meet the requirements of state law, which may be different from how FHAA defines senior housing. A development that incorporates a density bonus may require a public hearing. Since this applies to the density bonus and not solely to the senior citizen housing component, this is not in conflict with fair housing practices.

Best Practices/Improvements. A best practice is to not have a land use category of "senior citizen housing" and to treat senior citizen housing the same as other residential uses in the same zone district.

Indicator 17. Conditional or special use review permit required for housing for persons with disabilities.

No, for facilities serving six or fewer persons with disabilities.

Yes, for facilities serving seven or more persons with disabilities.

All the zoning codes distinguish between small facilities with six or fewer persons with disabilities and large facilities serving seven or more persons with disabilities. Generally, small facilities are permitted as a "use by-right" (permitted without discretionary approval) in residential zone districts in all the zoning codes. This is in large part due to California state law requiring zoning codes to treat a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer persons with mental health

disorders or other disabilities on a 24-hour basis the same as single-family homes. Zoning codes that allow housing serving up to six persons with disabilities in single-family residential zone districts as a by-right use are in compliance with the FHAA.

Although in general small facilities are listed as a use by-right, some of the codes require additional site design treatment, such as fencing, that is not required of other single-family dwelling units. Some codes do not allow small facilities in very low-density single-family residential zones or require a conditional review. Other codes require an administrative review in some residential zone districts. The City of Sacramento zoning code permits small facilities only as an accessory use in residential zone districts.

The codes reviewed generally require large facilities serving seven or more persons with disabilities to be approved through a special or conditional review process. Some of the codes allow large facilities as a use by-right in higher density single-family residential, multi-family, mixed-use, or commercial zone districts. Most do not permit large facilities in lower density single-family residential zones; some allow them under a special or conditional review process; and some do not permit large facilities in any residential zone district without a public review process.

Best Practice/Improvements. Small facilities serving six or fewer persons with mental health disorders or other disabilities on a 24-hour basis should be listed and be permitted as a use by-right in all residential zone districts. This ensures that such facilities receive the same review procedures and requirements as other by-right residential uses permitted in the zone district. A best practice is to permit small facilities as a use by-right in any zone district with residential uses.

Indicator 18. Definitions for "special group residential housing".

Yes. Every code includes definitions for "special group residential housing" that allow unrelated persons with disabilities to live together and receive support services. In some cases, the definitions specifically exclude "rooming or lodging house" (also see Indicator 3). This helps prevent group living for disabled persons from being categorized as a commercial rather than a residential use. Some codes have multiple land use categories and terms to describe "special group residential housing". Not all the land use categories used may be defined. For example, the Rocklin zoning code lists "Section 5116" housing as a permitted or conditional use in various zone districts but does not define this land use category. While this is a reference to the California Civil Code section governing facilities serving six or fewer persons with disabilities, it is not clear how this land use category relates to other similar land use categories, such as "residential facility".

Best Practices/Improvements. A best practice is to align terminology and definitions with the FHAA to minimize confusion in interpretation of types of facilities and living situations. As noted in Indicator 3, a best practice is to clarify definitions of group residential housing facilities, so the language does not overlap and to specifically state

types of land uses that are not included in the land use category. It is also important to define all land use categories that are listed in the zoning code as permitted, conditional or accessory uses.

Indicator 19. Specific references to accessibility requirements of the FHAA.

No. The accessibility requirements of the FHAA are not referenced in nine of the zoning codes reviewed. Three of the codes require compliance with "federal accessibility guidelines" as related to specific site design features, such as parking spaces or accessible routes on sidewalks. Two of the codes include language requiring and defining accessible components for accessible dwelling units, but do not reference the FHAA as the source for these requirements.

Best Practices/Improvements. It is a best practice to require a specific reference to the FHAA and compliance with the accessibility requirements of the FHAA. Similar accessibility requirements in other adopted codes, such as the CBC, may not align with the FHAA and may result in conflicts with the FHAA. The FHAA accessibility requirements relating to parking and sidewalks (accessible path of travel) are typically part of the zoning or land development code and should reference the FHAA. The FHAA accessibility requirements related to the interior configuration and infrastructure of a dwelling unit are typically part of the building codes, rather than the zoning code. However, adding a cross-reference to these requirements in the zoning code would enable applicants to address building design and site configuration that comply with these requirements early in the development design and approval process.

Differences in Housing Needs Reported by Residents

This section uses survey data and focus group findings to demonstrate where housing needs differ by resident group.

Housing challenges—members of protected classes. With respect to housing challenges, worry about rent increases, being unable to buy a home, and worry about property taxes are among the concerns identified by the greatest proportions of members of protected classes. Described in detail in Section VI, the resident survey and focus groups found meaningful differences in the housing challenges experienced across protected classes. Asian American and Native American respondents' experiences with housing challenges most closely aligned with the region overall and large families differed from the region on the greatest number of challenges.

Lack of affordable housing. In every focus group, participants described the impact of the lack of affordable housing in the region on their households. Searching for a place to live is "frustrating" and includes "denials after denials." Compared to the typical regional resident, Hispanic residents, residents whose household includes a member with a disability, non-Hispanic White respondents, and large family households are more likely to

say they struggle to pay the rent and worry their rent will increase more than they can afford.

Housing in poor condition. Resident focus group participants shared stories of poor housing condition, ranging from units in need of repair, problems with mold, and pest infestations. Many shared that they were afraid to request repairs or remediation out of fear of being evicted or having the rent increase. Evictions resulting from code enforcement actions were described in nearly all resident focus groups, regardless of the community where they were held. Compared to the region, African American residents, disability households, and large family households are more likely to live in a home in poor condition.

Overcrowding. Overcrowding is defined as more than one person per bedroom. Participants in a number of resident focus groups discussed how they live with extended family, roommates, or other friends in order to afford their housing. Sometimes two or more households share a unit; large families have an especially difficult time finding affordable housing that is large enough to accommodate their family. Overcrowding is more likely to be a challenge experienced by African American residents, Hispanic residents, large family households, and residents with Limited English Proficiency (LEP) than regional survey respondents overall.

3X the rent income policies and high deposit requirements. Requirements that tenants have incomes of at least 3X (three times) the rent are very common among Sacramento Valley housing providers. Residents described these policies as a significant barrier to housing choice.

Lack of options for voucher holders. Focus group participants who are voucher holders described the difficulty they have experienced when faced with finding a new place to rent. It is very difficult to find landlords willing to accept vouchers.

Bad credit, poor rental history, criminal history. Focus group participants with bad credit (including outstanding Sacramento Municipal Utility District bills), an eviction history, and/or a criminal history have an extremely difficult time finding housing to rent. Nearly two in five large family households participating in the resident survey had difficulty finding a place to rent due to poor credit or poor rental history.

Barriers to collective/communal living. Participants in the transgender resident focus group discussed the challenges that some had encountered in trying to create "intentional communal living," which these participants felt was the ideal housing situation for them to be part of a supportive community. In their experience, the typical landlord renting by the room thinks of tenants/roommates as interchangeable and *"actively discriminated against persons with disabilities resulting in a failure to rent."* Being repeatedly denied housing creates the sense that *"you are not welcome."* Trying to set up the housing collective is difficult because *"fair housing laws are murky, the civil codes on websites are hard*

to read, and we can't find out what our rights are. Knowing your rights is half the battle. In San Francisco, a group is setting up a master lease building that could be a good model."

Publicly supported housing provider policies and practices. Residents who live in publicly supported housing developments of any type shared their experiences as tenants. In general, maintenance and management issues are similar to those raised by residents living in privately-provided housing. Navigating the affordable housing system, including waitlist processes, was a frequent topic of discussion.

Housing challenges—stakeholder perspectives. Stakeholders' estimations of residents' housing challenges were very similar to those of residents. Most common challenges discussed included:

- Cost burdened households and the lack of market rate and publicly supported affordable housing;
- Income requirements of private landlords and rental history and credit score requirements;
- Condition issues, particularly in what stakeholders termed "housing of last resort" and residents referred to as "slumlords" are common, and include disrepair, mold, and pests;
- Hardest to house populations include families with children, large families, including refugee families; and transgender residents;
- Factors that limit the housing supply in the region, including funding and the cost of construction/development, public policies and processes, and the lack of opportunity for households to move along the housing spectrum as their life circumstances change.

Disability-related housing challenges. Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. Overall, one in three (35%) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability. Among these households, the improvements or modifications needed include grab bars and walk/roll in showers in bathrooms, service or emotional support animals allowed in the home, reserved accessible parking, ramps, wider doorways, and accessible safety alarms. Residents whose household includes a member with a disability experience other barriers to living in housing in the most integrated, independent setting possible.

- One in five (22%) renters with a disability worry about retaliation if they report harassment by neighbors/staff/landlord.

- More than one in 10 (15%) households that include a member with a disability can't afford the housing that has the accessibility features they need, and this increases to 22 percent of the precariously housed.
- Nearly one in four (23%) worry that their rent will be increased if they request an accommodation for their disability.
- Fewer than one in 20 (5%) households have experienced a landlord denying an accommodation or modification request or refused an emotional support or service animal.

Displacement experience. Overall, one in four (25%) survey respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. The most common reasons for displacement—rent increased more than I could pay (25%), personal reasons (21%), landlord selling home (15%), and living in unsafe conditions (11%).[11] Overall, 9 percent of those who experienced displacement attributed eviction for no reason or for being behind on the rent as a reason for displacement.

- When examined for members of protected classes and by income, experience with displacement varies widely. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall. While displacement rates are higher, the reasons for displacement are generally the same as those of regional respondents.

- Lower income households are much more likely than higher income households to have experienced displacement in the past five years. Both the lowest income households and households with incomes of $25,000 up to $50,000 experienced displacement at rates higher than the region. Higher income households were less likely than regional respondents overall to have experienced displacement; those that did were more likely to have been displaced due to the landlord selling their home.

Housing Discrimination

Overall, 17 percent of survey respondents said that they experienced discrimination when they were looking for housing in the region. Among members of protected classes, African American respondents, Native American respondents, and households that include a member with a disability had the highest rates of housing discrimination experiences.

Reasons for discrimination. Respondents who believed they experienced discrimination when looking for housing in the region provided the reasons why they thought they were discriminated against. Note that the basis offered by residents is not

[11] Here unsafe conditions refer to factors unrelated to the housing unit, i.e., harassment or domestic assault.

necessarily protected by federal, state, or local fair housing law and that residents could provide multiple reasons why they thought they were discriminated against. Overall, the reasons include:

- Race/ethnicity (29%);
- Income/income too low (23%);
- Age (18%);
- Familial status/having children (18%);
- Disability (16%);
- Looks/appearance ("how I look") (14%);
- Having a housing voucher (10%);
- History of eviction, foreclosure, or bad credit (8%);
- National origin (5%);
- Sex or gender (4%);
- LGBTQ (4%);
- Criminal history (3%);
- Being homeless (2%);
- Religion (1%); and
- Language spoken (1%).

In focus groups, participants discussed their **experience with housing discrimination**:

- ***African American*** participants described being treated differently in their housing search because of their race and having children.
    - "I think there is flat out discrimination. I make four to five times the rent…They were asking for $2,100, and I was willing to pay it. But she went with "an older couple" who could only pay $1,500. That's flat out discrimination because I'm black and I have kids." (African American focus group participant)
    - "It's harder to rent a single-family home than it used to be. The private owners have started going to property management companies, and there's a lot of discrimination by property management companies." (African American focus group participant)
- ***Households with children and large families*** described being treated differently in their housing search because they have children as well as being harassed or treated unfairly because of their children.
    - "I received a 30 day notice due to my having an additional child." (Rancho Cordova low income resident focus group)
    - "People don't want to rent to me. Because I have three kids, or I don't have a man, or because of race, or I don't have enough income. It's discouraging." (African American focus group participant)
- ***Residents with disabilities*** described differential treatment by housing providers and building staff, difficulties experienced when trying to request reasonable

accommodations; challenges associated with how housing providers account for in-home care providers; and difficulty communicating with housing providers.

  - "Management doesn't treat residents respectfully and it's painful and disheartening to feel like you don't matter. Suddenly, the office is closed every day. They're training us to get frustrated enough so that we don't bother complaining anymore." (Disability focus group participant)
  - "People look at the mentally ill and look at you like you're a rancid dog." (Disability focus group participant)

- Several tenants of publicly supported housing who participated in a disability focus group experienced SHRA (Sacramento Housing and Redevelopment Agency) is treating their in-home caregivers as residents, and counting the caregiver's income toward the household income, resulting in unfair rent increases. They also believe that they were told to request accommodations for their disability *after* moving into a unit even though the accommodation request was for a larger unit in order to accommodate in-home caregivers.
- ***Transgender residents*** described differential treatment by housing providers and building staff, and neighbors both during the housing search and when housed. This treatment includes being denied housing and being bullied and harassed. Further, participants discussed their experience that trans residents are disproportionately impacted by domestic violence, often resulting in homelessness.

Stakeholder perspectives on housing discrimination in the region.

Stakeholder perspectives on housing discrimination in the market referenced discriminatory or unfair treatment in both the private and public sectors.

- In their experience, some **private sector** property managers/landlords discriminate against certain tenants by differentially charging them fees, fines, or not refunding security deposits. Fear of eviction or rent increases keeps some tenants living in substandard condition or not requesting needed repairs.
- **In the public sector**, lack of services needed for people with disabilities to live independently put them at risk for institutionalization. For people with mental illness, especially those with hoarding disorders, interactions with code enforcement or other resident-facing city/county services may jeopardize their housing because frontline staff are not equipped to accommodate their needs and resolve the situation. Public policies or practices may disparately impact people with disabilities.

Publicly Supported Housing

Publicly supported housing plays a critical role in the provision of affordable housing, and this role expands in high cost housing markets. This includes provision of rental housing for lower income residents as well as ownership housing for moderate income

residents created through public incentives or requirements (e.g., density bonuses, inclusionary zoning). For populations that face the added complication of discrimination and/or limited housing to meet their needs—accessible housing, larger units for families—publicly supported housing may be their only housing option.

This section examines how publicly supported housing helps alleviate the region's shortage of housing. It primarily focuses on affordable rentals, where public housing authorities are focused. The section examines where public housing is located relative to areas of racial or ethnic concentration and the types of households who live in public housing, as well as unit sizes and types.

It also reviews the key policies of the PHAs participating in this study:

- Resident preferences;
- Reasonable accommodations procedures;
- Criminal history "look back" periods; and
- Compliance with the Violence Against Women Act (VAWA).
- As part of this study, SHRA and Yolo Housing Authority staff were interviewed about their policies and procedures, concentrations of residents and the locations of units and voucher holders, and accessibility compliance. This section reports the results of these discussions.

Following the framework in the Assessment of Fair Housing (AFH) template, which was active when this study began, this section examines:

- How residents served by the PHAs, also referred to as beneficiaries, compare with income-qualified residents in the jurisdiction and the region;
- Why certain racial and/or ethnic groups or those with special needs are over- or under-represented in publicly supported housing;
- How publicly supported housing is dispersed geographically; and,
- PHA policies governing resident preferences, reasonable accommodations, language access, criminal history policies, compliance with the Violence Against Women Act, and affirmative marketing.

Resident demographics. Overall in the region, publicly-supported housing (excluding the federal Low Income Housing Tax Credit program) represents just 3.4 percent of the total housing units. Sixty-two percent of these publicly supported housing units (or 14,984 units) are obtained through HUD's voucher program, which addresses demand for affordable housing but does not address supply.

Figure III-18 shows the total units by program in both the Placer County jurisdictions.

Figure III-18. Publicly Supported Housing Programs, Placer County Jurisdictions

	Rocklin	Roseville
Public Housing	--	--
Project-based Section 8	99	62
Other Multifamily	120	48
HCV Program	212	521
Total HUD Assisted Units/Vouchers	**431**	**631**
Total Housing Units	21,975	47,737
Assisted Units as % of all Units	2.0%	1.3%

Source:

Decennial Census, HUD's A Picture of Subsidized Households (APSH), and Root Policy Research.

Only 2 percent of Rocklin's and 1 percent of Roseville's housing units are publicly-supported. Most publicly supported housing units are through the Housing Choice Voucher program. No public housing units exist in Rocklin and Roseville.

Figure III-19. Publicly Supported Housing Programs, Yolo County Jurisdictions

	Davis	West Sacramento	Woodland
Public Housing	--	139	152
Project-based Section 8	203	130	274
Other Multifamily	99	72	15
HCV Program	352	784	501
Total HUD Assisted Units/Vouchers	**654**	**1,125**	**942**
Total Housing Units	25,956	18,692	19,831
Assisted Units as % of all Units	2.5%	6.0%	4.8%

Source:

Decennial Census, HUD's A Picture of Subsidized Households (APSH), and Root Policy Research.

Similar to the Placer County jurisdictions, the largest publicly supported housing program in the Yolo County jurisdictions is HCV. West Sacramento has the highest proportion of assisted units (6%) as a percentage of all housing units.

Figure III-20.
Publicly Supported Housing Programs, Sacramento County Jurisdictions

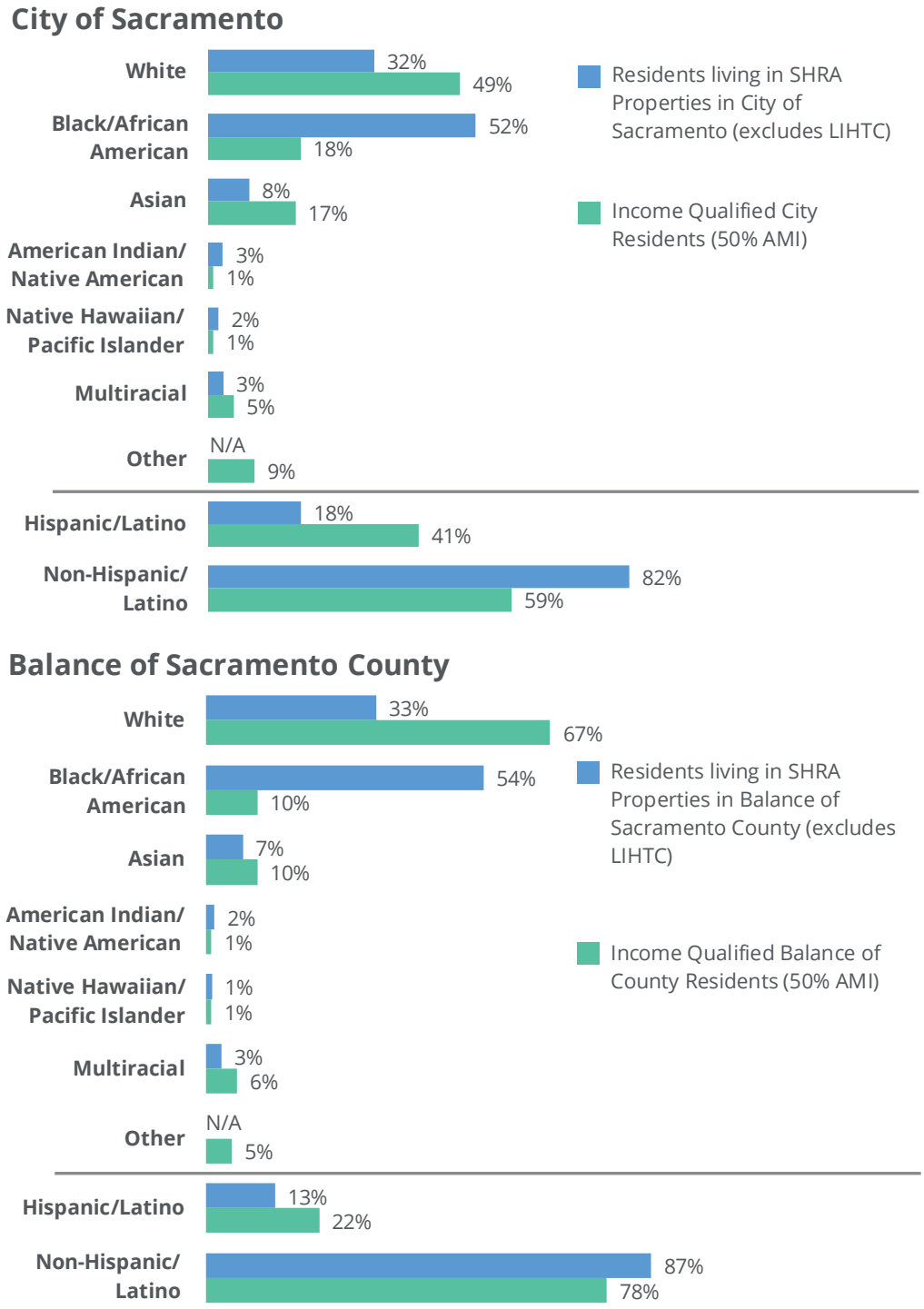
	Citrus Heights	Elk Grove	Rancho Cordova	City of Sacramento	Balance of Sacramento County
Public Housing	298	--	--	1,893	492
Project-based Section 8	27	--	115	2,611	1,735
Other Multifamily	--	--	--	132	52
HCV Program	344	814	533	5,355	4,968
Total HUD Assisted Units/Vouchers	**669**	**814**	**648**	**9,991**	**7,247**
Total Housing Units	35,078	50,282	25,370	190,974	254,228
Assisted Units as % of all Units	1.9%	1.6%	2.6%	5.2%	2.9%

Source: Decennial Census, HUD's A Picture of Subsidized Households (APSH), and Root Policy Research.

The City of Sacramento and the balance of Sacramento County have the largest number of publicly supported housing units among all the jurisdictions and support the largest number of assisted households in the entire region. Once again, HCVs is the largest program among all the assisted housing programs. Next to West Sacramento, the City of Sacramento has one of the highest proportions of assisted units (5.2%) as a percentage of all housing units.

Figure III-21 shows the race and ethnicity of SHRA beneficiaries, broken out by location (either the City of Sacramento or the balance of Sacramento County), and compares them to all income-qualified residents.

Figure III-21.
Race and Ethnicity of SHRA Beneficiaries, City and County of Sacramento



Note: Adjusted for beneficiaries for whom race or ethnicity is unknown. Proportions may not total 100% due to rounding. Income qualified residents are defined as making 50 percent AMI or less—the 2017 median income at 50 percent AMI for a 3-person household in Sacramento County was $33,400

Source: SHRA, 2017 5-year American Community Survey, and Root Policy Research.

Overall, Black or African American households are disproportionately living in SHRA properties in either the City or County of Sacramento. White and Asian households make up a larger percentage of income qualified households in the City and County but are underrepresented in publicly supported housing.

Figure III-22 shows the percentage of elderly households living in SHRA properties compared to the City or County overall. Elderly households are overrepresented in SHRA properties, likely because these properties have a targeted population, which may include elderly and/or persons with a disability.

Figure III-22. Special Needs of SHRA beneficiaries

Source:

SHRA, 2017 5-year American Community Survey, and Root Policy Research.

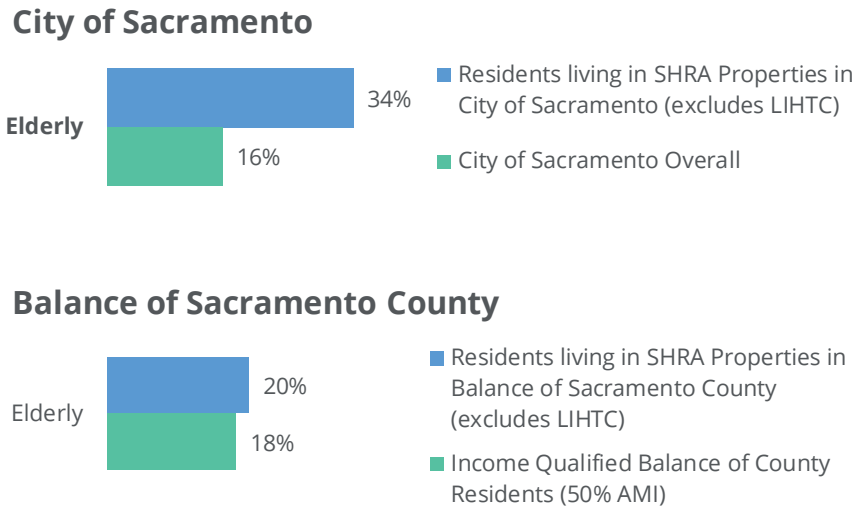


Figure III-23 shows demographic characteristics by program of publicly supported housing located in R/ECAPs and located outside R/ECAPs for jurisdictions that have at least one R/ECAP. Percentages highlighted in red indicate at least 10 percentage point difference between R/ECAP tracts and non R/ECAP tracts.

This analysis shows:

- ***Davis:*** The only publicly supported housing units in Davis that are located within an R/ECAP are HCVs. Despite the increased mobility of vouchers, Hispanic or Latino households and families with children that are in the HCV program are disproportionately located within R/ECAP neighborhoods, whereas White residents and the elderly or disabled are less likely to be housed in R/ECAPs.
- ***Rancho Cordova:*** For both Project-based Section 8 and the HCV program, black residents are disproportionately located within R/ECAPs in Rancho Cordova. Similar to Davis, Hispanic or Latino households and families with children are also are disproportionately located within R/ECAP neighborhoods.
- ***City of Sacramento:*** Compared to other jurisdictions, the City of Sacramento has more balance among the R/ECAP and non-R/ECAP neighborhoods. In public

housing, families with children are overrepresented in R/ECAP neighborhoods and for project-based section 8, Asian households and families with children are more likely to live in R/ECAPs. Only minor differences among protected classes and R/ECAPs exist within the HCV program.

- ***Balance of Sacramento County:*** Similar to other jurisdictions, White households that have some type of publicly supported housing are less likely to live in R/ECAPS, regardless of the program. In public housing and project-based section 8, Asian households and families with children are more likely to live in R/ECAPs. In the HCV program, Black or African American households are more likely to live in R/ECAP neighborhoods.

An overrepresentation of elderly residents in non-R/ECAPs follows national trends of restricting publicly supported housing to elderly (and sometimes disabled) residents when that housing is located in predominantly non-Hispanic White or higher opportunity areas. Age-restrictions are one way for low income housing developers to minimize neighborhood opposition to income-qualified housing, yet this trend leads to fewer options for families to live in high opportunity areas when available land and funding are allocated to non-family developments.

Figure III-23.
R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program

	Housing Program	White	Black/ African America	Hispanic/ Latino	Asian or Pacific Islander	Families with children	Elderly	With a Disability
Davis	**HCV Program**							
	R/ECAP tracts	46%	14%	31%	6%	45%	11%	24%
	Non R/ECAP tracts	59%	15%	18%	7%	26%	28%	37%
Rancho Cordova	**Project-based Section 8**							
	R/ECAP tracts	24%	50%	12%	15%	53%	15%	9%
	Non R/ECAP tracts	76%	7%	0%	17%	6%	70%	12%
	HCV Program							
	R/ECAP tracts	7%	80%	7%	0%	28%	39%	44%
	Non R/ECAP tracts	41%	44%	8%	6%	29%	29%	41%
City of Sacramento	**Public Housing**							
	R/ECAP tracts	15%	58%	20%	6%	59%	11%	14%
	Non R/ECAP tracts	18%	53%	18%	10%	44%	32%	29%
	Project-based Section 8							
	R/ECAP tracts	27%	20%	15%	38%	53%	26%	9%
	Non R/ECAP tracts	44%	14%	14%	28%	13%	74%	14%
	HCV Program							
	R/ECAP tracts	19%	52%	15%	14%	37%	21%	36%
	Non R/ECAP tracts	17%	57%	11%	15%	44%	24%	32%
Balance of Sacramento County	**Public Housing**							
	R/ECAP tracts	9%	61%	14%	14%	62%	18%	17%
	Non R/ECAP tracts	32%	52%	11%	4%	52%	24%	21%
	Project-based Section 8							
	R/ECAP tracts	47%	14%	10%	25%	32%	48%	12%
	Non R/ECAP tracts	72%	6%	7%	15%	15%	63%	21%
	HCV Program							
	R/ECAP tracts	26%	54%	10%	9%	34%	23%	37%
	Non R/ECAP tracts	38%	41%	9%	11%	36%	30%	38%

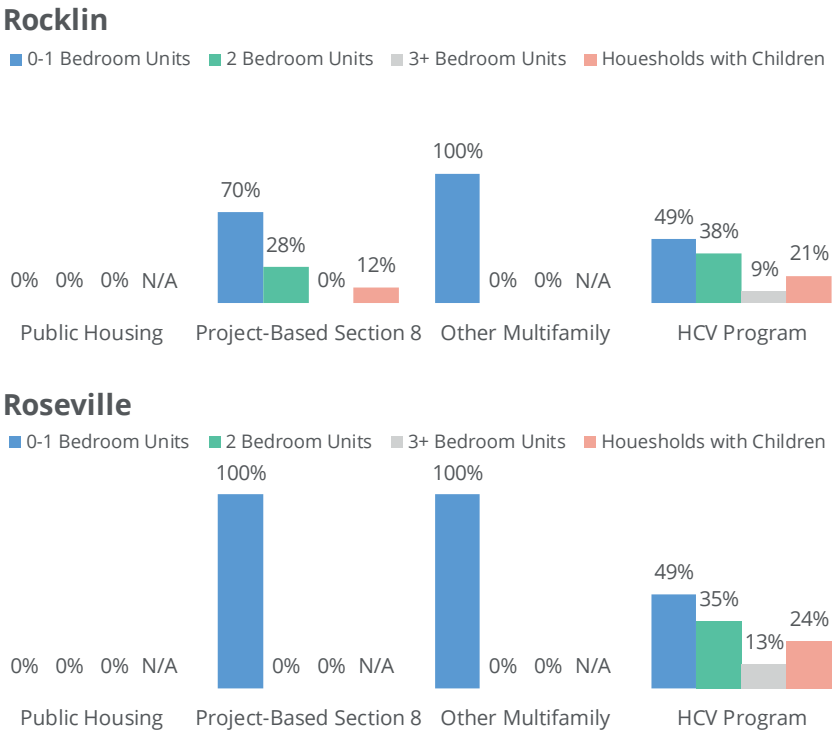
Note: No "Other Multifamily" units exist within R/ECAPs located in Davis, Rancho Cordova, City of Sacramento, or the balance of Sacramento County; no "Public Housing" units exist within R/ECAPs located in Davis or Rancho Cordova; and no Project-based Section 8 units exist within R/ECAPs located in Davis. Jurisdictions not listed do not have any R/ECAPs.

Source: HUD's A Picture of Subsidized Households (APSH) and Root Policy Research.

Figures III-24 to III-26 show the number of bedrooms per unit and the presence of children by housing program type.

In Rocklin and Roseville, Housing Choice Vouchers do the best in accommodating families with children and/or households who need larger units. Project-based section 8 units in Rocklin are the only other program that provides a 2-bedroom unit or larger.

Figure III-24. Publicly Supported Housing Program by Bedrooms and Presence of Children, Placer County Jurisdictions



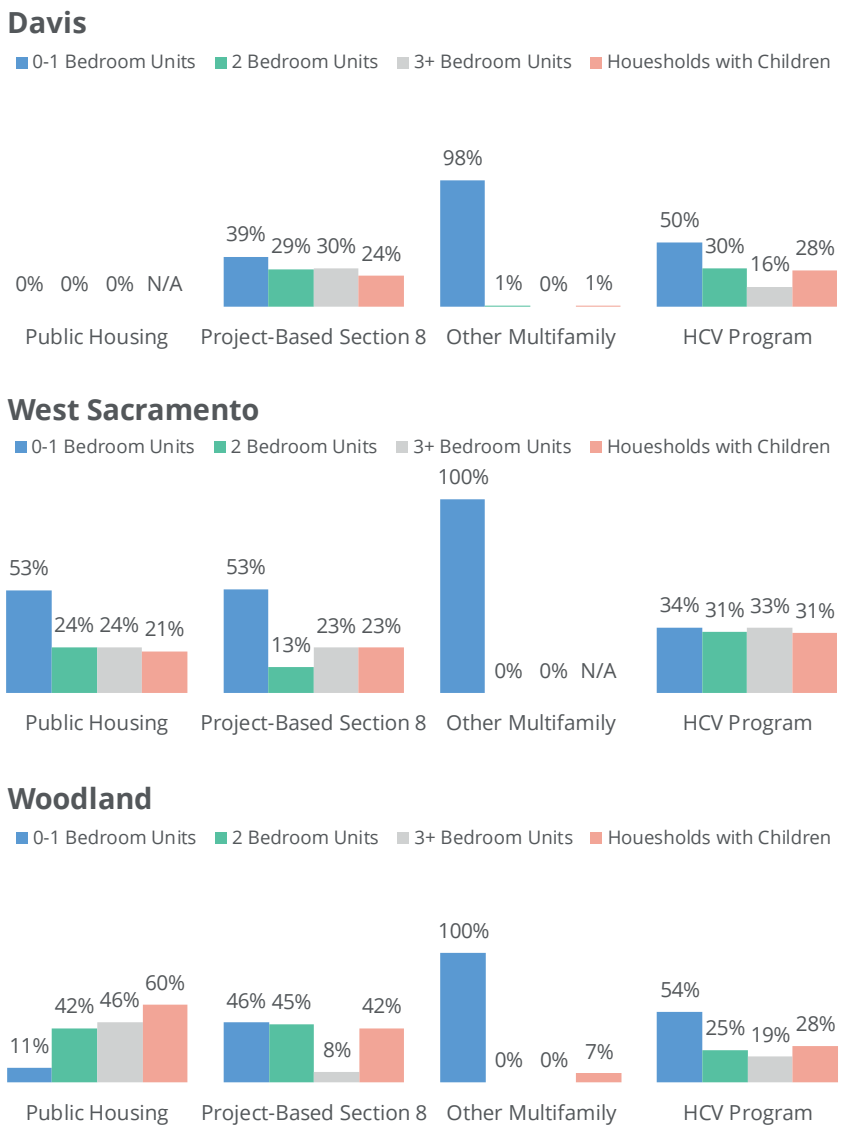
Source:

HUD's A Picture of Subsidized Households (APSH) and Root Policy Research.

Yolo County jurisdictions have more variety in their bedroom types compared to Placer County jurisdictions, regardless of program. Public housing, project-based section 8, and HCV all provide a variety of unit types. Overall, studios and one-bedroom units dominate publicly supported housing in each jurisdiction.

Figure III-25. Publicly Supported Housing Program by Bedrooms and Presence of Children, Yolo County Jurisdictions

Source:
HUD's A Picture of Subsidized Households (APSH) and Root Policy Research.

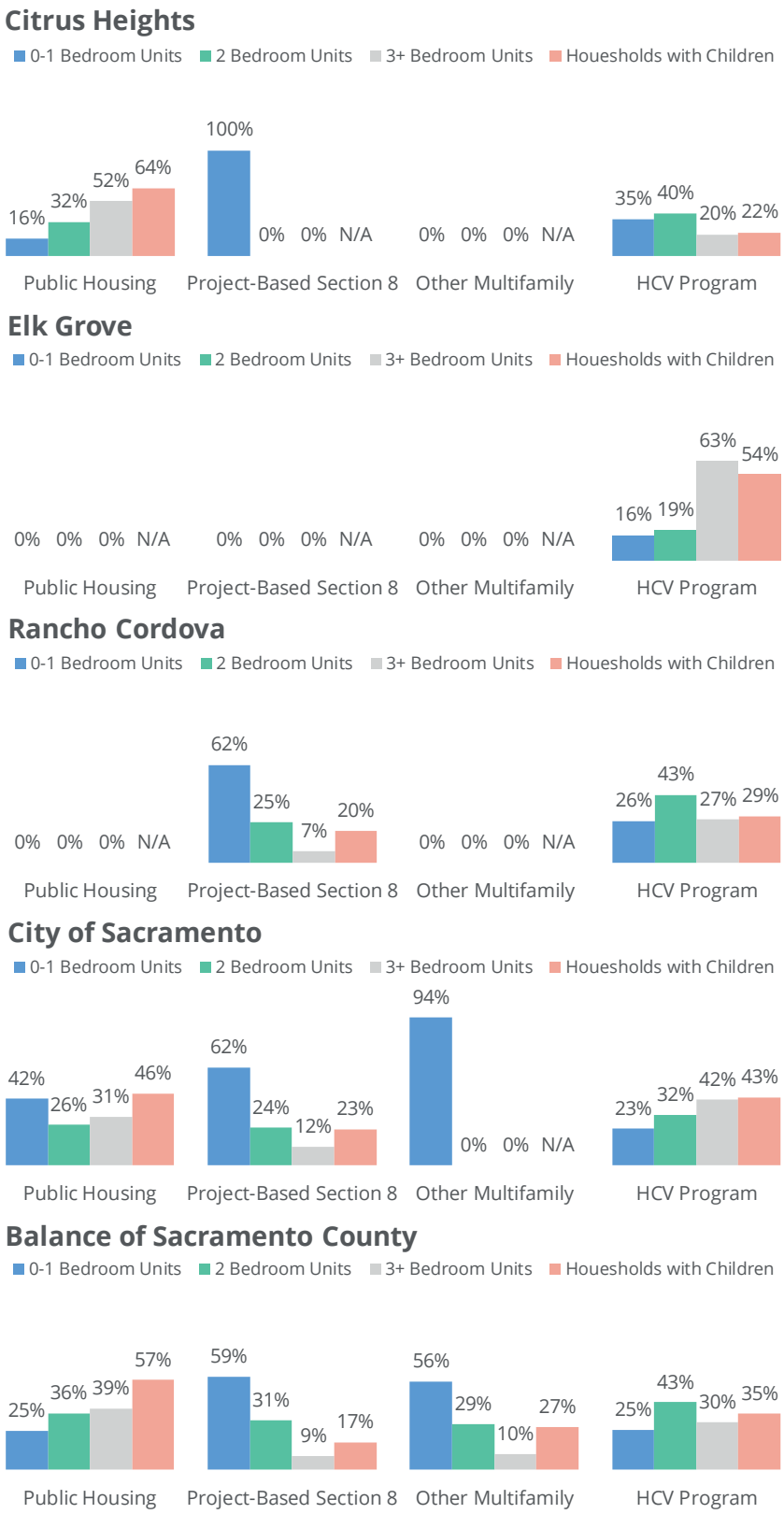


Similar to Placer County jurisdictions, HCV units located in the Sacramento County jurisdictions do the best in accommodating families with children and/or households who need larger units. Public housing and project-based section 8 also provide units to a variety of household types, but studios and one-bedroom units still dominate publicly supported housing.

Figure III-26. Publicly Supported Housing Program by Bedrooms and Presence of Children, Sacramento County Jurisdictions

Source:

HUD's A Picture of Subsidized Households (APSH) and Root Policy Research.

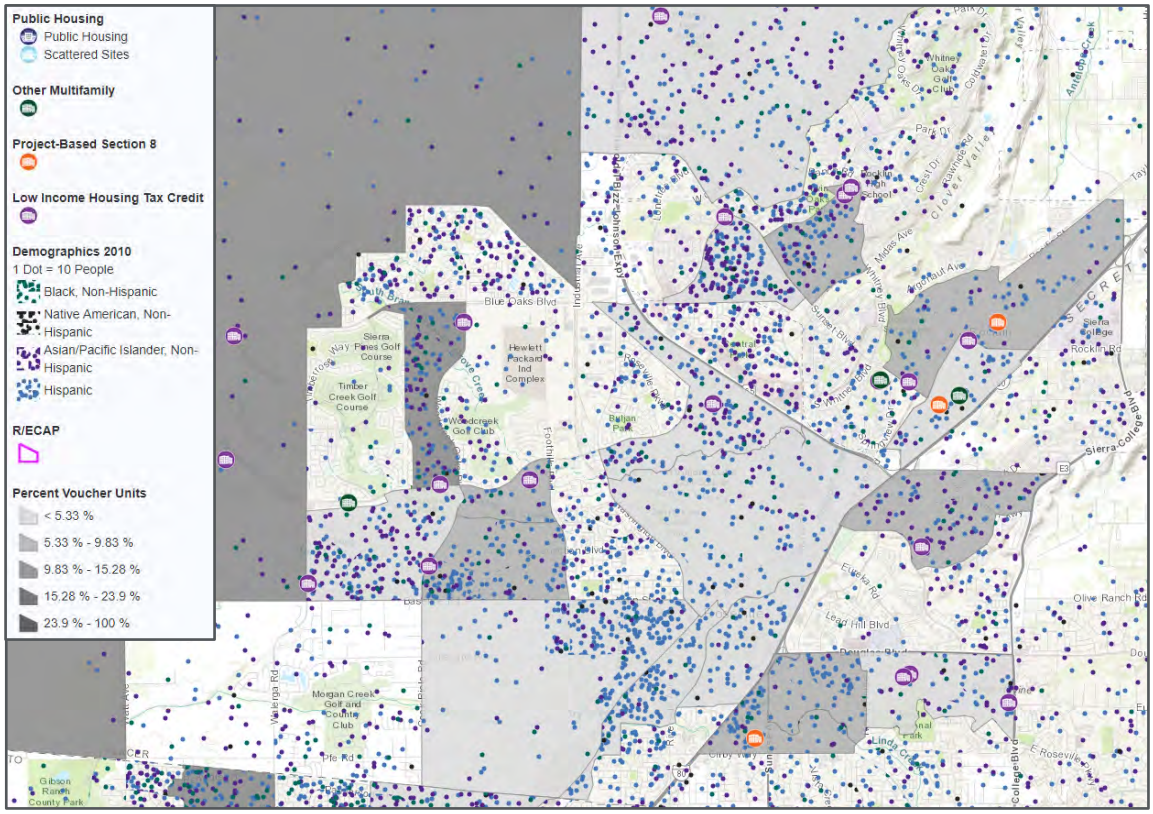


Location and occupancy. The geographic dispersion of publicly supported housing is an important factor in examining fair housing choice and segregation by income and race/ethnicity.

The HUD maps below show the location of publicly supported housing relative to where residents of different races and ethnicities live. The icons represent different types of publicly supported housing:

- Blue icons indicate housing that is owned and operated by a public housing authority—dark blue icons are public housing developments and light blue icons are scattered sites.
- Orange icons represent affordable rental housing that offers Housing Choice Voucher/Section 8 subsidies.
- Purple icons represent Low Income Housing Tax Credit (LIHTC) developments.
- Green icons show other types of publicly supported rental housing.
- Grey shading shows the percentage of rental units that house Housing Choice Voucher holders.

Figure III-27.
Location of Publicly Supported Housing by Program, Placer County Jurisdictions



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. https://egis.hud.gov/affht/.

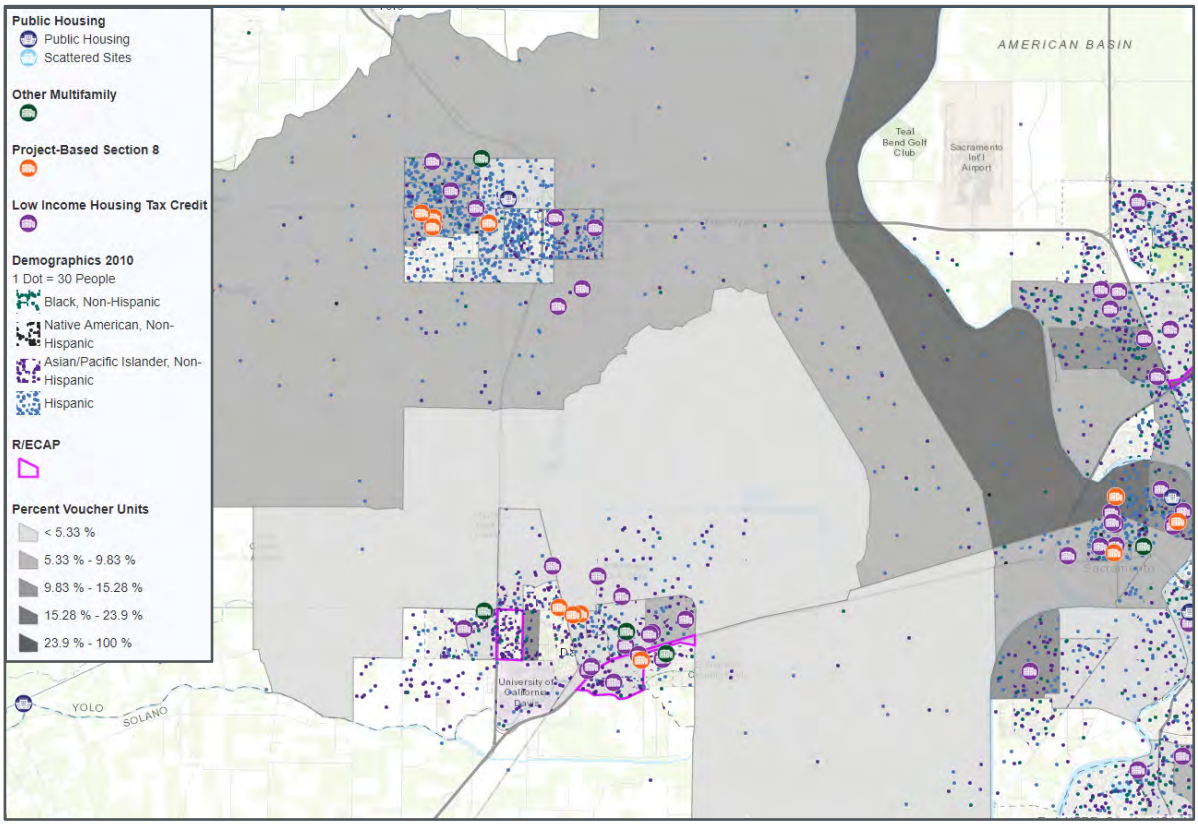
As seen in Figure III-27, jurisdictions in Placer County generally do not have many publicly supported housing developments. LIHTC properties are the most common in this area, but they are spread out and not concentrated in one jurisdiction or neighborhood.

South central Rocklin has a small cluster of publicly supported housing developments, but that area does not align with any concentrations of minority residents. In central Rocklin, there are a few LIHTC properties that fall within areas that also have large proportions of Asian, Black, and Hispanic residents.

The majority of the publicly supported housing developments in Roseville are located in north central part of the city. This area also has a higher percentage of voucher holders and Asian, Black, and Hispanic residents.

Figure III-28 shows the location of publicly supported housing in Yolo County Jurisdictions. For each jurisdiction, housing is clustered in areas where services and transportation are more widely available.

Figure III-28.
Location of Publicly Supported Housing by Program, Yolo County Jurisdictions



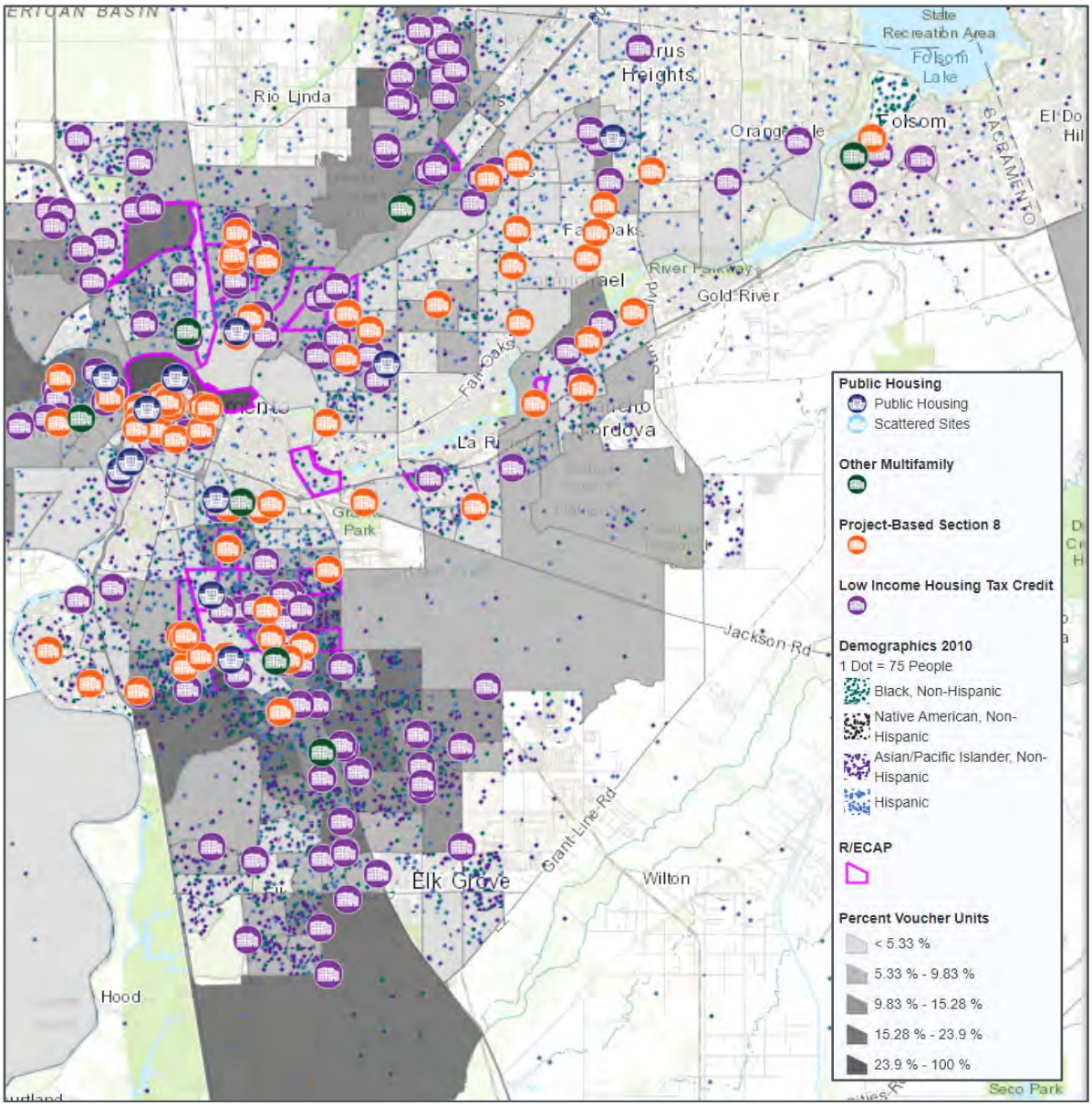
Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. https://egis.hud.gov/affht/.

West Sacramento neighborhoods have the largest proportion of voucher units, some of which align with areas that have a high concentration of Hispanic residents.

In Davis, the only Yolo County jurisdiction with R/ECAPs, there are some clusters of publicly supported housing developments in the R/ECAP located in the south east part of the city.

Figure III-29 shows the location of publicly supported housing in the Sacramento County jurisdictions. Compared to nearby jurisdictions, Sacramento County has the most publicly supported housing.

Figure III-29.
Location of Publicly Supported Housing by Program, Sacramento County Jurisdictions

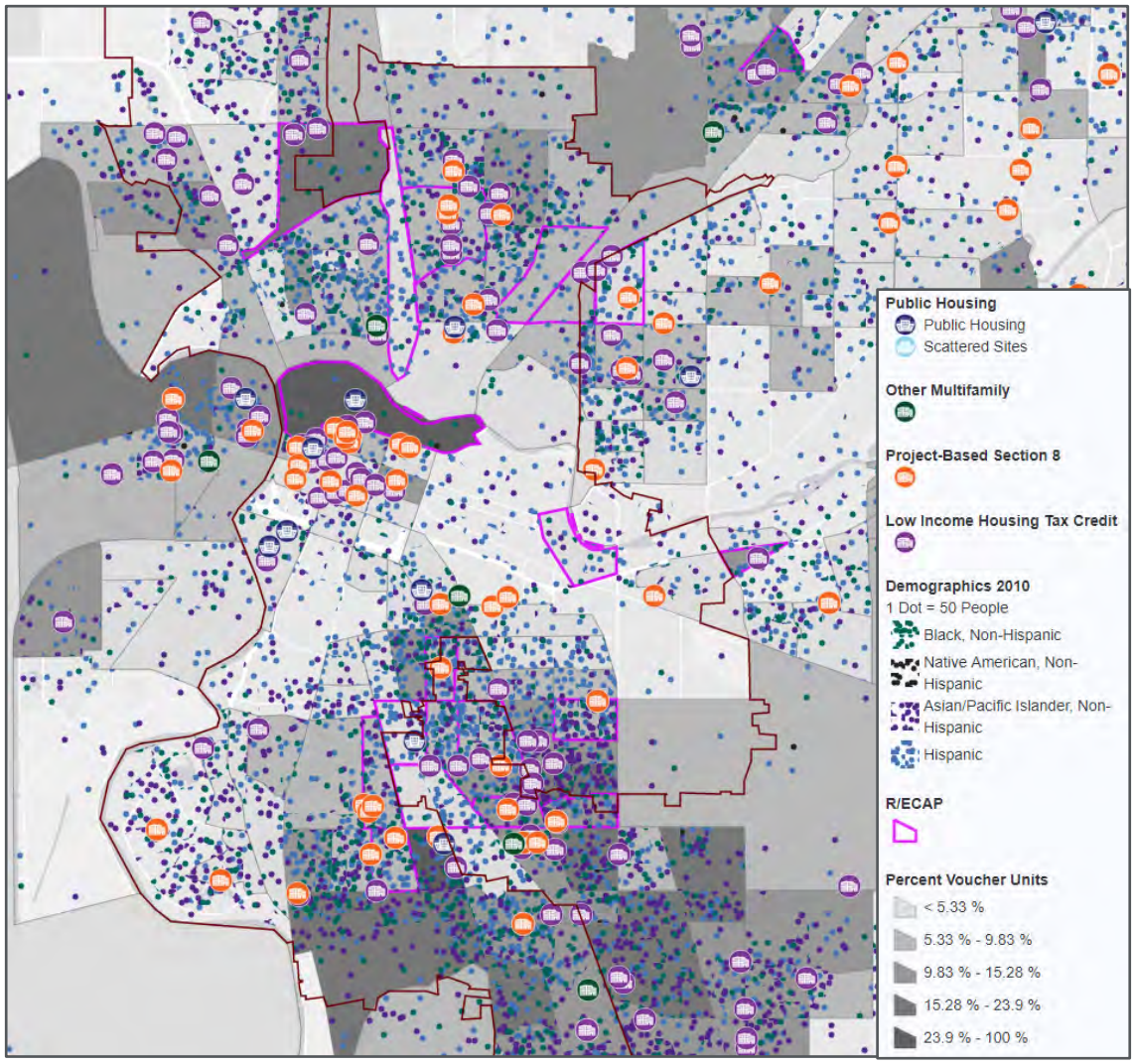


Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. https://egis.hud.gov/affht/.

LIHTC properties are dispersed throughout the county but tend to cluster in areas closer to the perimeter of the jurisdictions. Project-based Section 8 properties are prevalent in more central and dense areas of Sacramento, where fewer voucher units exist. Overall, publicly supported housing is concentrated in areas that have a large percentage of voucher units and have concentrations of minority residents, particularly in and near R/ECAPs.

Figure III-30 provides a closer look at publicly supported housing in the City of Sacramento. Many publicly supported housing developments are located in downtown Sacramento, where services and transportation are readily available. The other large clusters of publicly supported housing are in south- and south-central Sacramento, where large concentrations of Asian, Black, and Hispanic residents exist, as well as voucher units. These areas align with where the majority of R/ECAPs are located in the city.

Figure III-30.
Location of Publicly Supported Housing by Program, City of Sacramento



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. https://egis.hud.gov/affht/.

PHA Policies and Practices

Public housing providers, whose units are nearly always oversubscribed, commonly include preferences for certain resident and household types. These preferences can reflect community needs (e.g., worker housing preferences are very common in mountain communities) and unmet demand for housing for certain resident groups (e.g., persons experiencing homelessness, domestic violence survivors, veterans). Community preferences have come under criticism recently for their potential to restrict housing access, even if they are well-intended.

The housing authorities have local preference policies for their voucher programs and property portfolios which, depending on weight and number of preferences met, move applicants higher on a waiting list. Some of these preferences include live/work jurisdictions, veterans, working, and involuntary displacement.

While some preferences are non-negotiable, as they are required by investors or contribute to the intent to house a specific population, others may unfairly disproportionately affect diverse applicants. Applicants with preferences—who rise to the top of a list—move other applicants, including those who may have applied earlier, lower on a list.

Best practices to avoid discriminatory impacts of local preference policies include:

- Residency preferences should extend beyond a jurisdictional boundary, especially if the jurisdiction's racial, ethnic and/or income distribution does not reflect the region. By basing policies on work, not residency, housing authorities would contribute to a more equitable tenant selection plan.
- Residency preferences established to combat displacement caused by gentrification must be able to demonstrate that they are not purely exclusionary in nature, that they do have the intended effect of maintaining opportunities for residents vulnerable to displacement.

Local government role. Local jurisdictions also play a critical role in addressing disproportionate housing needs. On the programmatic side, local jurisdictions make decisions about how to distribute housing and community development funds among various programs. More significant is governmental influence over the built environment. To ensure that direct and indirect government activities and influence is equitable, local governments should:

- Regularly complete analysis of the characteristics of the beneficiaries of housing and service programs relative to the income-adjusted resident population.
- Require that developers receiving public subsidies (monetary or in the form of density bonuses and fast track review) use affirmative fair housing marketing practices;

- Monitor how public sector investments can contribute to economic changes in neighborhoods, possibly accelerating displacement of low income residents; and
- In making planning decisions, be aware of how the built environment communicates inclusiveness or exclusiveness to different types of residents.

Working with the private sector. For voucher programs, encouraging and maintaining participation of rental property owners and managers is key to ensuring that residents with a Housing Choice Voucher (HCV) or other housing program voucher are able to use the voucher. Both residents and stakeholders who participated in the community engagement process for the AI discussed the difficulty residents experience when trying to use their voucher. The most common difficulties described include too few landlords participating in the program and that rents exceed allowed payment standards. A 2018 survey of Sacramento area rental property owners and managers commissioned by SHRA, underscored the importance of payment standards that reflect market realities, timeliness of payments, and ease of working with a public agency to rental property owners and managers when deciding to participate in a voucher program. The same survey found that tenant credit and rental histories play a critical role in tenant selection and this likely contributes to the difficulty qualifying for a unit experienced by some voucher program participants.

Small Area Fair Market Rents (SAFMRs). In 2016, HUD published its final rule establishing Small Area Fair Market Rent selection parameters[12] and in 2018 issued guidance for how to implement the program and identified the metropolitan areas where using SAFMRs is mandatory—including the Sacramento-Roseville-Arden Arcade Metro FMR Area.[13] In April 2018, housing authorities in the Sacramento Valley region with HCV programs began to use SAFMRs. Rather than setting Fair Market Rents based on regional market rents, SAFMRs are based on fair market rents at the ZIP code level for different unit sizes (# of bedrooms).[14] It is too soon to determine results of the move to SAFMR's, but the housing authorities are collecting data and aim to report preliminary results in 2020.

As required by HUD, Yolo County Housing's (YCH) payment standards are adopted within the range of 90 to 110 percent of market rents. YCH staff conduct an analysis of the local rental market, monitors successful leasing rate for those issued vouchers and evaluates eligibility along with participant data from attrition. In the City of Davis, where the market rents are higher, the Commission has adopted higher payment standards.

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[12] https://www.govinfo.gov/content/pkg/FR-2016-11-16/pdf/2016-27114.pdf

[13] https://www.hud.gov/sites/dfiles/PIH/documents/PIH-2018-01.pdf

[14] For example, see SHRA's 2019 SAFMR Payment Standards Handout: https://www.shra.org/wp-content/uploads/2019/10/2019-Dec-Payment-Standard-Handout.pdf

Landlord outreach. Encouraging rental property owners and managers to participate in voucher programs is another tactic public agencies can pursue to ease the difficulty experienced by voucher holders in attempting to use their vouchers. SHRA recently hired a Housing Locator and Yolo County has hired a Lease and Rental Coordinator. These staff members are dedicated to outreach to current and prospective landlords. In Yolo County, the Lease and Rental Coordinator works closely with people experiencing homelessness or with other significant barriers to obtaining permanent housing solutions that have been issued a housing choice voucher, providing a direct connection to landlords. SHRA"s Housing Locator's role is to proactively promote and market the HCV program to new landlords with properties in Sacramento County. Accomplishments and ongoing landlord engagement includes:

- Developed marketing materials to share with prospective landlords, property management companies, realtors around Sacramento County including offices in the cities of Folsom, Elk Grove, Citrus Heights, Rancho Cordova, Isleton, Galt.
- Attends all chambers of commerce meetings (including but not limited to) Metro Chamber, Greater Arden, Folsom, Carmichael and Natomas chambers of commerce, rotary mixers, housing/rental association expositions to market the program.
- Meets regularly with local property management companies (local and headquarter staff) to market program
- Attends events with realty companies. Markets program to realtors to provide HCV information to new investment buyers. Participates at various events including but not limited to:
    - Sacramento Area Realtors
    - Elk Grove Rental Housing Seminar
    - Speaker at Rental Owners Forum
    - Holds sessions on HCV program at California Apartment Association meetings.
- Responds to individual inquiries about the program and meets with individual landlords who are interested in HCV program.
- Meets with potential landlords in medium to high opportunity areas to sign up for program (to increase de-concentration of HCV families in high poverty areas).
- Marketing the updated Small Area FMR's
- Addresses concerns of current landlords and markets program to promote these landlords to take additional voucher holders at their other properties.
- Holds landlord orientations twice a month: one in the morning and one in the evening.
    - Follow up with landlords to sign up after orientation.

    - Survey of landlords not signing up to understand how to assist them
- Developed newsletter for current /new landlords with participant success stories, tips for inspectors, upcoming workshops, new policies and more.
- Developed workshops to assist families and landlords be successful on the program
    - Credit Issues: partnered with Neighbor Works to hold workshops for families facing credit issues.
    - 'Meet and Greet' HCV Inspectors. Opportunity for landlords to learn more about the HCV program, understanding Housing Quality Standards (HQS), discussing commonly failed items and ask questions of the inspectors.
    - Tenant Workshop: Marketing yourself to find a unit and maintenance of unit.
    - Fair Housing training for landlords with Project Sentinel.
    - Updated website at www.shra.org (under landlord resources)
    - Created a detailed Housing Provider Handbook walking landlords through every step of the lease up process.
- Created database of all affordable housing developments accepting voucher holders. Note: this does not mean that the development currently has openings.
- Networks with service providers and housing locators in Sacramento to share pertinent information and to provide customer service regarding HCV policies and procedures i.e. P3 service providers

Tenant qualification. Successful leasing is a combination of factors, not just payment standard levels. To help improve leasing ability of HCV participants, YCH has created the Rent Ready Program, a one-day workshop, which helps voucher holders to address barriers to successful lease up and engage them with working with the YCH Lease and Rental Coordinator. An additional component of the program is maintaining permanent housing and communication with your landlord. Upon completion of the program, graduates receive a Certificate.

Fair housing outreach and education. Local jurisdictions and agencies provide funding and other material support for providing area rental housing owners and managers with fair housing education. Project Sentinel receives funding from SHRA and jurisdictions to conduct landlord fair housing trainings. YCH along with the City of Woodland and the City of Davis partner with LSNC in the provision of an Annual Fair Housing Conference for landlords in Yolo County. This has been in place for over 10 years. In the last three years the conference has become so popular it has been relocated to a larger venue. During the Fair Housing conference, YCH staff conduct outreach to landlords promoting opportunities through the Housing Choice Voucher program.

Sacramento Housing and Redevelopment Agency

This analysis examines SHRA's Admissions and Continued Occupancy Policy plan as related to nondiscrimination and reasonable accommodation. The key policy areas considered in this review are:

- Application process and procedures;
- Resident selection preferences;
- Notification of selection/rejection;
- Reasonable accommodations procedures;
- Criminal history; and
- Compliance with the Violence Against Women Act (VAWA).

These key policy areas directly impact both applicants and residents served by the housing programs administered by housing authorities. A determination leading to a denial of assistance in any one of these policy areas may lead to a claim of discrimination or unequal protection based on current federal, state, and local laws.

Application process and procedures. SHRA uses a two-step application process, which requires individuals and households to complete a preliminary application, referred to as the pre-application, when the waiting list is open.

The purpose of the pre-application is to permit SHRA to preliminarily assess eligibility and to determine placement on the waiting list. Pre-applications are accepted online only for all waiting lists. The pre-application does not determine eligibility, only placement on the waiting list.

To provide specific accommodations for persons with disabilities, a staff member may complete the information over the telephone. The pre-application form may also be mailed to the applicant in an accessible format at the applicant's request.

Pre-applications do not require interviews. Information on the pre-application will not be verified until the pre-applicant has been selected for a final eligibility determination. Final eligibility will be determined when the full application process is completed, and information is verified.

Each applicant is assigned an appropriate place on the waiting list for the developments in which they wish to reside.

SHRA maintains six waiting list: mixed population (i.e. elderly, near-elderly, and disabled families), general occupancy, designated elderly, designated disabled, site-based, and accessible units.

In filling an actual or expected vacancy, SHRA will offer the dwelling unit to an applicant in the appropriate sequence, based on preferences and timing. Applicants are then required to complete the full application process, which requires an in-person application interview, unless reasonable accommodation is requested and approved.

Current policies or procedures that may present barriers include:

- Periodically purging waiting list applicants through mail may disproportionately impact victims of domestic violence who may not have a permanent address, or their abuser resides at that address. *SHRA should consider alternative methods for purging the waiting list.*

Preferences. Preferences are used to establish the order of the waiting list and does not guarantee admission to the program. The preference system works in combination with the requirements to match the characteristics of the household to the type of unit available.

SHRA uses a point system and has the following local preferences for tenant-based vouchers:

Funding-based preferences:

- 100 points: Referred by a service provider to participate in a program serving homeless families (e.g., Limited Homeless Allocation Preference, Performance Partnership Pilots for Disconnected Youth (P3), and Move On Preference). The tenant-based wait list is queried to determine qualification for Mainstream Vouchers (for non-elderly homeless persons with disabilities); if the wait list is exhausted for non-elderly homeless persons with disabilities, preference will be given to families meeting the criteria from agency partners.
- 30 points: Displaced by government action preference for families who have been terminated from housing as a result of insufficient funding; this preference also applies to families on the project-based voucher wait list.
- 29 points: Canceled voucher preference for applicant families whose vouchers were recalled due to insufficient funding; this preference also applies to families on the project-based voucher wait list.

Other preferences:

- 5 points: Residency preference for families who live, work, or have been hired to work in Sacramento County, or any political subdivision thereof.
- 3 points: Veteran preference to a household containing a veteran.
- 3 points: Displaced family preference— a) displaced by governmental action resulting from the prepayment of a mortgage, or voluntary termination of a mortgage insurance

contract, or termination from housing due to a lack of funding, or demolition or disposition of a public or Indian housing project, or b) a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief (24 CFR §5.403)

- 2 points: Permanently disabled preference for families who have a member with a permanent disability.
- 2 points: Lease In-Place—In the event the HCV leasing rate falls below 97 percent, preference will be given to families on the waiting list who are willing and able to lease in place.
- 1 point: Rent Burden preference is given to applicants who pay more than 50 percent of their gross income for rent and utilities *or* a homeless preference to a currently homeless household. Applicants cannot be both rent burdened and homeless.

All other applicants who do not qualify for any preference are placed on the waiting list by the date and time of application.

SHRA has the following local preferences for project-based vouchers. Preference or point value may vary by housing type and site.

- Absolute preference: Family who is eligible to be a qualified family and residing in unit at the time of conversion to project-based voucher;
- 16 points: (elderly housing) Elderly only
- 8 points: (elderly housing) near elderly (aged 50-61 years of age)
- 5 points (Saybrook Apartments/Serna Village): Homeless
- 5 points (Saybrook Apartments/Serna Village) or 2 points (Phoenix Park): Disability
- 5 points (Phoenix Park), or 4 points (elderly housing) or 3 points (Saybrook Apartments/Serna Village): Residency
- 3 points (Phoenix Park) or 2 points (elderly housing) or 1 point (Saybrook Apartments/Serna Village): Veteran
- 3 points (Phoenix Park) or 2 points (elderly housing) or 1 point (Saybrook Apartments/Serna Village): Displaced family
- 1 point: Rent burden or homeless

Vacancies at five project-based voucher sites serving homeless families with services are filled by referral from partner service agencies. The five sites are 7th & H, Martin Luther King Village, Shasta Hotel, Victory townhome, and Courtyard Inn.

Homeless preference. As detailed in SHRA's 2019 Mid-Year Admin Plan, "Contingent on funding, the PHA will allocate a total of 975 vouchers to serve homeless families utilizing

tenant-based vouchers (the Limited Homeless Allocation and the Move On Allocation), the Performance Partnership Pilots Initiative Program (P3) program (described in Chapter 23) and project-based vouchers tied to supportive services (described in Chapter 21) over the next three years. The PHA is prioritizing housing homeless families and is creating two new preferences to serve the homeless population, while continuing to serve families on the current waitlist." These preferences are the Limited Homeless Allocation and the Move On Allocation; applicants for these programs come from service providers.

At the March 21, 2017 Housing Authority of the County of Sacramento commission meeting, SHRA recommended the adoption of a limited homeless allocation of project-based and tenant-based vouchers as the agency's contribution to serving the region's homeless population. In addition to a comprehensive public outreach process, SHRA consulted with HUD's Office of Fair Housing and Equal Opportunity. HUD's analysis found that if a general homeless preference were adopted that policy would adversely affect women, households with minor children, Black applicants, and Asian applicants. In addition to HUD's guidance, SHRA determined that under a general homeless preference, applicant families would not be required to receive services, which is key to stabilizing housing. As such, SHRA added the homeless qualification to be equivalent in point value to the Rent Burden for the tenant-based preferences, while relying on referral from partner agencies for funding-based preferences as described above. SHRA recommended a Three Year Plan to serve 1,755 Homeless and continue to serve individuals/families on the current tenant-based voucher waitlist.

Selection/Rejection. If an applicant is selected from the waiting list, they are offered a suitable unit based on the waiting list to which they applied. If the first offer is rejected, a final unit offer will be made to the applicant. Applicants are required to respond to unit offers within 14 calendar days.

Unit offers are made by phone call and by letter to the applicant's last known address. The offer is considered a refusal if the applicant does not respond or accept a unit within the required timeframe.

Reasonable accommodations. SHRA has a general reasonable accommodation policy that can be applied to all situations—when a household initiates contact with SHRA, when SHRA initiates contact with a household when they are applying for housing, and when scheduling or rescheduling appointments.

The applicant or participant with a disability must first ask for a specific accommodation that meets their needs before SHRA will deviate from standard policies. The availability of request for accommodation is included on notices on SHRA forms and letters.

Reasonable accommodation can be requested orally or in writing, and individuals are not required to use a form. To make this type of request, an applicant or participant must qualify under the ADA's definition of disability.

To verify that an applicant or participant is a person with a disability (excluding those who are older than 62 and receive either SSDI or SSI disability income), a form from a qualified professional with knowledge of the individual's disability status is required.

Once the individuals' status as a qualified person with a disability is confirmed, SHRA requires that a professional third party, competent to make the assessment, provide written verification that the person needs the specific accommodation due to their disability and the change is required for them to have equal access to the housing program.

Requests for reasonable accommodation from persons with disabilities will be granted upon verification that the accommodation meets the need presented by the disability. The accommodation must not create an undue financial and/or administrative burden. If undue hardship on SHRA is determined, they will deny the request and/or present an alternate accommodation that will still meet the need of the person.

Criminal history. SHRA may deny families for any felony convictions for the following offenses:

- Assault and battery;
- Use of a firearm against a person;
- Armed robbery;
- Robbery offenses with no weapon involved;
- Intentional homicides, manslaughter;
- Kidnapping and abduction;
- Stalking;
- Arson;
- Burglary;
- Breaking and entering;
- Fraud; or
- Possession of drugs and weapons offenses.

SHRA may also deny families for any felony and misdemeanor convictions for the following charges:

- Domestic violence;
- Sex offenses;
- Manufacturing, distributing or possession of drugs with the intent to distribute; or

- Driving under the influence (of alcohol/drugs).

All convictions that fall in the above categories will be reviewed through an individualized screening process in which SHRA will consider mitigating circumstances prior to proposed denial from the program.

SHRA will not consider any convictions that are more than three years old provided no other criminal activity has taken place in the interim.

VAWA. In compliance with the Violence Against Women Act (VAWA), no applicant for the public housing program who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified. SHRA will provide all applicants and participants information about their rights under VAWA in the application.

Yolo County Housing

This analysis examines Yolo County Housing's (YCH) Admissions and Continued Occupancy Policy plan as related to nondiscrimination and reasonable accommodation, in the same framework as the SHRA analysis above.

Application process and procedures. YCH has a two-phase process for applications. The first is an initial application for admission, referred to as a pre-application, to determine eligibility and placement on the waiting list.

YCH maintains multiple types of waiting lists, including a site-based system for individual sites within the public housing inventory.

The second phase is the final determination of eligibility for admission, which occurs when the applicant reaches the top of the waiting list. During this full application process, YCH ensures that verification of all HUD and YCH eligibility factors are current to determine the offer of a suitable unit. Applicants are required to attend an application interview, unless reasonable accommodation is requested and approved.

Preferences. Applicants with be placed on the appropriate waiting list according to the size of unit required and by preference.

YCH uses a point system and has adopted the following local preferences:

- 1 point: Residency—households who live, work, or have been hired to work in Yolo County
- 1 point: Veterans
- 1 point: Working—at least one household member is employed (or is elderly/disabled)

- 2 points: Involuntary Displacement—households who are displaced due either to natural disaster or displaced through government action
- 1 point: Special Provisions—households currently residing in YCH owned or managed units and were required to move due to special circumstances (HCV Program Preference Only)
- 1 point: Involuntary Termination—households who have been terminated due to over-leasing or lack of federal funding (HCV Program Preference Only)

In January 2019, YCH added a Targeted Mainstream Voucher preference for special purpose vouchers awarded by HUD. Targeted Mainstream Vouchers serve families with a disabled member age 18-64 that are coming out of institutionalization or at-risk of institutionalization, homeless or at risk of homelessness.

All other applicants who do not qualify for any preference are placed on the waiting list by the date and time of application.

Homeless preference. Although YCH does not have a homeless preference, YCH has recently been successful in securing targeted vouchers including Mainstream Vouchers and Family Unification Program Vouchers. These specifically serve individuals and families that are experiencing homelessness or at risk of homelessness.

Selection/Rejection. YCH has a "one offer plan" for offering units to applicants. The first qualified application in sequence on the waiting list will be made one offer of a unit of the appropriate size.

Once an applicant has been selected from the waiting list, YCH will notify the household by first class mail. The packet of forms to be completed and returned by a specified date.

Applicants must accept or refuse a unit offer within five business days of the date of the unit offer. If the applicant rejects a unit without good cause, their name will be removed from the waiting list.

Reasonable accommodations. YCH accommodates persons with disabilities, as well as those persons with language and literacy barriers. This general reasonable accommodation policy is applicable to all situations—when a household initiates contacts with YCH, when YCH initiates contact with a household when they apply, and when YCH schedules or reschedules appointments.

The availability of request for accommodation is included on notices on YCH forms and letters.

To make a reasonable accommodation request, an applicant or participant must qualify under the ADA definition of disability.

Requests for reasonable accommodation from persons with disabilities will be granted upon written request and third-party verification that they meet the need presented by the disability and do not create an undue financial and administrative burden for YCH.

All requests for accommodation or modification of a unit will be verified by a reliable, knowledgeable, professional in writing.

Criminal history. A criminal history background check is required of all applicants and adult participants listed on the application.

If the screening indicates that any member of a household has been convicted within the prior three years for drug-related or violent criminal activity, they will be terminated.

If YCH uses information gleaned from the criminal history report as ground for denial, the applicant can request an informal hearing on the denial. The applicant is allowed to dispute the accuracy or relevancy of the criminal history report.

VAWA. YCH adopted a Domestic Violence Policy consistent with VAWA, which covers residents and applicants for both Public Housing and Housing Choice Voucher programs.

No person who has been a victim of domestic violence will be denied or removed from housing based solely on the domestic violence act.

SECTION IV.

ACCESS TO OPPORTUNITY

SECTION IV.
Access to Opportunity

This section of the Analysis of Impediments (AI) examines the extent to which members of protected classes in the Sacramento Valley experience disparities in access to opportunity measured by access to healthy neighborhoods, education, employment, and transportation. The analysis includes HUD opportunity indicators, local and regional needs assessment and other quality of life reports, and findings from the community engagement process. Community engagement participants shared their experiences and perspectives related to indicators of healthy neighborhoods and measures of access to opportunity, including quality schools, transportation and employment. The analysis also incorporated key findings from pertinent local studies, including Race Counts1, the Regional Opportunity Index from the University of California at Davis Center for Regional Change, among others.

Primary Findings

Areas where jurisdictions differed from the region in access to opportunity include:

- With the exceptions of a few school districts (e.g., Davis, Rocklin, Roseville)—there are disparities in school quality between low and higher income neighborhoods, and these quality differences disproportionately impact people of color. Residents of Citrus Heights, Rancho Cordova, Sacramento, and Woodland are least likely to live in neighborhoods with proficient schools.
- Resident survey respondents living in Sacramento and Sacramento County tend to give the lowest ratings of healthy neighborhood indicators among the participating jurisdictions.
- Public transportation issues—especially bus routes, availability of bus service, and connections between communities—are a pressing concern to residents throughout the region. The exception is on “the grid” in downtown Sacramento, where public transit is considered the best available in the region.

Positive differences include:

- Elk Grove, Rocklin, Roseville, and Davis residents are most likely to have access to economically strong neighborhoods.
- Residents of Rocklin, Roseville, Davis, and Elk Grove are most likely to have access to proficient schools. With the exception of Roseville, there are no meaningful differences in access to proficient schools by race or ethnicity in these communities.
- Resident survey respondents living in Davis, Roseville, Rocklin, Elk Grove, and Woodland tend to rate each healthy neighborhood indicator higher than the regional average.
- On average, community engagement participants give the area where they live good marks on most healthy neighborhood indicators—

1 https://www.racecounts.org/

ease of getting to the places they want to go using their preferred transportation option, convenient access to grocery stores, job opportunities, and health care facilities, and park and recreation facilities of similar quality to other neighborhoods. The most glaring exception is that residents find it difficult to find housing people can afford that is close to good schools.

Disparities by protected class in access to opportunity were found in:

- Regionally, African American residents and Hispanic residents are least likely to have access to economically strong (low poverty) neighborhoods. Among residents in poverty, the gap in access by race and ethnicity narrows, but still persists. African American, Hispanic, and Native American residents of Sacramento and Hispanic and Native American residents of West Sacramento are least likely among all regional residents to have access to economically strong neighborhoods.
- Non-Hispanic White residents of Sacramento and Sacramento County are more likely to have access to proficient schools than residents of color, and this gap persists among residents in poverty. In addition to disparities in access to proficient schools, suspension rates in Sacramento County schools vary widely by race or ethnicity, with Black males suspended at a rate more than five times the state average.
- Disparities by race or ethnicity in labor market engagement index scores are greatest among residents of Rancho Cordova, Sacramento, Sacramento County, and West Sacramento.
- Healthy neighborhood indicator ratings by survey respondents who are Native American, African American, Hispanic, living in households that include a member with a disability, and families with children are lower than the regional average, and tend toward neutral/somewhat agree rating levels.
- Access to public transit—areas of service, frequency, and hours of operation—and the cost of using transit limits where transit-dependent residents with disabilities, particularly those relying on disability income, can live and participate in activities of daily living.

HUD Opportunity Indicators

HUD provides several “opportunity indices” to assess and measure access to opportunity in a variety of areas, including education, poverty, transportation, and employment. The opportunity indices allow comparison of data indicators by race and ethnicity, for households below the poverty line, between jurisdictions, and for the region overall. They are also a good starting point for the opportunity analysis, identifying areas that should be examined in more detail.

HUD indices were available for all jurisdictions covered in this study with the exceptions of Folsom, Galt, Isleton, and Yolo County, for which HUD does not report data.

The HUD opportunity tables were the starting point for this Access to Opportunity analysis.

The indices include the:

- Low Poverty Index. This index measures neighborhood exposure to poverty, with proximity to low poverty areas considered to be an advantage. Higher index scores suggest better access to economically strong (i.e. low poverty) neighborhoods.
- School Proficiency Index. This index measures neighborhood access to elementary schools with high levels of academic proficiency within 1.5 miles. Proficiency is measured by 4th grade scores on state-administered math and science tests. HUD uses elementary school scores only for this index because they are typically more reflective of school quality and access at the neighborhood level. Middle and high schools draw from larger boundaries and, especially in high school, have more transportation options.
- Labor Market Engagement Index. This index measures the employability of neighborhood residents based on unemployment, labor force participation, and educational attainment. Higher index scores suggest residents are more engaged in the labor market.
- Jobs Proximity Index. The jobs proximity index indicates how close residents live to major employment centers. The higher the index, the greater the access to nearby employment centers for residents in the area.
- Transit Index. The transit index measures use of public transit by low income families that rent. The higher the index, the more likely that residents in the area are frequent users of public transportation.
- Low Cost Transportation Index. This index measures the cost of transportation, based on estimates of the transportation costs for low income families that rent. Higher index values suggest more affordable transportation.

Low poverty index. Figures IV-1a and IV-1b present the values of the low poverty index for each jurisdiction by race and ethnicity. The panel on the top shows the index for the total community population, while the panel on the bottom is restricted to residents with incomes below the poverty level.

Regionally, African American residents and Hispanic residents are least likely to have access to economically strong (low poverty) neighborhoods. When the analysis is restricted to residents in poverty (Figure IV-1b), the gap in access persists.

Not surprisingly, access to low poverty neighborhoods varies widely among the participating jurisdictions, as does the extent of disparity between racial and ethnic groups within jurisdictions.

- Elk Grove, Rocklin, Roseville, and Davis residents are most likely to have access to economically strong neighborhoods, and there are not significant differences in access by race or ethnicity. Among residents in poverty in these cities, the likelihood of living in an economically strong neighborhood drops, but overall, disparities by race or ethnicity do not grow. In Elk Grove, Native

American residents in poverty are more likely than others to have access to low poverty neighborhoods, as do African American residents of Rocklin.

- Access to low poverty neighborhoods is most similar to the region among residents of Citrus Heights, Rancho Cordova, Sacramento County, and Woodland. In this cohort of jurisdictions, the gap between the highest and lowest index scores is widest in Rancho Cordova and Sacramento County.
  - In Rancho Cordova, Asian residents are most likely to live in low poverty neighborhoods, and African American residents, Hispanic residents, and Native American residents are least likely.
  - In Sacramento County, non-Hispanic White residents are more likely than African American residents and Hispanic residents to live in economically strong neighborhoods.
  - African American Citrus Heights residents in poverty are much less likely than other Citrus Heights residents in poverty to have access to economically strong neighborhoods.
- Overall, African American, Hispanic, and Native American residents of Sacramento and Hispanic and Native American residents of West Sacramento are least likely among all regional residents to have access to economically strong neighborhoods. In Sacramento, non-Hispanic White residents are most likely to live in low poverty neighborhoods, and in West Sacramento, Asian residents are most likely to live in economically strong neighborhoods.

Among residents in poverty, the gap in access by race and ethnicity narrows, but still persists. In Sacramento, Non-Hispanic White residents with incomes below the poverty line are much more likely than residents of color to live in low poverty neighborhoods. In West Sacramento, African Americans in poverty are most likely to live in economically strong neighborhoods, and Hispanic and Native American residents in poverty are more likely to live in high poverty areas.

Figure IV-1a.
Low Poverty Index,
Total Population

Note:

Higher numbers indicate greater access to economically strong (low poverty) neighborhoods.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Low Poverty Index.

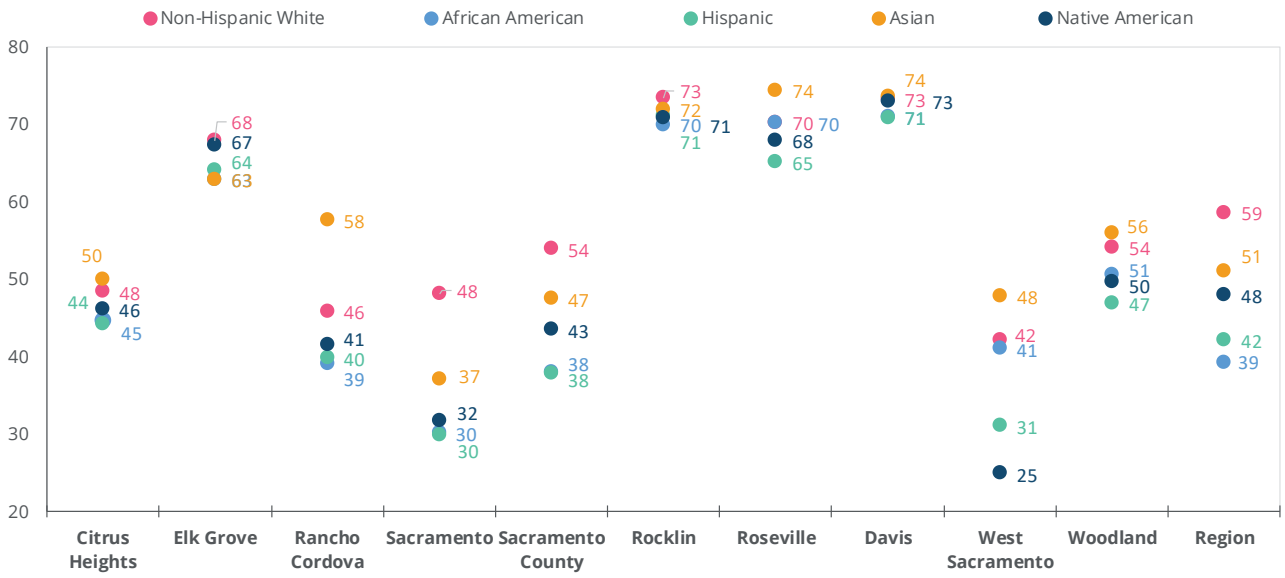


Figure IV-1b.
Low Poverty Index, Population Below the Poverty Line

Note:

Higher numbers indicate greater access to economically strong (low poverty) neighborhoods.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Low Poverty Index.

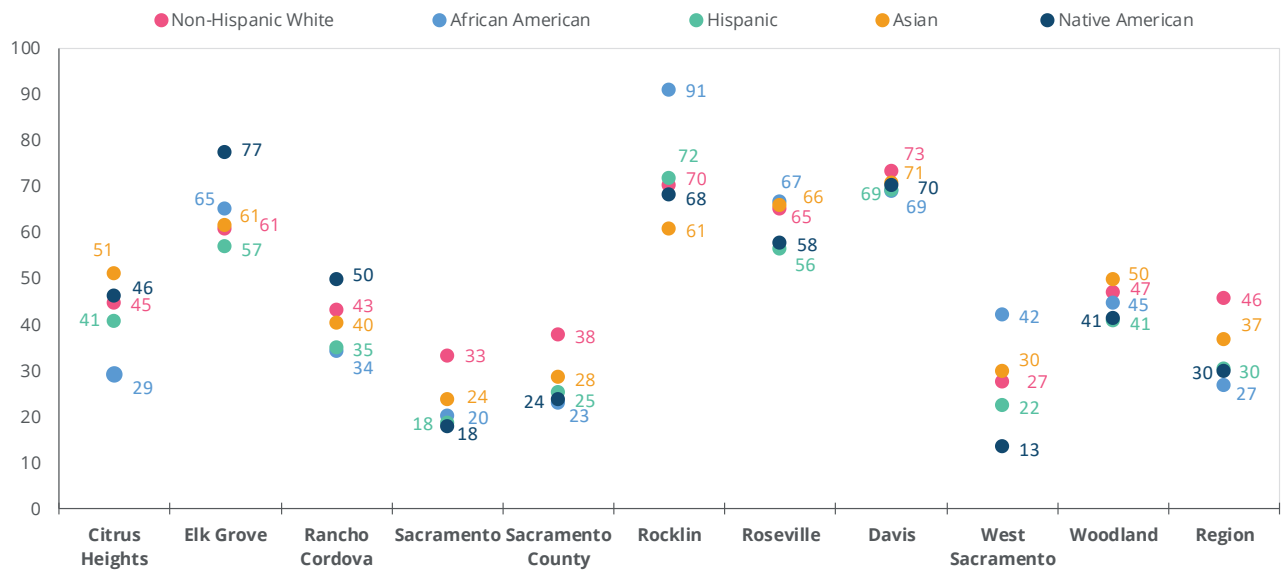
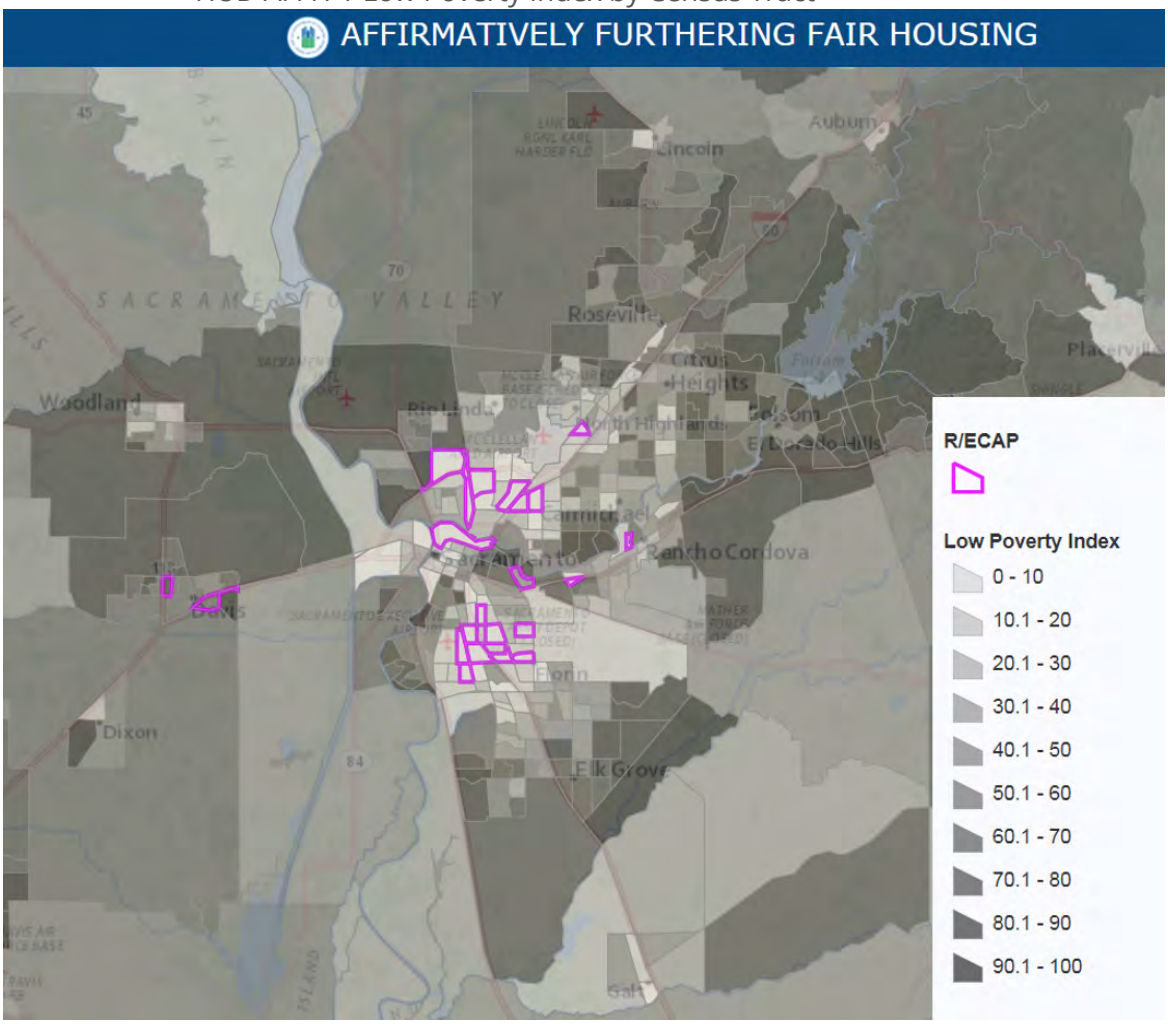


Figure IV-2 presents the low poverty index at the neighborhood (Census tract) level for the region; darker shading indicates greater access to low poverty neighborhoods. Jurisdiction-level maps are found in Appendix A. As shown, access to low poverty neighborhoods varies widely across and within communities.

Figure IV-2.

HUD AFFH-T Low Poverty Index by Census Tract



Note: Darker shading indicates higher likelihood of access to low poverty neighborhood.

Source: Root Policy Research from https://egis.hud.gov/affht/.

School proficiency index. Figures IV-3a and IV-3b present the values of the school proficiency index for each jurisdiction by race and ethnicity. There is significant variation among jurisdictions in residents' access to proficient schools. In general, residents of Rocklin, Roseville, Davis, and Elk Grove are most likely to have access to proficient schools. With the exception of Roseville, there are no meaningful differences in access to proficient schools by race or ethnicity in these communities. In Roseville, Asian residents are most

likely to have access to proficient schools, and Hispanic and Native American residents are least likely; this gap widens among residents in poverty.

Residents of Citrus Heights, Rancho Cordova, Sacramento, and Woodland are least likely to live in neighborhoods with proficient schools. In Citrus Heights, residents have the same lack of access, regardless of race or ethnicity, and access does not vary significantly even among residents living in poverty.

- Asian residents of Rancho Cordova and Woodland are more likely than others to have access to proficient schools. This gap narrows in Woodland and goes away in Rancho Cordova when the analysis is limited to residents in poverty.
- Non-Hispanic White residents of Sacramento and Sacramento County are more likely to have access to proficient schools than residents of color, and this gap persists among residents in poverty.

Compared to other jurisdictions, residents of Sacramento County and West Sacramento are less likely to have access to proficient schools than Rocklin, Roseville, Davis, and Elk Grove, and more likely to have access to proficient schools than residents of the remaining jurisdictions.

- Overall, non-Hispanic White Sacramento County residents are more likely than others to have access to proficient schools. Although access to proficient schools is lower among Sacramento County residents in poverty, poor non-Hispanic White residents are more likely than poor residents of color to have access to proficient schools.
- There is not a significant gap in access by race or ethnicity in West Sacramento, and the drop in access is more modest among residents in poverty than found in Sacramento County.

Figure IV-3a.
School Proficiency Index, Total Population

Note:

Higher scores indicate greater likelihood of access to proficient schools.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, School Proficiency Index.

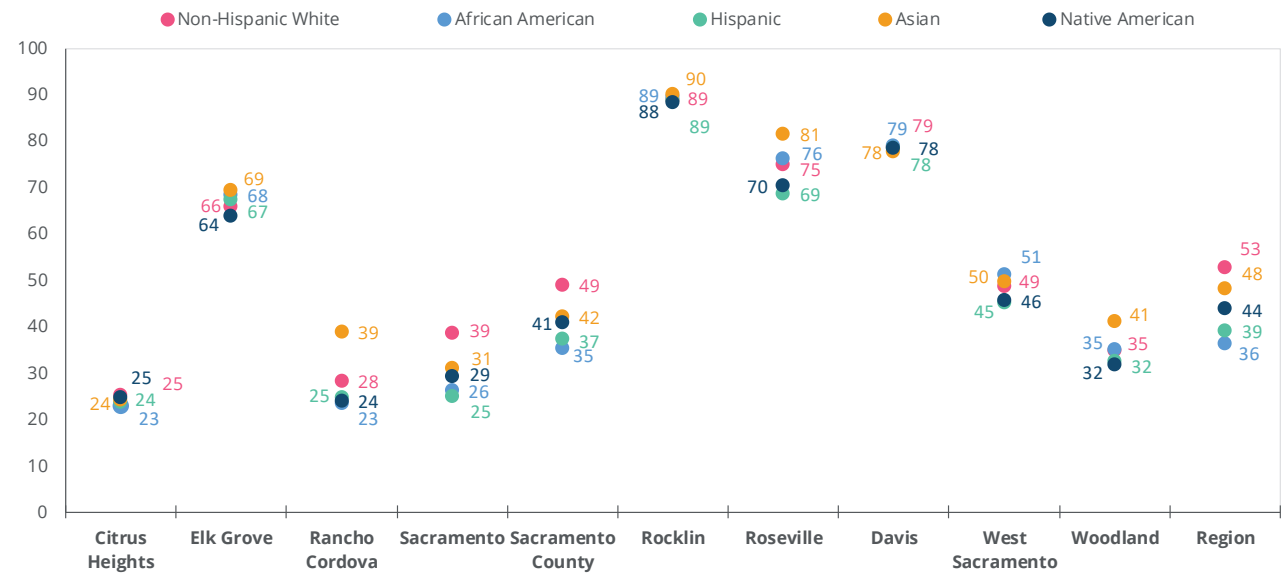


Figure IV-3b.
School Proficiency Index, Population Below the Poverty Line

Note:

Higher scores indicate greater likelihood of access to proficient schools.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, School Proficiency Index.

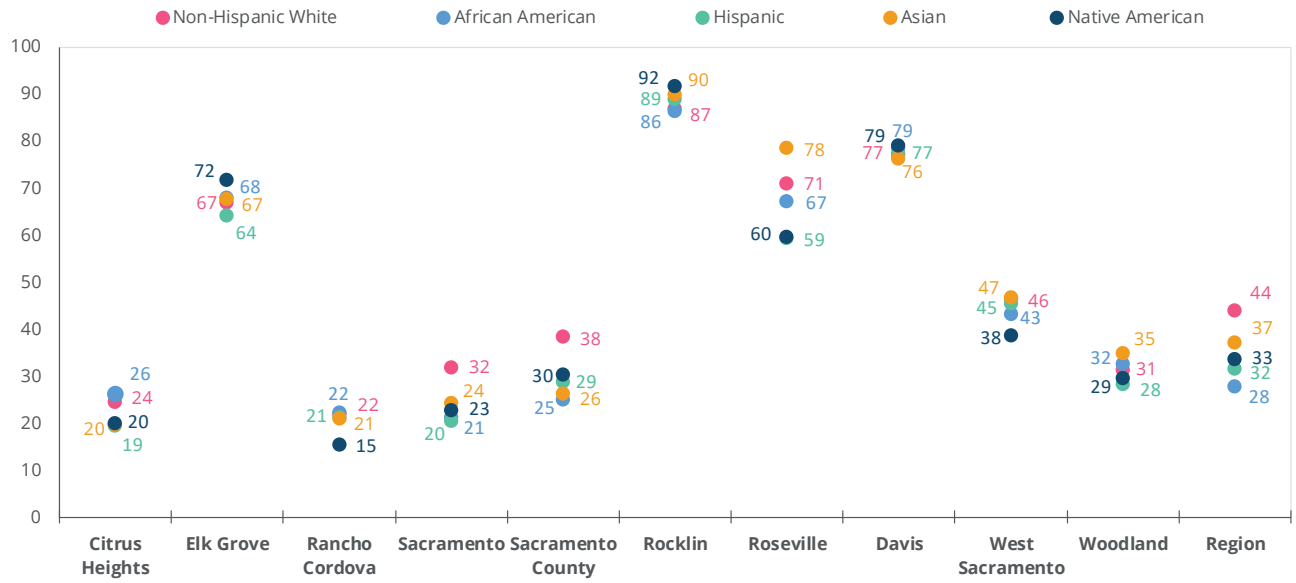
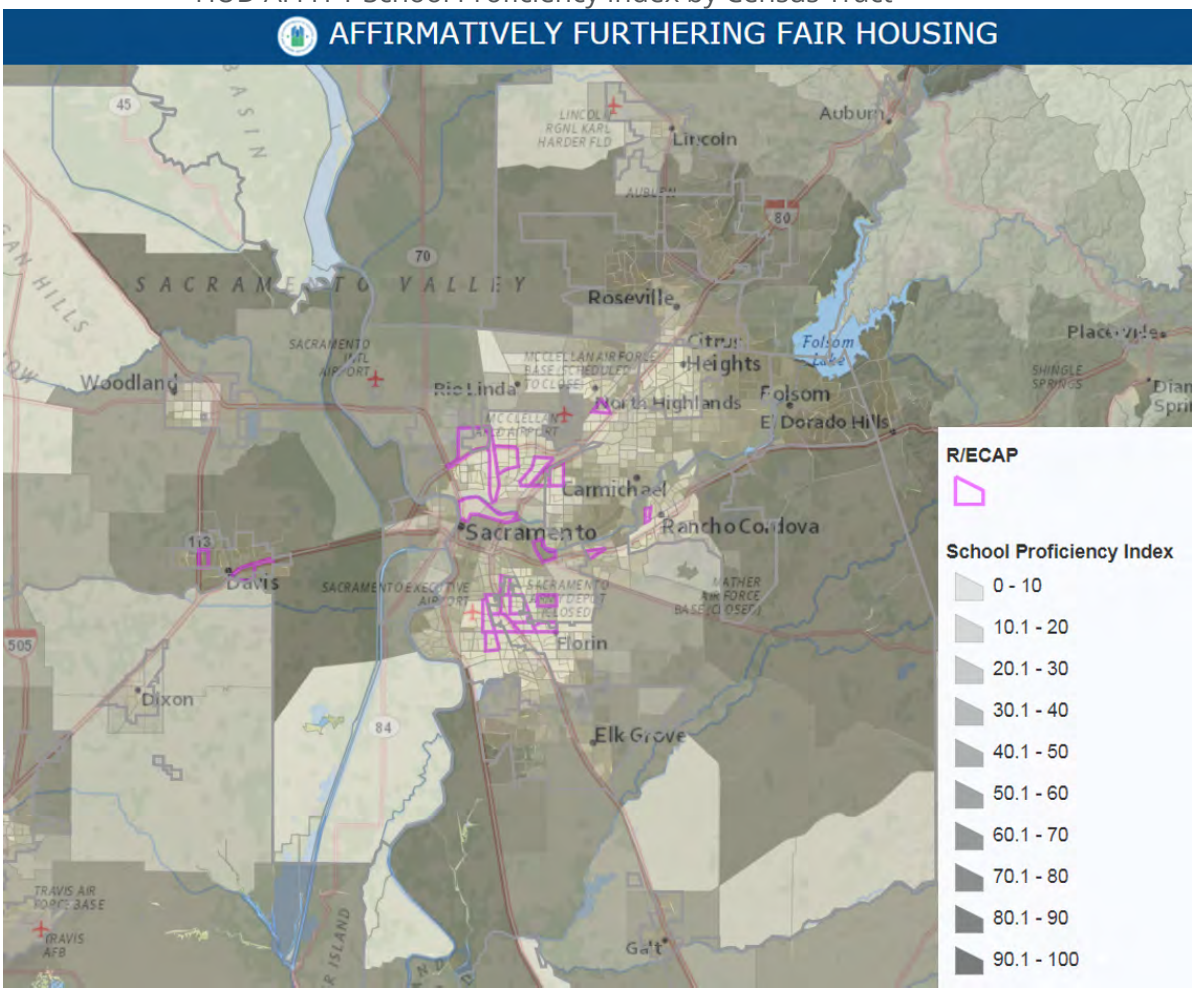


Figure IV-4 shows the school proficiency index at the neighborhood level. Darker shading indicates greater access to proficient neighborhood public schools. Jurisdiction-level maps are found in Appendix A. As shown, areas of racial or ethnic concentration (R/ECAPs) are also areas with the lightest shading, indicating low access to proficient schools.

Figure IV-4.

HUD AFFH-T School Proficiency Index by Census Tract



Note: Darker shading indicates higher likelihood of access to proficient elementary schools.

Source: Root Policy Research from https://egis.hud.gov/affht/.

Labor market engagement index. Figures IV-5a and IV-5b present the values of the labor market engagement index for each jurisdiction by race and ethnicity. As discussed above, the labor market engagement index measures the employability of residents based on labor force participation, unemployment, and educational attainment. As with the school proficiency index, the labor market engagement index varies widely by community and by race and ethnicity within some communities.

Residents of Davis, Rocklin, Roseville, and Elk Grove have the highest labor market engagement scores and Citrus Heights, Rancho Cordova, and Sacramento have the lowest.

- Within the total population, there are no meaningful differences by race or ethnicity in the likelihood of labor market engagement among residents of Davis, Elk Grove, and Citrus Heights. Among residents in poverty, differences by race and ethnicity are found in Elk Grove and Davis. In Davis, much of this difference can be explained by the city's large Asian student population. Two elements of the labor market engagement score—college degree and labor force participation—are by definition generally exclusive of college students.
- Disparities by race or ethnicity in labor market engagement index scores are greatest among residents of Rancho Cordova, Sacramento, Sacramento County, and West Sacramento.
  - In Rancho Cordova, the labor market engagement scores of Asian residents are about 1.5 times those of African American, Hispanic, and Native American residents. While narrower, the gap persists among residents in poverty.
  - Similarly, in Sacramento and Sacramento County, non-Hispanic White residents' labor market engagement is higher than that of other residents and the magnitude of difference is similar among residents in poverty.
  - In West Sacramento, Hispanic and Native American residents have the lowest labor market engagement scores, and Asian residents have the greatest likelihood of labor market engagement. The picture is very different among residents in poverty, where the index scores of African American residents are nearly double those of low income Asian, non-Hispanic White, and Hispanic residents, and nearly seven times those of Native American residents.
- While not among the highest or the lowest engagement scores, Asian and non-Hispanic White residents of Woodland are somewhat more likely to be engaged in the labor market than Native American and Hispanic residents.

Figure IV-5a.
Labor Market Engagement Index, Total Population

Note:

Higher numbers indicate greater labor market engagement.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Labor Market Engagement Index.

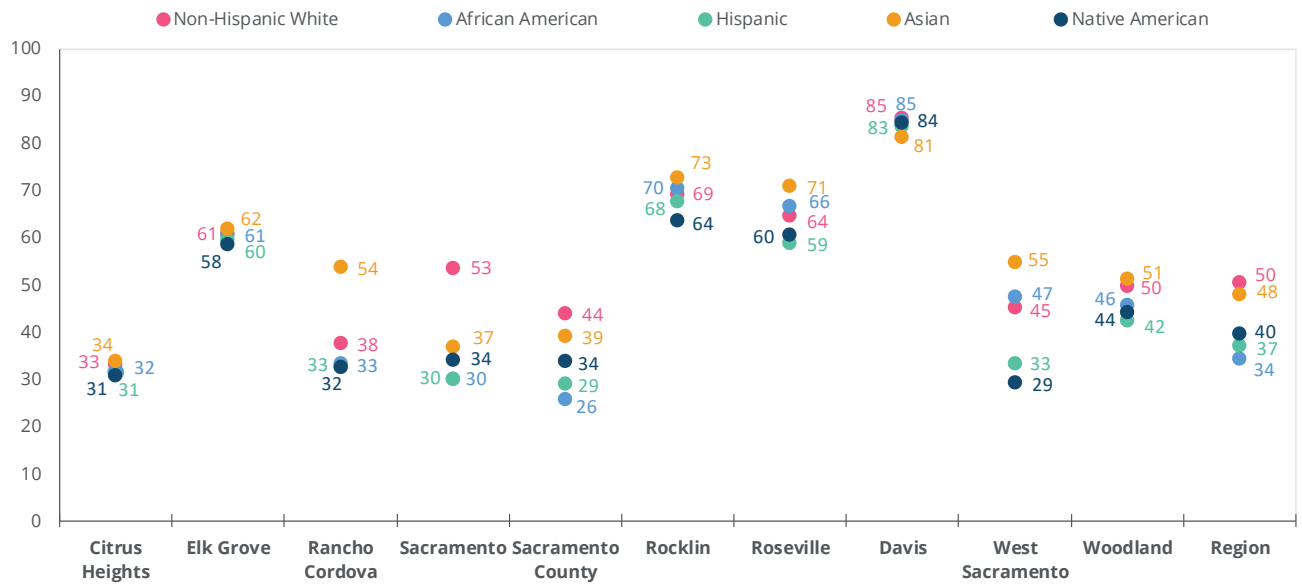


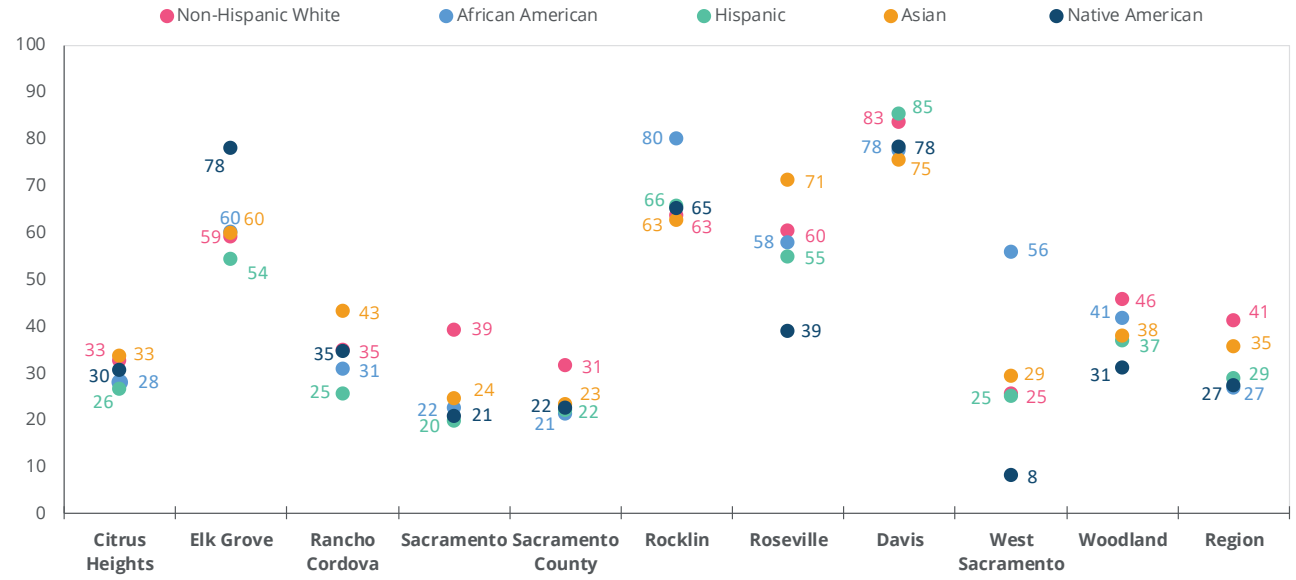
Figure IV-5b.
Labor Market Engagement Index, Population Below the Poverty Line

Note:

Higher numbers indicate greater labor market engagement.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by

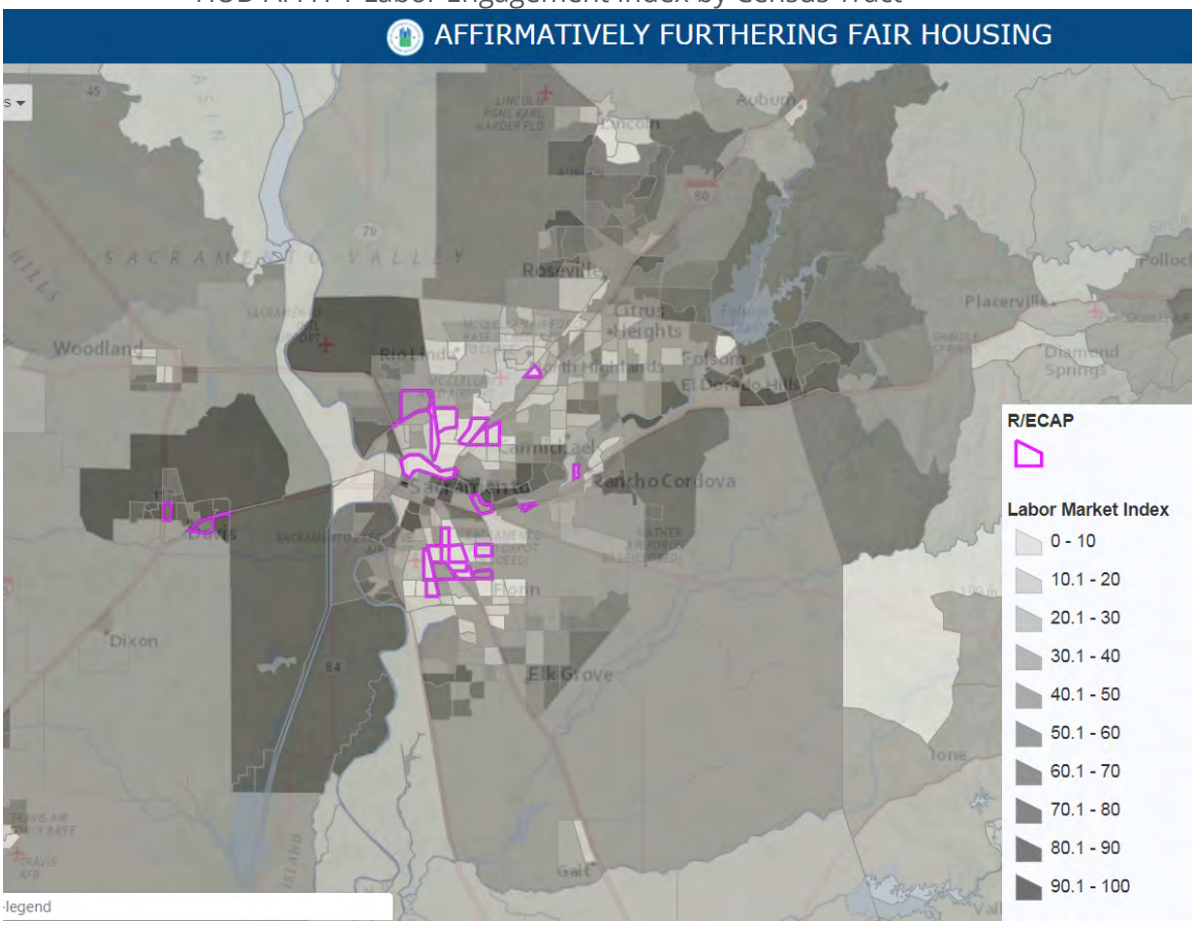


Race and Ethnicity, Labor
Market Engagement Index.

As shown in Figure IV-6, R/ECAP neighborhoods are also neighborhoods with lower labor market engagement index scores (lighter shading). Jurisdiction-level maps are found in Appendix A. Most of the jurisdictions in the region have one or more neighborhoods with low labor market index scores, with the exception of Davis.

Figure IV-6.

HUD AFFH-T Labor Engagement Index by Census Tract



Note: Darker shading indicates neighborhoods with greater labor market engagement.

Source: Root Policy Research from https://egis.hud.gov/affht/.

Job proximity index. Figures IV-7a and IV-7b present the values of the job proximity index for each jurisdiction by race and ethnicity. Unlike previous measures of access to opportunity, the job proximity index varies little by jurisdiction and within jurisdictions, few differences by race or ethnicity are observed until the population is restricted to those in poverty. Among residents in poverty, more pronounced differences in proximity to jobs appear, particularly in Elk Grove, Rocklin, Roseville, and West Sacramento. Among residents in poverty:

- Native American residents of Elk Grove are half as likely as other resident groups to live close to major employment centers, as are Asian residents of Rocklin and African American residents of West Sacramento.
- African American residents of Rocklin, Hispanic residents of Roseville, and Native American residents of West Sacramento have greater job proximity scores than members of other racial or ethnic groups in their city.

Figure IV-7a.
Job Proximity Index, Total Population

Note:

Higher numbers indicate greater access to major employment centers.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Job Proximity Index.

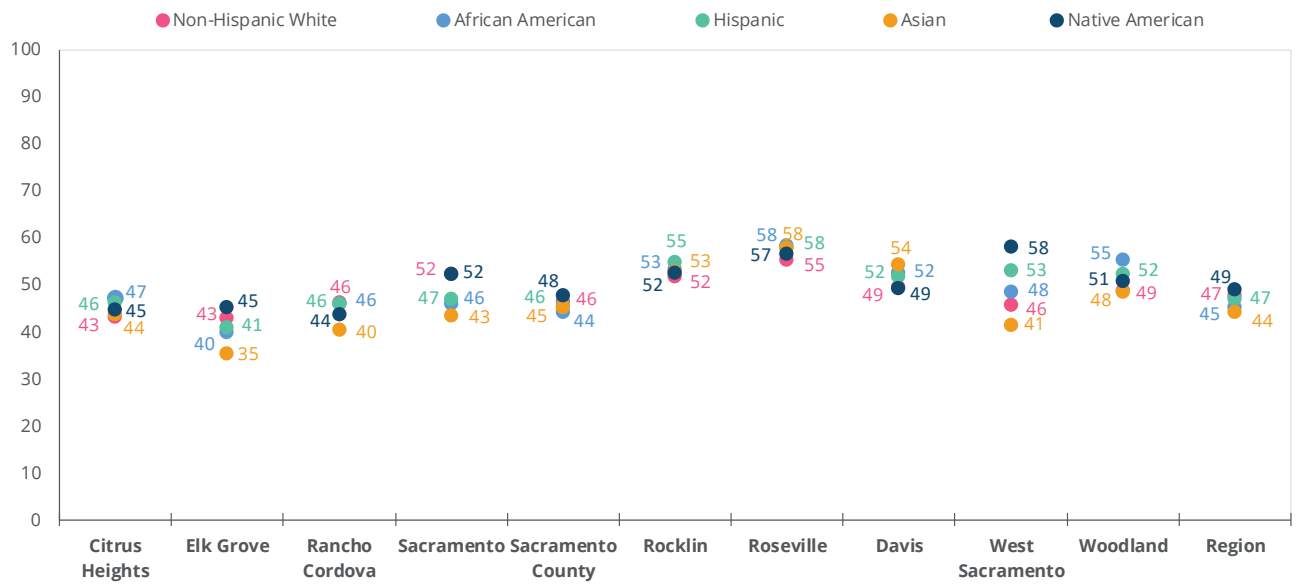


Figure IV-7b.
Job Proximity Index, Population Below the Poverty Line

Note:

Higher numbers indicate greater access to major employment centers.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Job Proximity Index.

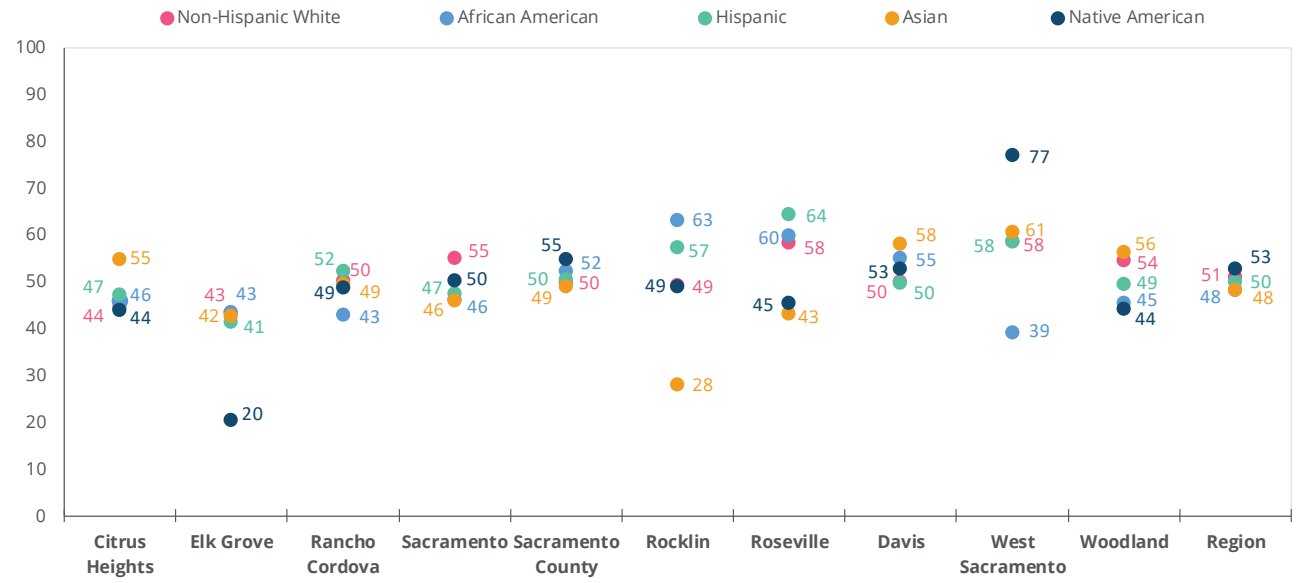
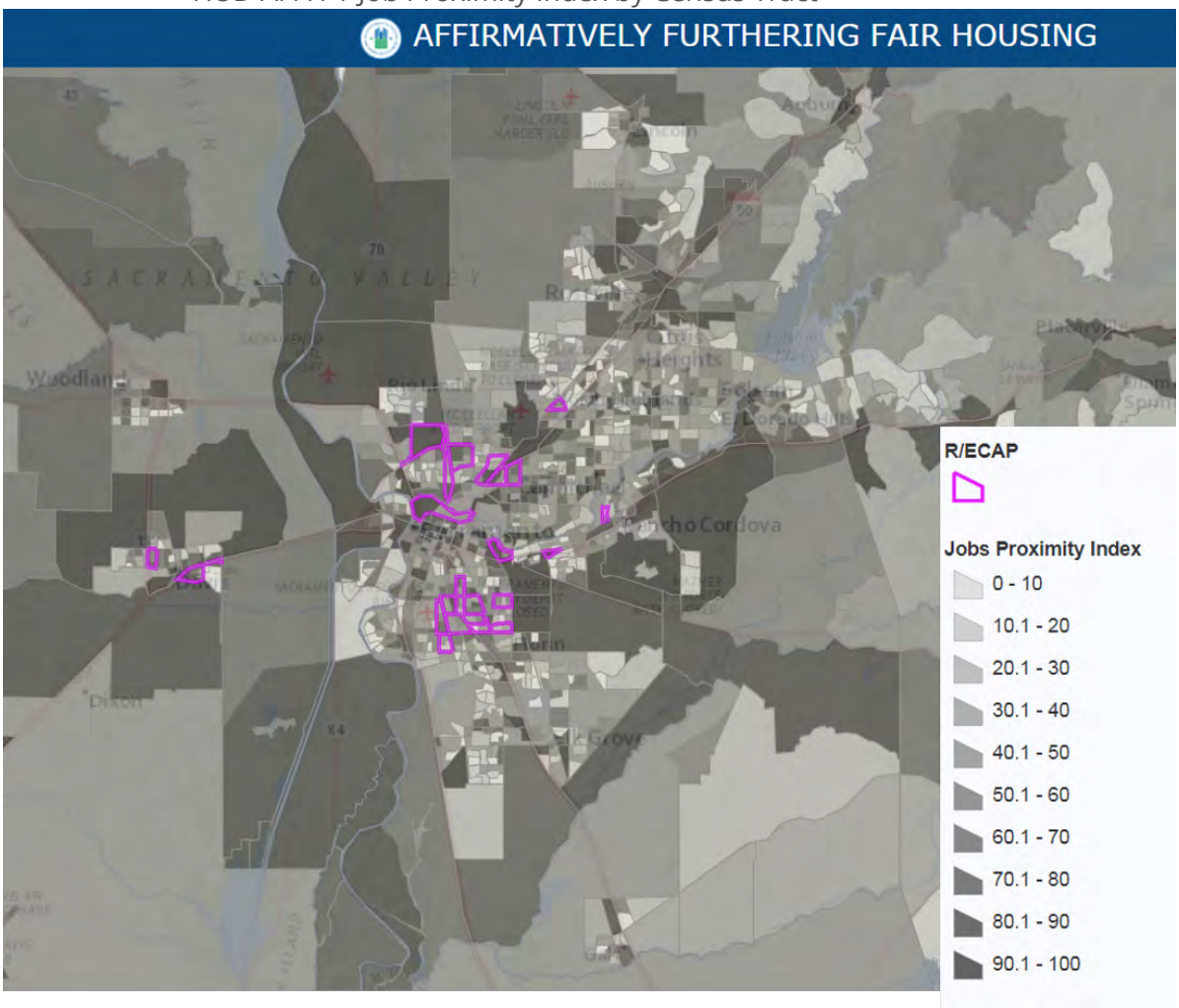


Figure IV-8 shows the job proximity index at the neighborhood level. Jurisdiction-level maps are found in Appendix A. As a measure of access to major employment centers, it is not surprising to see that a greater number of neighborhoods in the urban core have higher jobs proximity index scores, as well as lower scores in predominantly bedroom communities in the suburbs.

Unlike previous indices, many R/ECAP neighborhoods have higher job proximity scores, indicating access to employment opportunities. Although R/ECAP neighborhoods have good access to jobs (measured by the Job Proximity Index), the low Labor Market Engagement Index scores discussed previously suggest a mismatch between the skills and labor force readiness of R/ECAP residents and the jobs offered at nearby major employment centers.

Figure IV-8.

HUD AFFH-T Job Proximity Index by Census Tract



Note: Darker shading indicates neighborhoods with greater access to major employment centers.

Source: Root Policy Research from https://egis.hud.gov/affht/.

Transit index. Figures IV-9a and IV-9b present the values of the transit index for each jurisdiction by race and ethnicity. The transit index measures use of public transit; higher index values indicate a greater likelihood that residents of a neighborhood (Census Tract) use available public transit. Jurisdiction-level maps are found in Appendix A. Since the extent of transit service varies by community, it is not surprising that the values of the transit index vary by community. As shown in Figure IV-9a, there are also few differences by race or ethnicity in transit index scores within communities. Among residents in poverty, transit index scores remain clustered, with the exception of residents of Rocklin. In Rocklin, Asian residents are more likely to have access to transit than other residents, particularly when compared to African American residents of Rocklin.

Figure IV-9a.
Transit Index,
Total Population

Note:

Higher numbers indicate greater likelihood that residents use public transit.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Transit Index.

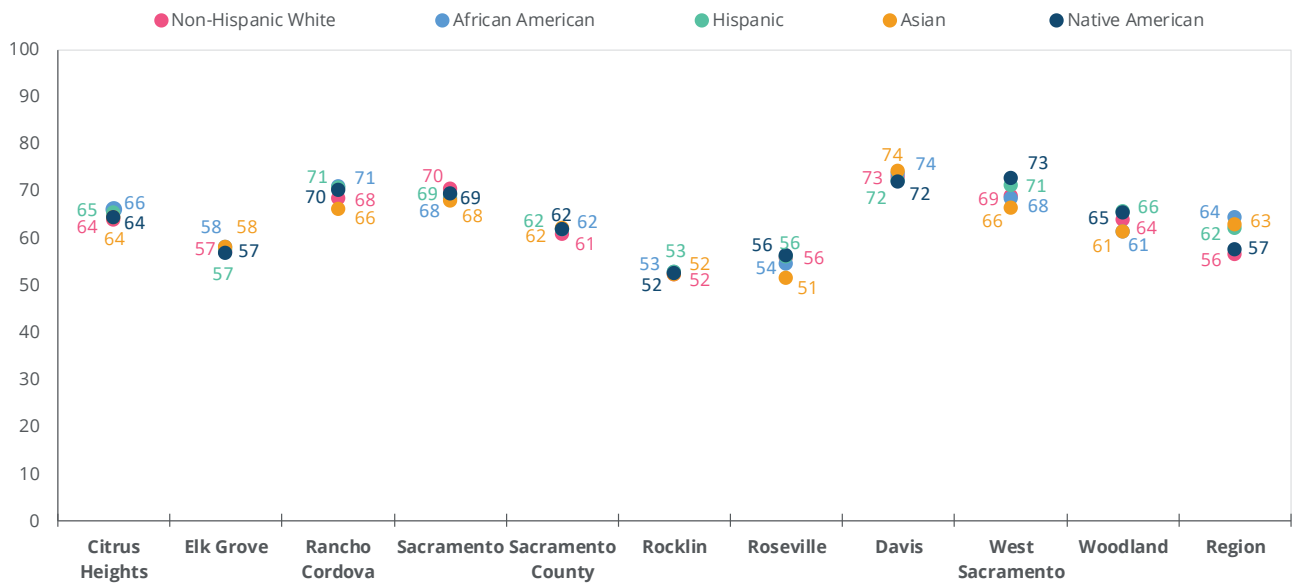


Figure IV-9b.
Transit Index,
Population Below the Poverty Line

Note:

Higher numbers indicate greater likelihood that residents use public transit.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Transit Index.

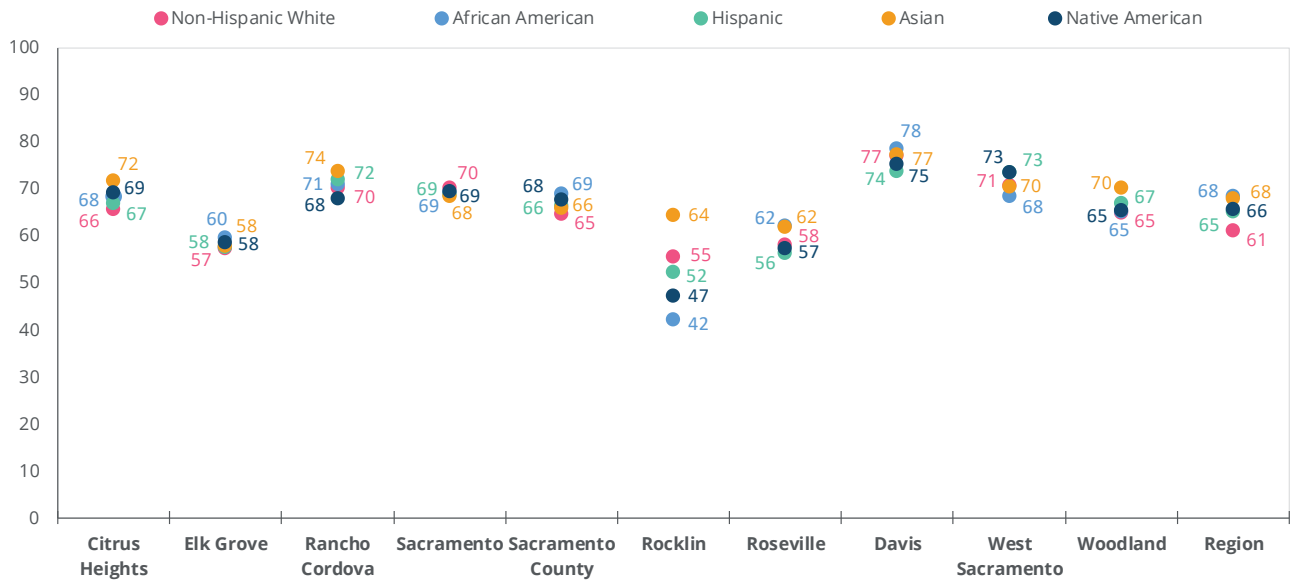
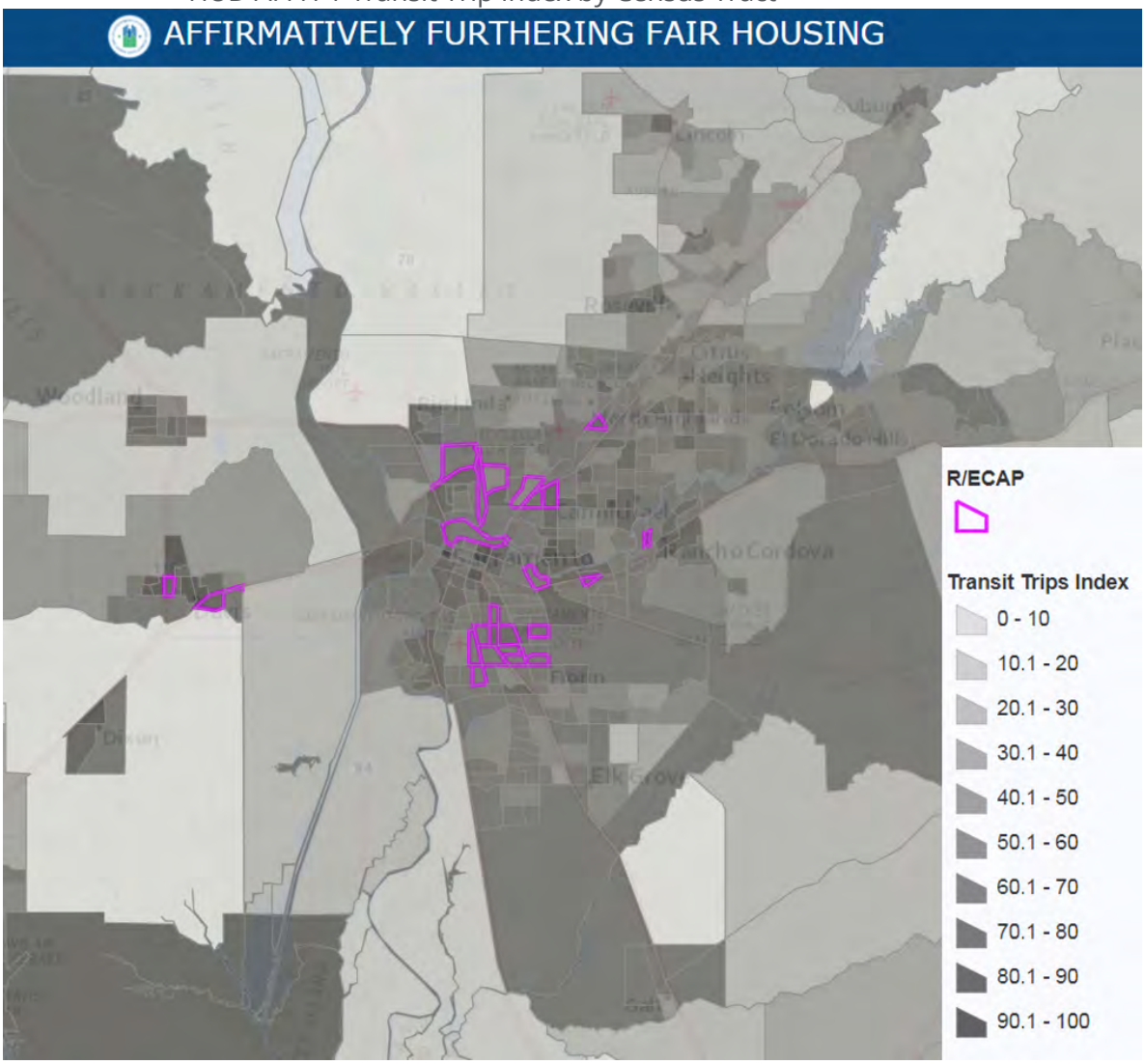


Figure IV-10 shows the Transit Trips Index by neighborhood. R/ECAP neighborhoods are as likely, if not more likely, than other neighborhoods to have moderate to high Transit Trip Index scores (darker shading).

Figure IV-10.

HUD AFFH-T Transit Trip Index by Census Tract



Note: Darker shading indicates neighborhoods where residents are more likely to be frequent transit users.

Source: Root Policy Research from https://egis.hud.gov/affht/.

Low cost transportation index. Figures IV-11a and 11b present the values of the Low Cost Transportation Index for each jurisdiction by race and ethnicity. Higher values suggest more affordable transportation; as with the transit index, the low cost transportation index varies by jurisdiction and there are modest differences by race or ethnicity within most jurisdictions. Variation in the low cost transportation index results from differences in one or more of the

elements that constitute a household's transportation costs, ranging from the price of gas to vehicle loans and maintenance to insurance.

- Compared to other communities, residents of Elk Grove and Rocklin have less affordable transportation (lower index scores). Transportation is more affordable to residents in Davis, Sacramento, Woodland, and West Sacramento.
- In most of the jurisdictions, Asian residents live in neighborhoods with less affordable transportation costs.
- Residents of West Sacramento have the greatest variation in low cost transportation scores by race or ethnicity, although this diminishes when the analysis is constrained to residents in poverty. In contrast, while Rocklin residents overall have very similar low cost transportation scores by race or ethnicity, among residents in poverty, there are measurable differences—low income Asian residents are much more likely than African American and Native American Rocklin residents to live in neighborhoods with more affordable transportation costs.

Figure IV-11a.
Low Cost Transportation Index, Total Population

Note:

Higher numbers indicate greater access to affordable transportation.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Low Cost Transportation Index.

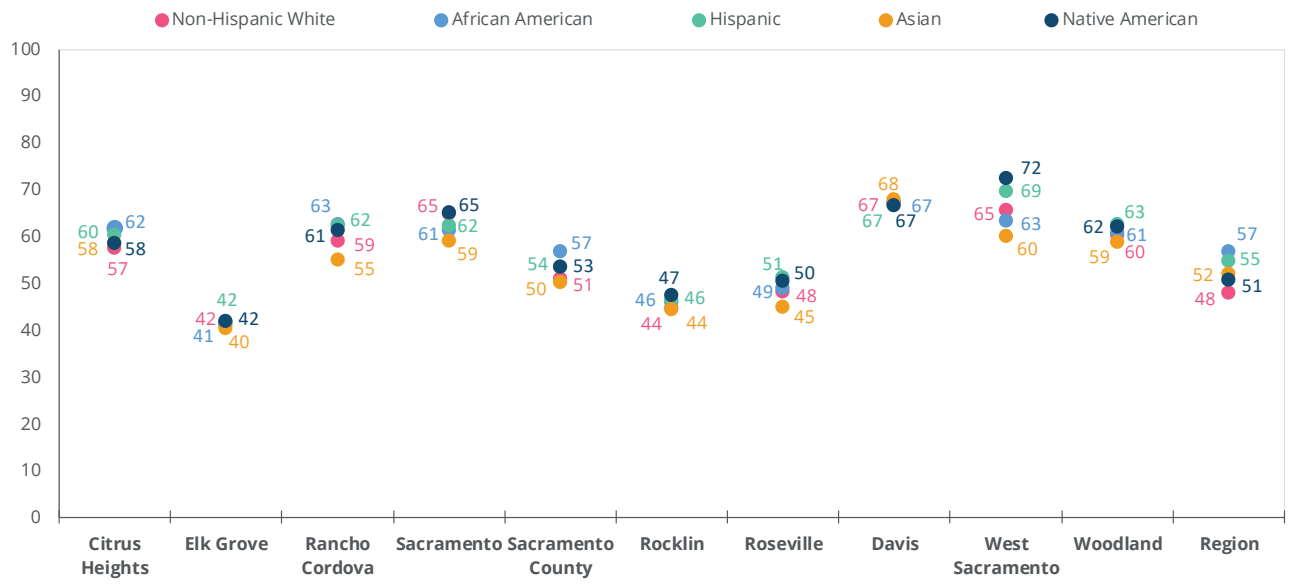


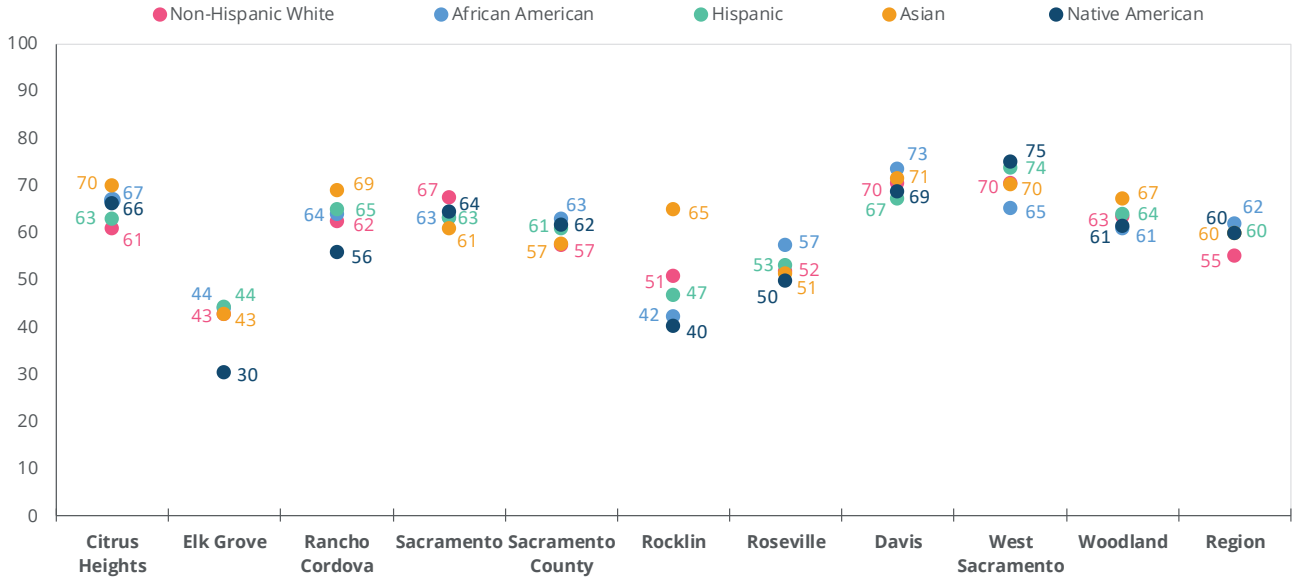
Figure IV-11b.
Low Cost Transportation Index, Population Below the Poverty Line

Note:

Higher numbers indicate greater access to affordable transportation.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity

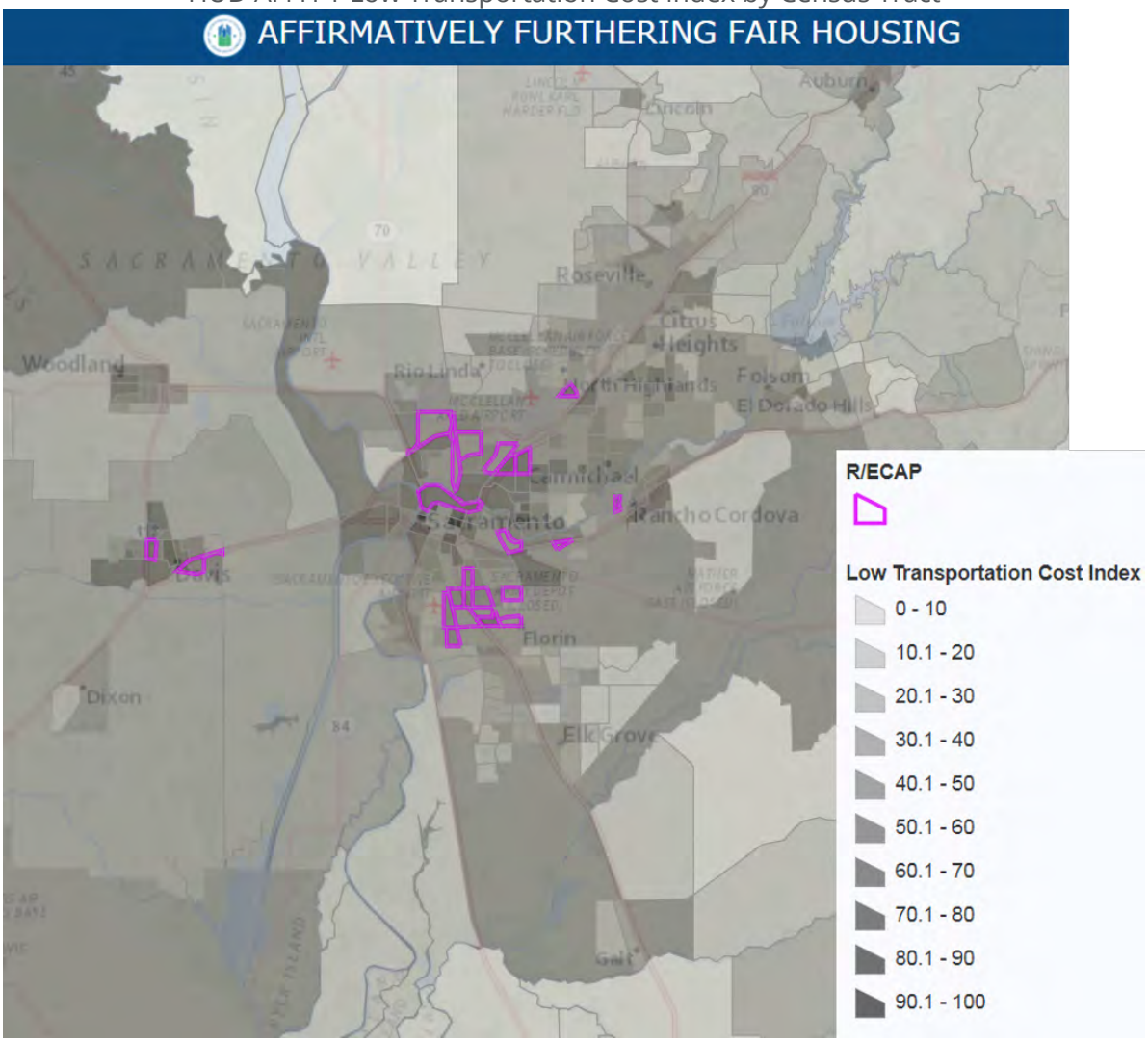


Indicators by Race and Ethnicity, Low Cost Transportation Index.

The low transportation cost index is shown at the neighborhood level in Figure IV-12. Neighborhoods with lower transportation costs occur throughout the region and include some of the R/ECAP neighborhoods. There is not a clear pattern of disparity associated with the location of low transportation cost neighborhoods associated with race or ethnicity.

Figure IV-12.

HUD AFFH-T Low Transportation Cost Index by Census Tract



Note: Darker shading indicates neighborhoods lower cost transportation access.

Source: Root Policy Research from https://egis.hud.gov/affht/

UC Davis Opportunity Indicators

Opportunity can be defined in many ways and the HUD indices are just one method of assessing opportunity in a given region. The University of California at Davis's Center for Regional Change developed two indices of opportunity in California.2

These include:

- An opportunity index for people, measuring various assets among the population including educational attainment, employment rate and income, residential stability, mobility options, general population health, and civic engagement;3 and
- An opportunity index for place, measuring an area's assets in educational opportunities, economic climate, housing availability, provision of health care, and social and political stability.

Figure IV-13 presents the Regional Opportunity Index: People and Place maps for the Sacramento Valley region. Shades of green indicate areas of higher opportunity and shades of red lower opportunity.

Using data from 2014, the Regional Opportunity Index: People suggests that in the Sacramento Valley region:

- Many of the high opportunity areas based on resident characteristics (People index) are located on the periphery of Sacramento's urban core. This includes areas such as Citrus Heights, Roseville, Rocklin, Elk Grove, Folsom, and Davis. Within Sacramento, south-central Sacramento is also higher opportunity.
- Many of the lowest opportunity areas based on the People index are located in the urban core, including in Sacramento and West Sacramento. Rancho Cordova and Woodland are exceptions, with more similar opportunity index values to the urban core than suburban communities.
- Most jurisdictions contain a combination of high and low opportunity areas, suggesting that some residents have greater access to opportunity than others within a city.

In many ways, the 2014 Regional Opportunity Index: Place suggests inverse benefits as the People index:

- Many of the region's highest opportunity areas are located in the urban core, in Sacramento and West Sacramento. High opportunity areas also exist outside the urban core, in Citrus Heights, Roseville, Rocklin, and Davis.
- Many of the low opportunity areas are in the rural parts of the region, including areas surrounding Galt, areas surrounding Isleton, much of Yolo County north of Woodland, much of eastern and southern Sacramento County.

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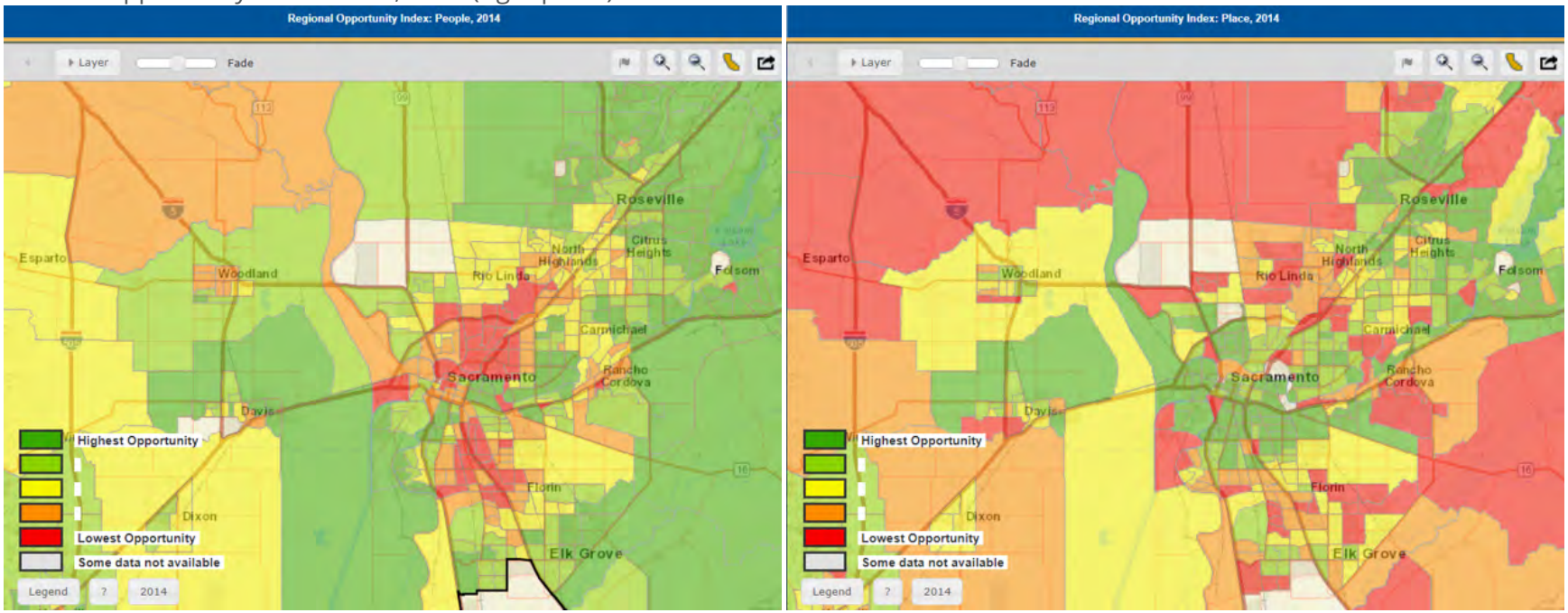
2 https://interact.regionalchange.ucdavis.edu/roi/about.html

3 https://interact.regionalchange.ucdavis.edu/roi/Download_Data/ROI%20Metadata.pdf

Figure IV-13.
Regional Opportunity Index: People, 2014 (left panel) and Regional Opportunity Index: Place, 2014 (right panel)



Note: The Regional Opportunity Index (ROI): People and ROI: Place are relative measures of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

Source: Root Policy Research from https://interact.regionalchange.ucdavis.edu/roi.

Healthy Neighborhoods

This section discusses findings from local studies of community and neighborhood health as well as results from the community engagement process with a focus on disparities in access to opportunity for members of protected classes.

At pop up engagement events more than 300 Sacramento Valley residents prioritized the outcomes most important to them from the AI. Each resident could vote for up to five potential outcomes. Figure VI-14 presents the outcomes that received the greatest proportion of votes from engagement participants. As shown, their top desired outcomes include neighborhood safety, school quality, and neighborhood park and recreation opportunities.

Figure IV-14.
Top Eight Outcomes Prioritized by Pop Up Engagement Participants

Note:

Figure shows the top 8 of 19 possible outcomes.
n=300 participants; each participant could allocate five votes among the priorities.

Source:

Root Policy Research from Pop Up Engagement Prioritization Exercise.

% of Participants Choosing Outcome as One of their Five Priorities	All Events
My neighborhood is safe.	55%
Schools in my neighborhood are of good quality.	48%
My neighborhood has quality parks and recreation centers.	44%
The sidewalks, street lights, and streets are well-maintained in my neighborhood.	37%
Housing is well-maintained in my neighborhood.	36%
I can live close to where I work, or I have a short commute (less than 20 minutes).	36%
I can easily get to the places I need to go using my preferred type of transportation.	33%
My family or my neighbors won't need to leave our neighborhood because of rising rents.	24%

Healthy neighborhood indicators. Respondents to the 2018 Sacramento Valley Fair Housing Survey indicated their level of agreement with a series of healthy neighborhood indicators. Healthy neighborhood indicators measured in the resident survey include the relative quality of parks and recreation facilities among neighborhoods, convenient access to grocery stores and health care facilities, having a supportive network of friends or family, neighborhood housing condition, and crime. In addition to these indicators of healthy neighborhoods, focus group participants discussed the quality of public infrastructure in their neighborhood. Figure IV-15 summarizes the degree to which survey respondents agreed with a given neighborhood indicator. Higher numbers indicate greater strength of agreement with the statement.

Figure IV-15.
Please rate your level of agreement with the following statements about the city in which you live on a scale from 0 to 9 where 0 is Strongly Disagree and 9 is Strongly Agree.

Neighborhood/Community Indicator	Average Regional Rating
I can easily get to the places I want to go using my preferred transportation option	7.7
There are grocery stores with fresh and healthy food choices convenient to where I live	7.6
The location of job opportunities is convenient to where I live	6.9
The location of health care facilities is convenient to where I live	6.8
The area where I live has lower crime than other parts of the community	6.6
Housing in my community is in good condition and does not need repair	6.4
I have a supportive network of friends or family in my neighborhood or community	6.4
All neighborhoods in my area have the same quality of parks and recreation facilities	6.4
In this area it is easy to find housing people can afford that is close to good quality schools	4.8

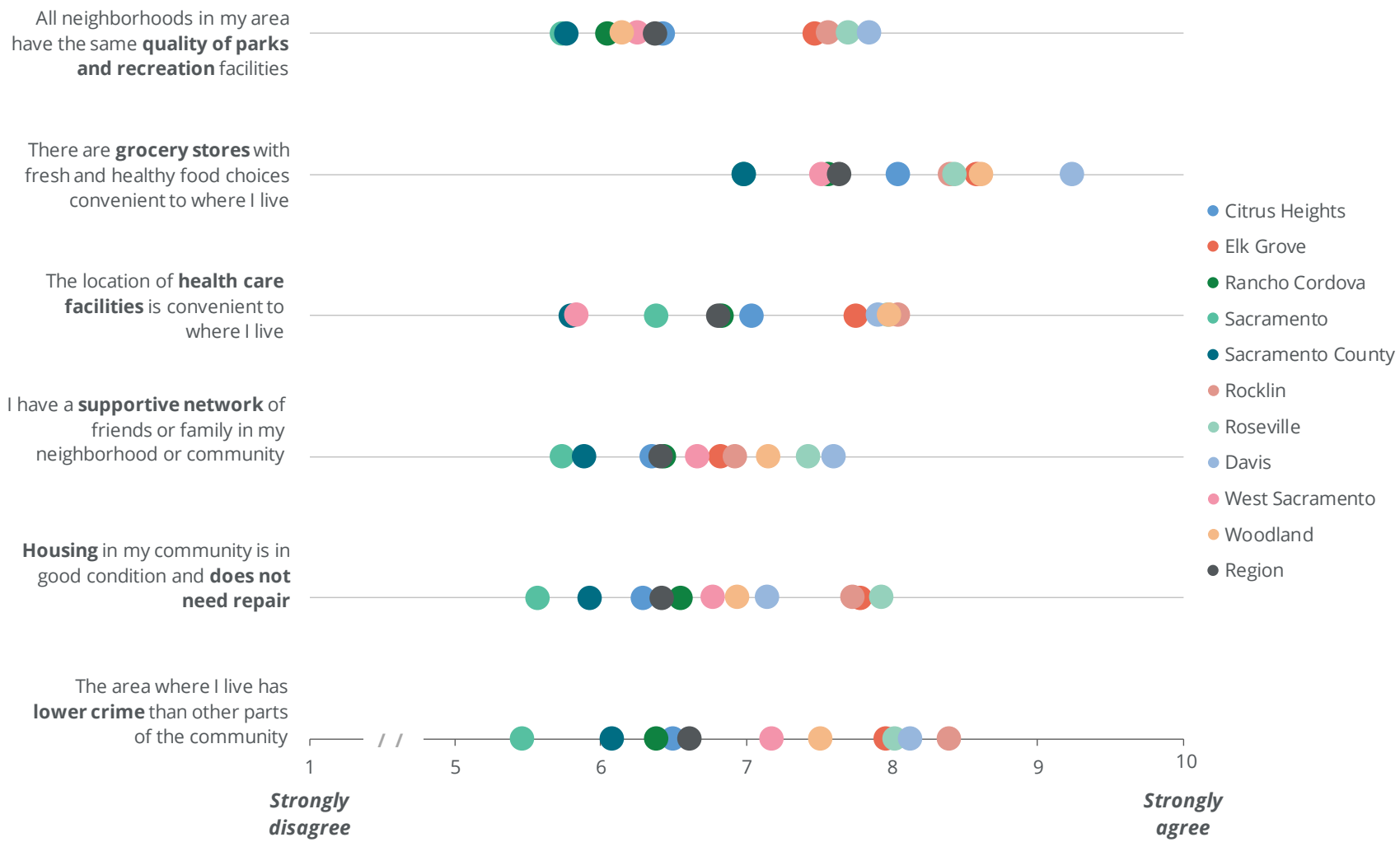
Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figures IV-16 through IV-18 present average ratings by jurisdiction, housing tenure (renter or owner), income, and for members of selected protected classes. Considering the healthy neighborhood indicators as a whole, several patterns emerge:

- On average, regional residents agree that each healthy neighborhood indicator is true for them, their neighborhood, and their community. While the degree of agreement varies by jurisdiction, housing situation, income, and protected class, at all levels of analysis, the indicators are true for the average household.
- Among jurisdictions, residents of Davis, Roseville, Rocklin, Elk Grove, and Woodland tend to rate each indicator higher than the regional average, while Sacramento and Sacramento County tend to have the lowest ratings.
- Homeowners and the highest income households more strongly agree that the indicator applies to themselves or their neighborhood. Precariously housed residents, low income households, and voucher households tend to have lower, more neutral indicator ratings.
- Among members of protected classes, residents with Limited English Proficiency (LEP), non-Hispanic White

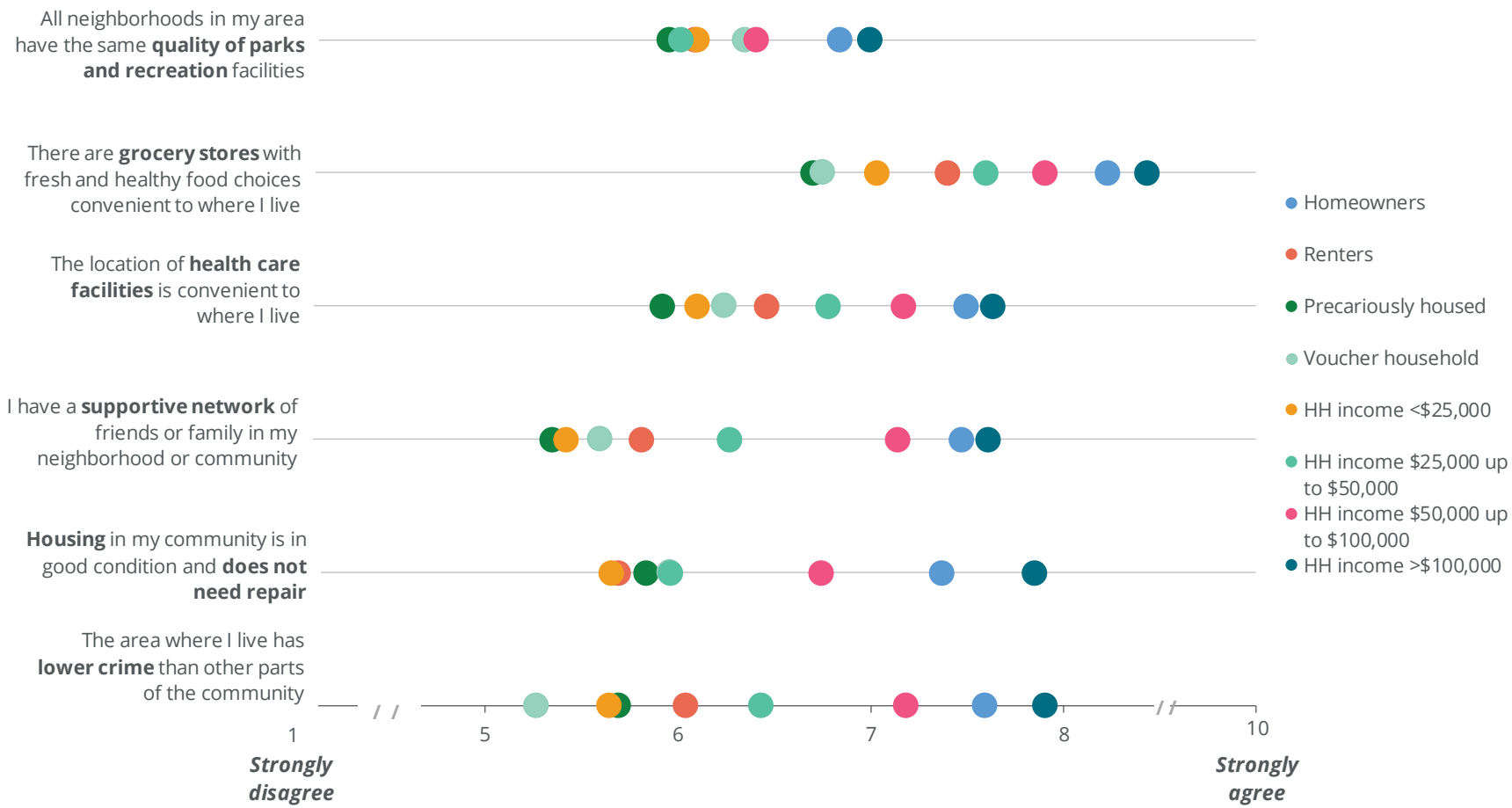
respondents, and Asian residents are more likely than members of other protected classes to agree or strongly agree that an indicator is true for them. Ratings of members of other protected classes—Native American residents, African American residents, households that include a member with a disability, families with children, and Hispanic residents—are lower than the regional average, and tend toward neutral/somewhat agree rating levels.

Figure IV-16.
Resident Perspectives on Healthy Neighborhood Indicators, by Jurisdiction and Selected Characteristics



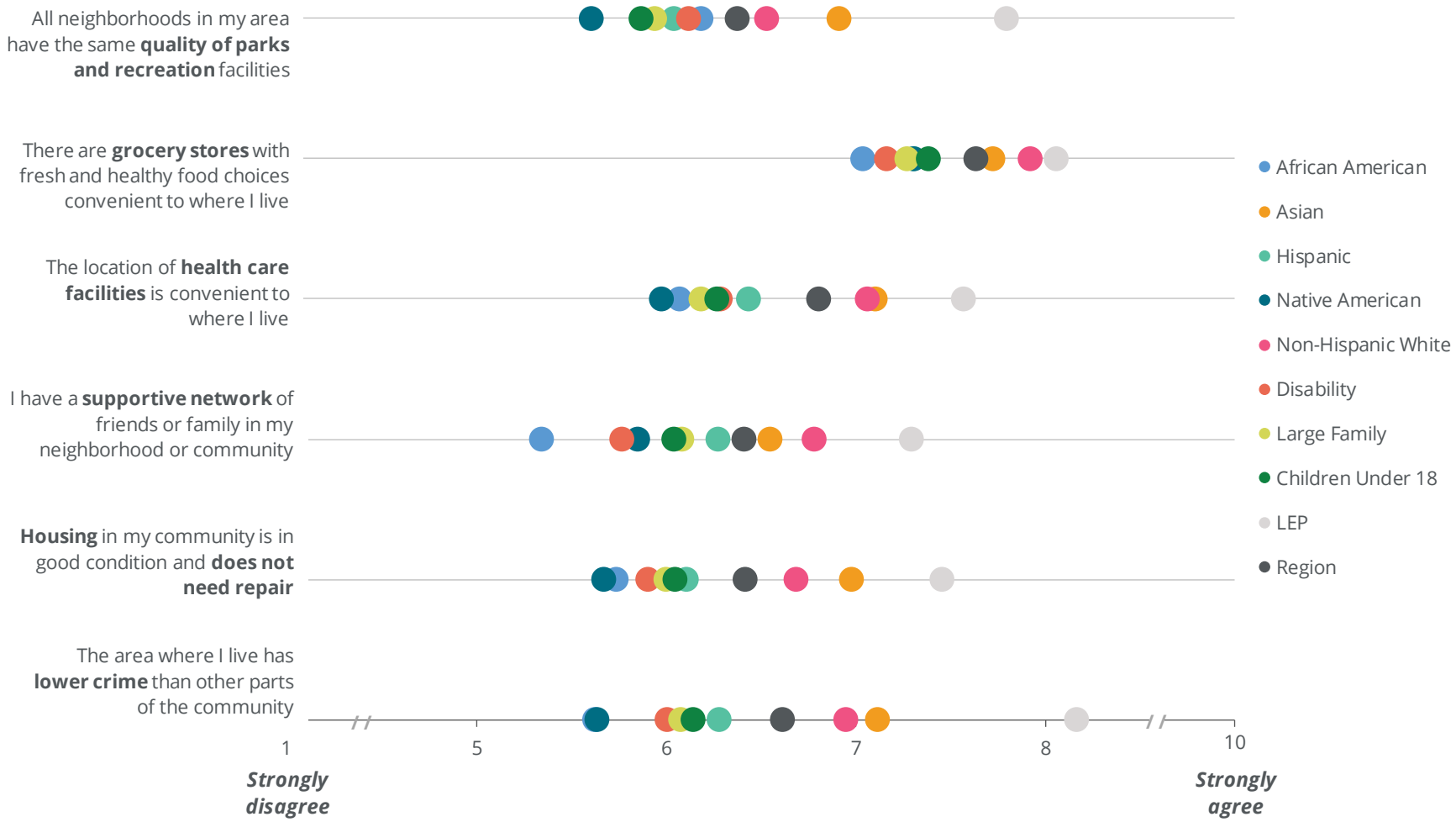
Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure IV-17.
Resident Perspectives on Healthy Neighborhood Indicators, by Tenure and Income



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure IV-18.
Resident Perspectives on Healthy Neighborhood Indicators, by Selected Protected Classes



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Quality of parks and recreation facilities. Regionally and within each jurisdiction, residents somewhat agree with the statement, “All neighborhoods in my area have the same quality of parks and recreation facilities.” Residents of Davis, Roseville, Rocklin, and Elk Grove more strongly agree that park and recreation facility quality is the same throughout their community; residents of Sacramento and Sacramento County are more neutral, suggesting that they perceive differences in park quality by neighborhood.

- When considered by housing situation (own, rent, precariously housed) and household income, it is clear that renters, precariously housed residents, and low income residents are less likely to agree that park and rec facility quality is the same in all areas of the community than are homeowners and high income households.
- Compared to the regional average, LEP, Asian, and non-Hispanic White residents are slightly more likely to agree that park quality is the same across the community than members of other protected classes. In particular, Native American households are more neutral; families with children, large families, Hispanic residents, households that include a member with a disability, and African American households’ only somewhat agree with the statement. This suggests that members of most protected classes observe some differences in park quality across neighborhoods in their community.

In focus groups, participants discussed differences in park quality and maintenance in their neighborhood compared to other parts of their community, as well as how some parks feel unsafe or unwelcoming to people with children.

- “The park burned down across the street from my place. The City (of Sacramento) isn’t doing anything about it.” (African American focus group participant)
- “Neighborhoods like this (Oak Park) don’t have the nice parks, or library or stores. There’s nothing nice that’s close. The park nearby has needles.” (African American focus group participant)
- “The nice areas, the upper class areas, have nice things built. Here, maybe we have some nice places, but mostly it’s gangs, syringes, and graffiti. You can see the difference when you go to the high class neighborhoods. They have lights, crosswalks, parks.” (African American focus group participant)

In the outcomes exercise conducted as part of the pop up engagement activities, “My neighborhood has quality

parks and recreation centers" received the third greatest number of priority votes. Discussion at pop up events related to park and recreation facilities included:

- A desire for more open space preservation, walking trails, bike trails, dog parks, and parks in general in Elk Grove;
- A lack of safe, child-friendly parks and recreation centers in Sacramento (ZIP code 95823);
- Requests for bike trails and bike paths in Folsom, Sacramento County, and West Sacramento; and
- "Parks have garbage/drugs paraphernalia." (West Sacramento pop up participant)

Stakeholder perspectives—parks and recreation. With respect to public investment in parks and recreation, stakeholders primarily addressed the continuing impact of the recession on the Sacramento Parks Department and the resulting cuts in services and quality, which, from their perspective, have disparately impacted poor neighborhoods and people of color. Residents of more affluent neighborhoods took steps to supplement the city's funding cuts with philanthropy, buffering park and recreation facilities from the impact of funding cuts.

- "Funding for the Sacramento Parks Department underwent a huge number of cuts from the recession; Measure U was supposed to address this, but it hasn't. Wealthier neighborhoods moved parks into nonprofits and supplanted the City. The Clooney Center is managed by Friends of the Park." (Stakeholder focus group participant)
- "(Sacramento) Parks and Rec is still scaled back; they lowered their goals and changed how they calculated greenspace. This disparately impacts poor neighborhoods which are also majority people of color." (Stakeholder focus group participant)

Convenient access to grocery stores. On average, regional residents agree that "There are grocery stores with fresh and healthy food choices convenient to where I live". Among all of the healthy neighborhood indicators, convenient access to grocery stores had the highest ratings, meaning that greater numbers of residents agreed that they have convenient access to grocery stores and healthy food choices.

- Davis residents strongly agree that they have convenient access to grocery stores and fresh food options. While still agreeing that there are convenient options, residents of Sacramento County are somewhat

less likely to say they have convenient access to grocery stores than regional residents.

- The strength of agreement that they have convenient grocery options varies by housing situation and income. While there is variation, all groups at least agree that they have convenient access. Low income households, voucher households, and those who are precariously housed are more likely to somewhat agree to the convenience of fresh food, while the highest income households and homeowners strongly agree.
- With respect to the convenience of grocery stores to their home, members of protected classes' ratings are similar to those of regional respondents, and follow a similar pattern to other healthy community measures—LEP, Asian, and non-Hispanic White residents are most likely to agree strongly with the indicator statement, while members of other protected classes agree, but less strongly.

In focus groups and at several pop up events, some residents discussed how their access to grocery stores and fresh and health food choices compared to other neighborhoods in their community.

- Low income residents of Rancho Cordova shared that produce at neighborhood stores is often aged, and that fast food is more common than healthier food options. From their perspective, other neighborhoods have more choice in retail, including food retailers, and that product quality is lower at the stores in their neighborhood.
- African American residents of Oak Park do not have easy access to a grocery store; their closest options are a Grocery Outlet in Del Paso Heights or a WalMart.
- "Sacramento needs to make sure communities are not food deserts and that the system serves communities. Transit needs to connect to low income housing and to the grocery store, church, and so forth." (Disability focus group participant)
- "We need a Safeway at the entrance of Hampton Village, there's a grocery store desert from Nugget to the Waterman Raley's—not counting bulk stores." (Elk Grove pop up participant)

The USDA Food Access Research Atlas provides metrics on access to supermarkets among low income populations

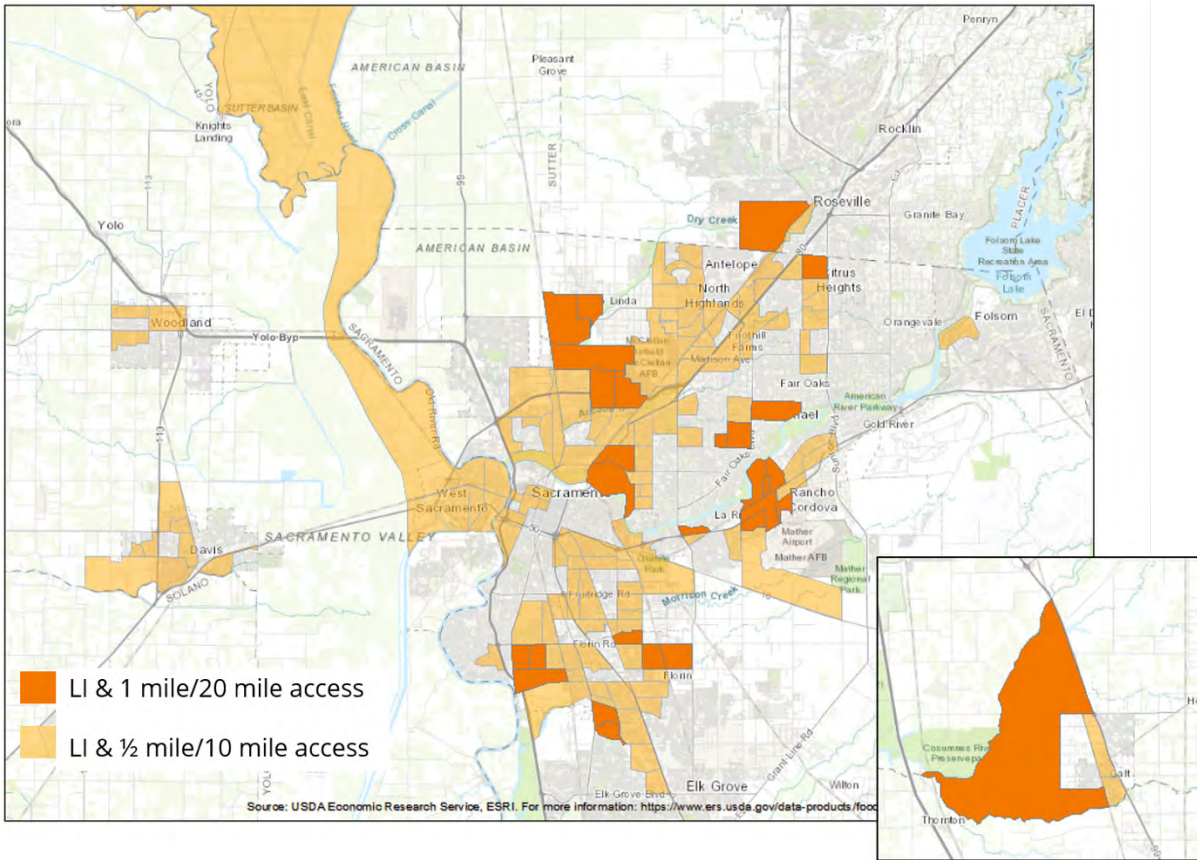
based on 2015 data. 4 Figure IV-19 maps Census tracts that meet the criteria of being low income and having low access to grocery stores. Light orange shading on the map indicates a Census tract designated low income5 with "a significant population or share of the population that lives at least ½ mile from a supermarket in an urban area, or 10 miles from a supermarket in a rural area." Darker orange shading indicates Census tracts that are low income and the distance of most residents to a grocery store is at least one mile in an urban area or 20 miles in a rural area. These maps suggest that there are pockets of restricted food access across the region, particularly on the outskirts of downtown Sacramento, and areas surrounding downtown of other cities in the region. Restricted access at the 1-mile level – suggesting low income populations living 1 or more miles from a supermarket – exist north and northeast of downtown Sacramento, to the west of McClellan Airfield and near Arden-Arcade. Other areas of restricted access at the 1-mile level include south Sacramento, an area of north Citrus Heights, southern Roseville, northern Rancho Cordova, and an area west of Galt. These communities may have more limited access to healthy foods given their distance from a supermarket. Participants in a focus group with low income residents of Rancho Cordova expressed a need in their neighborhood for more healthy food choices, rather than fast food and for better quality produce in local stores.

Figure IV-19.

Low Income Census Tracts with Low Access to Grocery Stores, 2015

4 Includes all retailers participating in the SNAP program and outlets identified in TDLinx, a Nielsen directory listing supermarkets, grocery stores, convenience stores, and other food stores/outlets. https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/

5 A Census tract is categorized as low income based on the following criteria, outlined by the Department of Treasury's New Markets Tax Credit program: The tract's poverty rate is 20 percent or greater; or the tract's median family income is less than or equal to 80 percent of the State-wide median family income; or the tract is in a metropolitan area and has a median family income less than or equal to 80 percent of the metropolitan area's median family income. https://www.ers.usda.gov/data-products/food-access-research-atlas/documentation/

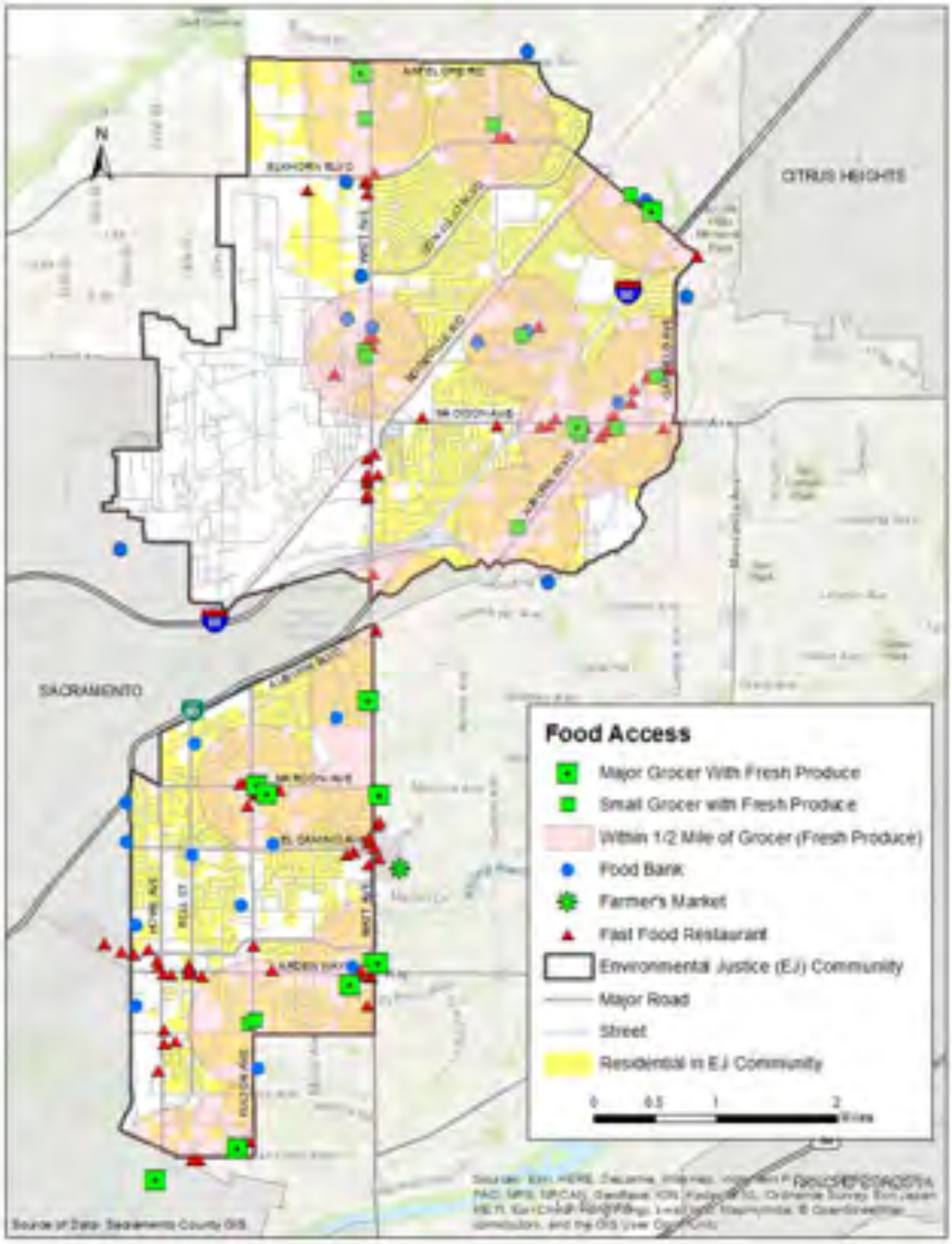


Note: LI=Low Income Census tract. 1 mile/20 mile access (dark orange) indicates low income Census tracts where the closest grocery store is one or more miles away (20 miles or more in rural areas). ½ mile/10 mile access (light orange) indicates low income Census tracts where the closest grocery store is ½ mile away (10 miles away in rural areas).

Source: Root Policy Research from USDA Economic Research Services, ESRI, 2015 data.

Communities in the region are aware of this link between food access and health and are making efforts to address existing gaps. For example, Sacramento County's First Phase Environmental Justice Element and the associated background section of the County's General Plan considers food access. As shown in Figures IV-20 and IV-21, parts of the three County Environmental Justice areas—North Highlands, West Arden Arcade, and South Sacramento County—have access to grocers within a ½ mile radius, but there are clearly gaps in this access by residents to grocers, as shown by yellow shaded residential areas not overlaid by pink shading.

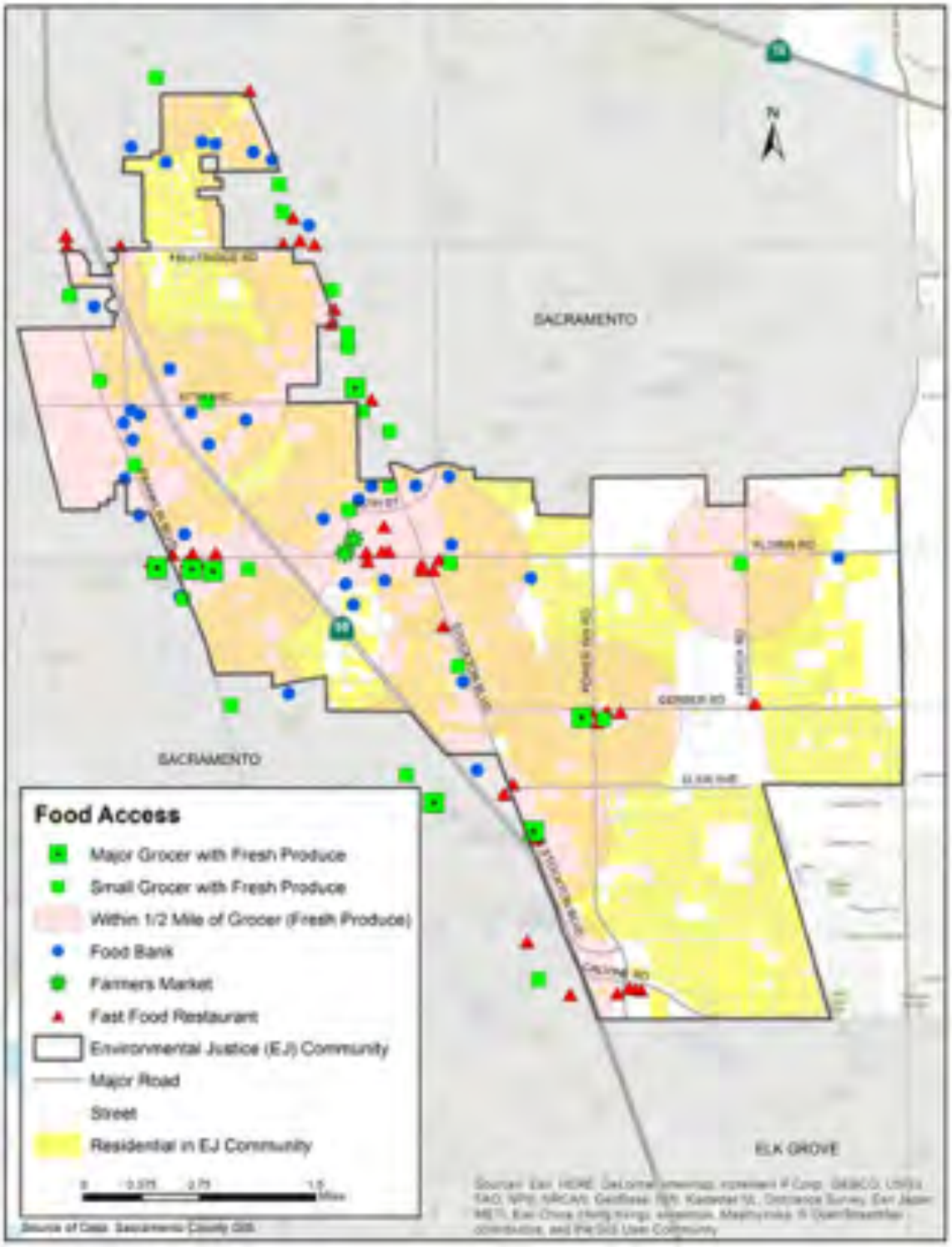
Figure IV-20.
Food Access in Sacramento County Environmental Justice Communities—North Highlands and West Arden Arcade



Note: Pink shading identifies residential areas within ½ mile of grocer (fresh produce). Green squares indicate small and large grocers with fresh produce.

Source: Root Policy Research from http://www.per.saccounty.net/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx.

Figure IV-21.
Food Access in Sacramento County Environmental Justice Communities—South Sacramento County

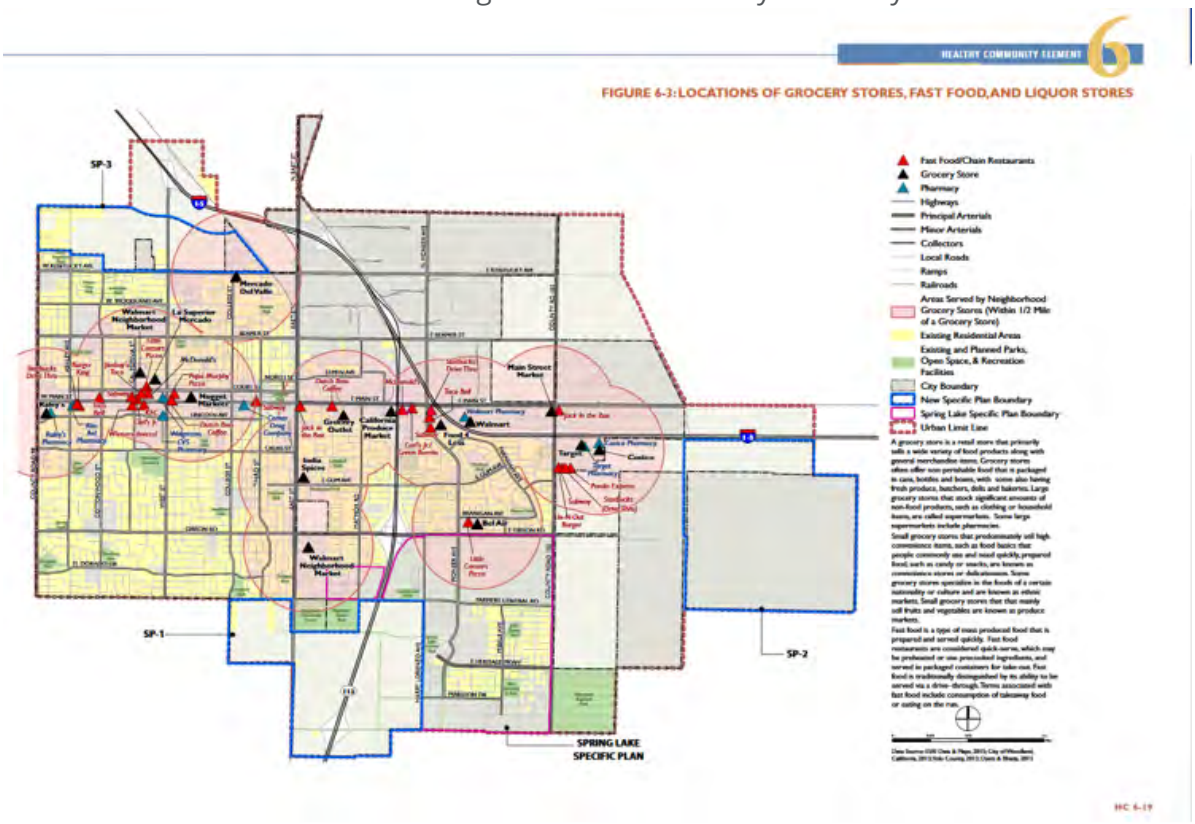


Note: Pink shading identifies residential areas within ½ mile of grocer (fresh produce). Green squares indicate small and large grocers with fresh produce.
Source: Root Policy Research from http://www.per.saccounty.net/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx.

In Woodland, the 2035 General Plan provides a map of existing grocery stores relative to fast food providers to identify any gaps in the community.6 The pink circles show the Woodland neighborhoods within ½ mile of a grocery store; while much of the city is well-served, it is apparent that some neighborhoods have less convenient access to grocery stores.

Figure IV-22.

Woodland Neighborhoods Served by a Grocery Store



Source: Root Policy Research from the City of Woodland 2035 General Plan, Healthy Community Element.

Convenient access to health care facilities. Access to health facilities is often linked to a person's neighborhood, particularly for populations that lack access to a personal vehicle. Residents' agreement with the statement "The location of health care facilities is convenient to where I live" varies by community, housing situation, and protected class.

- On average, residents of all communities agree or somewhat agree with the statement; residents of West Sacramento and Sacramento County are somewhat less

6 http://www.cityofwoodland.org/1000/Documents, pg. HC 6-19.

likely than regional residents to agree, and residents of Elk Grove, Davis, Woodland, and Rocklin are more likely to agree.

- While still agreeing, those who are precariously housed, low income, and voucher households are more neutral than higher income households, renters overall, and homeowners overall.

In focus groups, residents discussed a range of issues related to accessing health care services, particularly mental health care, finding doctors and dentists who accept MediCal, and prescription drug costs. Participants with mental illness stressed the importance of supportive services and organizations like Advocates for Mentally Ill Housing (AMIH) for helping them manage their illness, navigate the health system, and achieve and maintain stability.

- "Mental health doesn't get enough attention or resources. You get 5150'd and think they've promised you a bed, but there is no bed, so it's back to the hospital." (Disability focus group participant)
- "My doctor makes a decision and gives me a prescription but then MediCal says, no, do this instead. This is so terrible, because I get stable on a medication, MediCal changes it, and there are horrible consequences." (Disability focus group participant)
- "Mental health and substance abuse issues are disproportionately high in the trans community. Some people don't have the capacity to do self-care, and some really struggle with mental health issues and tough relationship issues." (Transgender focus group participant)

At pop up events, residents identified a need for more mental health services as well as treatment options for people with drug or alcohol addiction.

- "Not enough mental health services (ACES)!" (Elk Grove pop up participant)
- "More money for drug/mental health rehab." (Valley Mack pop up participant)
- "Not enough rehab help for addicts." (West Sacramento pop up participant)

Air Quality. According to the American Lung Association, county level data on various air pollutants suggests that Sacramento, Yolo, and Placer Counties all have high-ozone and short-term particle pollution count days above the average for metropolitan areas. The Sacramento-Roseville area is ranked 5th out of 227 metro areas for the most

high-ozone days, and 19th for the most short-term particle pollution days out of 201 metro areas.7 Increasing frequency and intensity of wildfires may contribute to the region's high ozone and short-term particle pollution count days exceeding the national average for metropolitan areas.

Supportive network of friends or family. Homeowners and higher income households are somewhat more likely than low income, precariously housed, voucher holders and renters to agree that they have "a supportive network of friends or family in my neighborhood or community." Residents of Sacramento and Sacramento County are more neutral on this measure than residents of Davis, Roseville, and Woodland. Among members of protected classes, residents with LEP are more likely to disagree with the statement.

In focus groups, participants with mental illness and transgender participants expressed the lack of support, acceptance, and inclusion they experience in the greater community, but also discussed the importance of support from others who share their experience.

- "The community needs to be more trans friendly, both locally and nationally. We have to be allowed to exist and not be discriminated against in employment, housing, and the law." (Transgender focus group participant)
- "People look at the mentally ill and look at you like you're a rancid dog." (Disability focus group participant)
- "I was harassed out of HUD housing by the property manager and neighbors because of my mental illness." (Disability focus group participant)

Housing condition. Residents of Sacramento are most likely to have a neutral response (neither agreeing nor disagreeing) with the indicator "Housing in my community is in good condition and does not need repair," while residents of Roseville, Elk Grove, and Rocklin tend to strongly agree with the statement.

- Residents who are low income, precariously housed, voucher holders, and renters are less likely than homeowners and higher income households to agree that housing in their neighborhood is in good condition.
- Among members of protected classes, Native American and African American respondents were most likely to be neutral about this indicator, while residents with LEP and Asian respondents agreed most strongly that

7 http://www.lung.org/our-initiatives/healthy-air/sota/city-rankings/states/california/yolo.html

homes in their neighborhood are in good condition and do not need repair.

In several focus groups, discussion about poor housing conditions focused often on what stakeholders termed "housing of last resort" and residents termed housing owned by "slumlords." In other discussions, participants related stories about the good condition of their housing and neighborhood.

- Rancho Cordova low income focus group participants described two issues related to housing conditions. On the one hand, some shared that the lack of home and apartment building maintenance and lack of code enforcement results in "neighborhood trash and decay". Others experienced the difficult situation of having been evicted when their landlord was cited with violations from code enforcement.
- "The quality of housing depends on the management and on the maintenance men. This has gone downhill at Pin Yuen. There are no services after hours or on weekends. The elevator breaks often, and they tell you to use the freight elevator, but you can't use the freight elevator when people are moving in." (Disability focus group participant)
- "Slumlords have people living in horrible conditions." (Sacramento low income focus group participant)
- "People get comfortable living in bad places. Landlords don't fix stuff." (Sacramento low income focus group participant)

"Housing is well-maintained in my neighborhood" was voted the fifth most important outcome out of 20 outcomes by participants in the pop up activity. One participant commented, "I want a decent apartment that doesn't have rats, pests, or is rundown." (LGBTQ pop up event participant)

Stakeholder perspectives—housing condition. Housing condition was a topic of discussion in most of the stakeholder focus groups particularly related to market rate rental housing affordable to very low income households or with landlords willing to rent to households with imperfect credit, rental, or criminal histories. On the homeownership side, stakeholders described how condition issues lead to code enforcement interactions which often lead to "lockouts", where very low income homeowners need repairs for health and safety, but

cannot afford to make them. Stakeholders discussed condition issues in all of the participating communities and considered this a top priority for all of the jurisdictions.

- "Code enforcement is put into a tough position. A landlord rented a home "as is"—it didn't have heat and it wasn't habitable. We found out about it because the tenant thought there was a gas leak. The landlord didn't have the money to fix the problem, so he wants the tenants out." (Stakeholder focus group participant)
- "Rising rents, people moving up from the Bay Area are causing people to be displaced—gentrification. In Oak Park, code violations are used to kick people out of their own home. It's the 'new neighbors' who call code enforcement on the people who have always lived there." (Stakeholder focus group participant)
- "A home repair program has to be a top priority. How much does it cost to fix a roof and prevent homelessness? Code enforcement money could be redirected. Code enforcement's lockouts are causing senior homelessness." (Stakeholder focus group participant)
- "In the Oak Park neighborhood, Habitat had 800 requests for home repairs last year; with volunteers and donated materials, we repaired 14 homes." (Stakeholder focus group participant)
- "When people ask us for help, we have to help them balance between what could be a code violation or a safety issue versus something that can be worked out. Once people call the city, they're in danger of a red tag and could become homeless." (Stakeholder focus group participant)

Crime and safety. Among the healthy neighborhood indicators, "The area where I live has lower crime than other parts of the community," had some of the widest variation when examined by jurisdiction, with Sacramento residents viewing this indicator most neutrally, and Rocklin residents agreeing most strongly.

- Voucher holders are least likely to agree that their neighborhood has lower crime, while high income households and homeowners are most likely to agree.
- Among members of protected classes, African American residents and Native American residents are least likely to agree that their neighborhood has lower crime, while residents with LEP, Asian, and non-Hispanic White residents are most likely to agree.

When describing what they liked the most—or the least—about their current housing situation, crime and safety issues were among the most common responses offered by focus group participants, particularly those in low income, disability, transgender, and African American focus groups.

- "There's a field where the homeless are camping. I understand homelessness and if they're not bothering us, I don't want to bother them. But, I have kids. It becomes an eyesore, there's garbage everywhere. From just one week of them camping, there's two big piles of garbage. Those people are suspect, and on drugs. My daughters like to play outside, but I can't let them because of the homeless." (African American focus group participant)
- "My neighborhood is diverse; it's predominantly Latino and African American. It's easier to get a place in the neighborhood because it's not considered the best. There's places for rent that are not being rented because they require too much. SHRA has unoccupied buildings in the neighborhood. No one wants to deal with the crime and the violence. The crime and the violence is out of control." (African American focus group participant)
- "I love that the (AMIH) housing is safe, secure, and monitored." (Disability focus group participant)
- "I just want safety, a roof over my head; peace. I don't want it to be turned up." (Sacramento low income focus group participant)
- "Where I live it's not safe, there's violence, drug problems." (Rancho Cordova low income focus group participant)
- "It's really stressful where I live. The neighbors scream and yell, the police are always arresting someone, there's been violence; it's a rough area and it keeps getting worse." (Transgender focus group participant)

"My neighborhood is safe" is the #1 outcome prioritized by participants in the pop up engagement events. In addition to voicing a desire for safety, some pop up participants expressed a desire for a greater police presence in their neighborhood. For some, safety means it is "safe to walk in my neighborhood." (Oak Park pop up participant) Others lauded safety as one of their community's strengths. "My neighborhood is great; low crime." (Galt pop up participant)

Stakeholder perspectives—crime and safety. In focus groups, stakeholders shared that the most affordable

housing is often located in neighborhoods with high crime rates. In addition, those serving people in recovery, with mental illness, re-entry populations, and LGBTQ youth, described the difficulty in helping these vulnerable residents achieve stability when the only place they can afford to live are the very neighborhoods they are trying to avoid.

- "Oftentimes, affordable housing is located in the neighborhood where residents who have experienced trauma were traumatized." (Stakeholder focus group participant)
- "Among homeless LGBT youth, 70 to 80 percent have been victims of a crime, including sex trafficking, and it is unsafe to locate them back in the neighborhoods where their abusers are." (Stakeholder focus group participant)

Education

This section discusses educational opportunities in the Sacramento Valley region. The section primarily focuses on equity in K-12 education.

School proficiency indicators. Figures IV-23 through IV-25 map elementary school proficiency in the region's neighborhoods. The maps rely on data from the California Department of Education pulled from the Education Data Partnership, showing California Assessment of Student Performance and Progress (CAASPP) proficiency rates in English and Language Arts (ELA) and math. 8 These CAASPP data suggest wide variation across the region in elementary school proficiency, as measured by the share of students scoring proficient or higher on the ELA and math assessments, similar to the HUD Opportunity Indicator for access to proficient schools. Across schools in the twelve jurisdictions reviewed, as few as 3 percent of students, and as many as 86 percent of students met or exceeded the ELA standards in a given elementary school, with an average of 44 percent student proficiency.9 The maps on the following pages also rely on data from the American Community Survey on race and ethnicity by Census tract to identify concentrations of racial and ethnic minorities.

When comparing the location of proficient schools to neighborhoods with concentrations of people of color, it is clear

8 http://www.ed-data.org/Comparisons?compType=districts

9 This analysis only included data from 239 public elementary schools in the following jurisdictions: Citrus Heights, Davis, Elk Grove, Folsom, Galt, Isleton, Rancho Cordova, Rocklin, Roseville, Sacramento, West Sacramento and Woodland.

that access to proficient schools varies both within a jurisdiction and across jurisdictions.

- In south and north Sacramento and in Woodland, children from predominantly African American and Hispanic neighborhoods are less likely to attend proficient elementary schools.
- In Roseville, Davis, Rocklin, and Folsom, residents of neighborhoods with concentrations of African American and Hispanic residents are more likely to have access to proficient schools.
- Native American population concentrations appear near a mix of higher proficiency schools in and around Roseville, Rocklin, and Elk Grove, as well as lower proficiency schools in Woodland, near Rancho Cordova, and in parts of Sacramento.
- Areas with high concentrations of Asian residents, by contrast, primarily exist in areas with higher proficiency schools, around Roseville, Rocklin, Elk Grove, Davis, and other parts of the region. However, some areas of Asian population concentration near lower proficiency schools exist in south and north Sacramento.

Figure IV-23.
Elementary School CAASPP English Language Arts/Literacy Proficiency Rates, Census Tracts with Black Concentrations

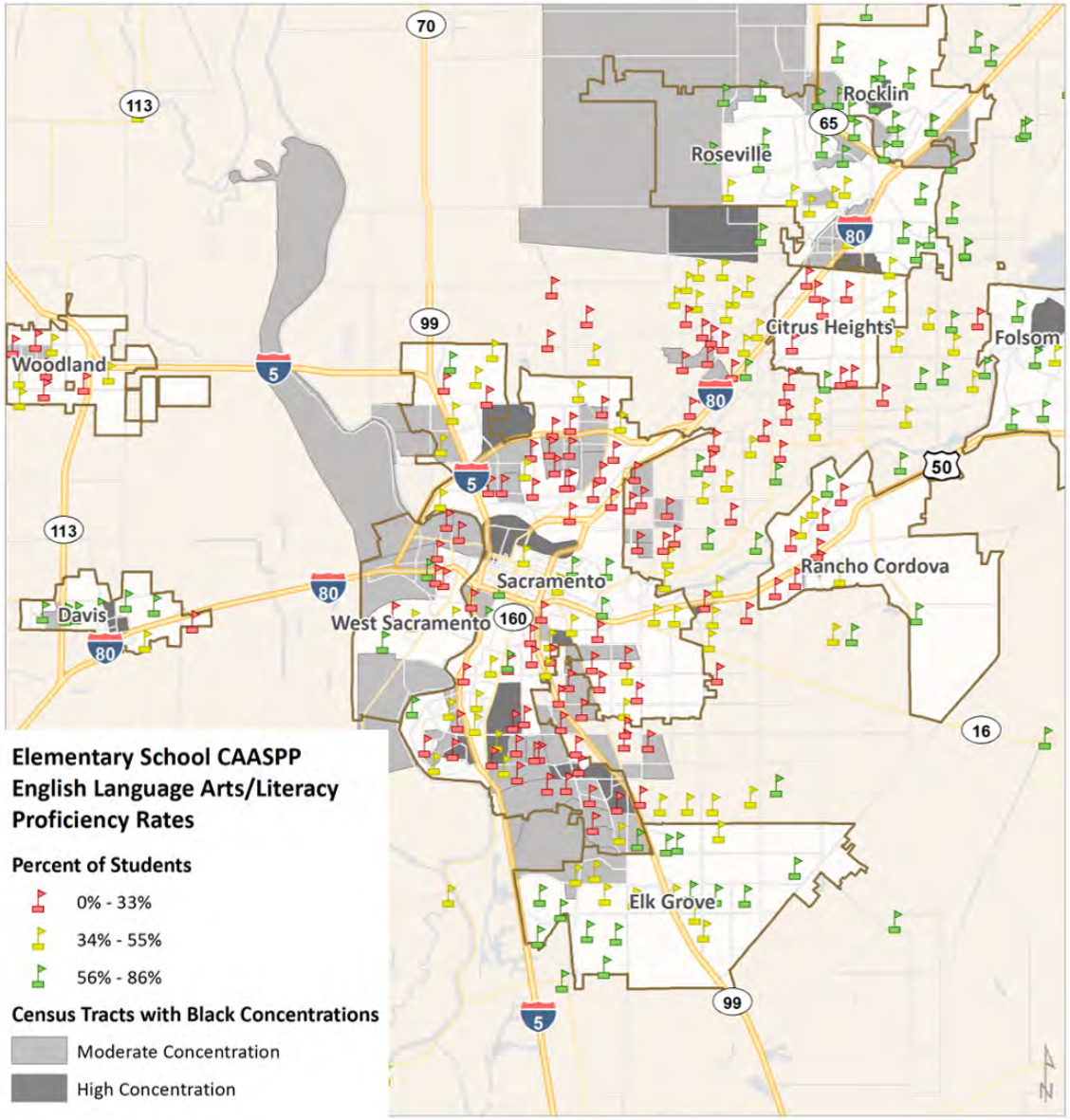
Note:

Elementary schools include public elementary schools in Sacramento, Placer, and Yolo counties.

Concentrations are calculated using the average share (%) of residents of a race or ethnicity across Census tracts in each county. Census tracts with a share (%) of residents of a given race or ethnicity one standard deviation above the county share are identified as moderate concentration and tracts with shares (%) two or more standard deviations above the county share are considered high concentration.

Source:

Root Policy Research from The Education Data Partnership, California Department of Education, IPUMS National



Historical GIS Database Version
12.0 – University of Minnesota.

Figure IV-24.
Elementary School CAASPP English Language Arts/Literacy Proficiency Rates, Census Tracts with Hispanic Concentrations

Note:

Elementary schools include public elementary schools in Sacramento, Placer, and Yolo counties.

Concentrations are calculated using the average share (%) of residents of a race or ethnicity across Census tracts in each county. Census tracts with a share (%) of residents of a given race or ethnicity one standard deviation above the county share are identified as moderate concentration and tracts with shares (%) two or more standard deviations above the county share are considered high concentration.

Source:

Root Policy Research from The Education Data Partnership, California Department of Education, IPUMS National

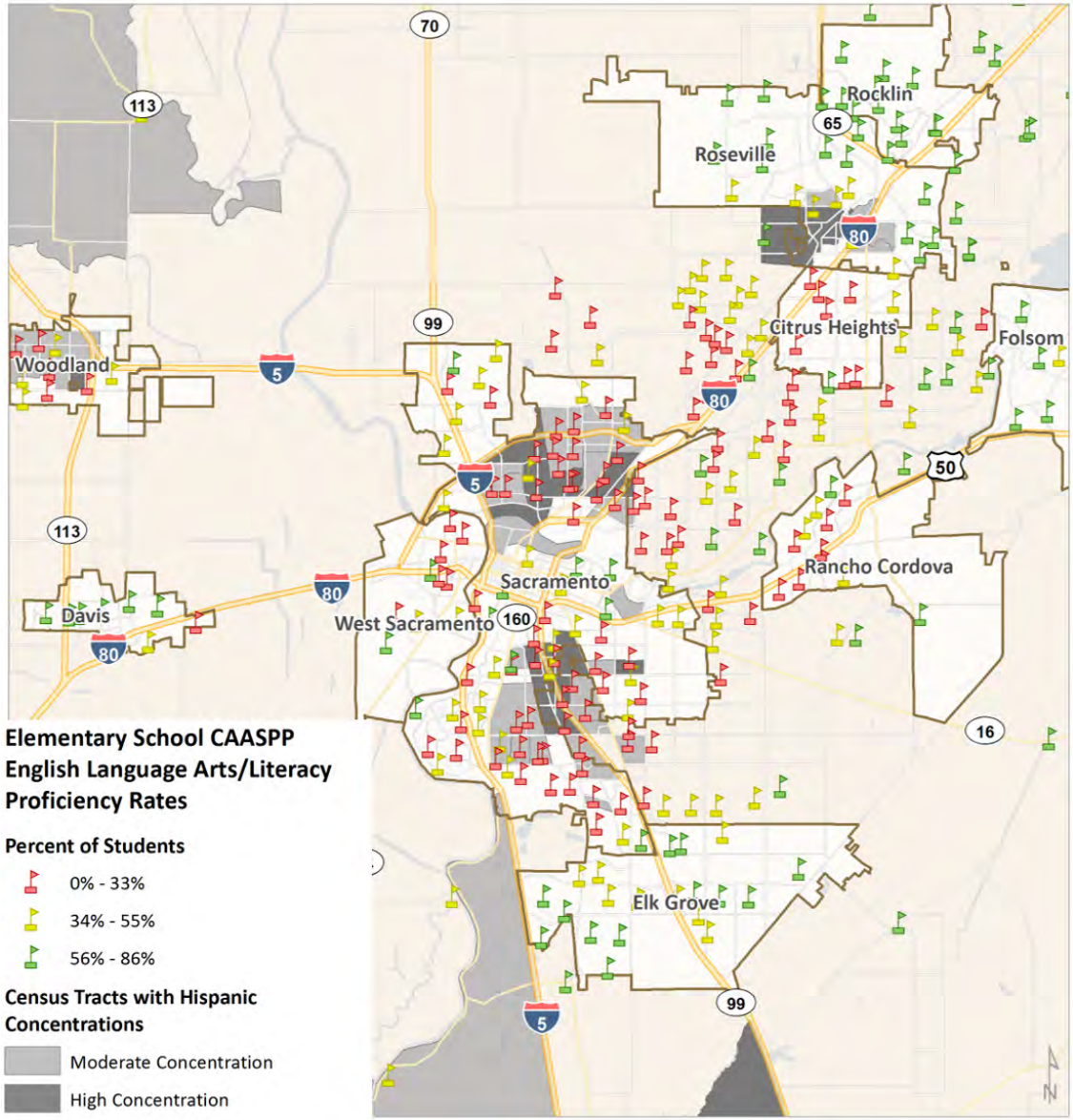


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Figure IV-25.
Elementary School CAASPP English Language Arts/Literacy Proficiency Rates, Census Tracts with Native American Concentrations

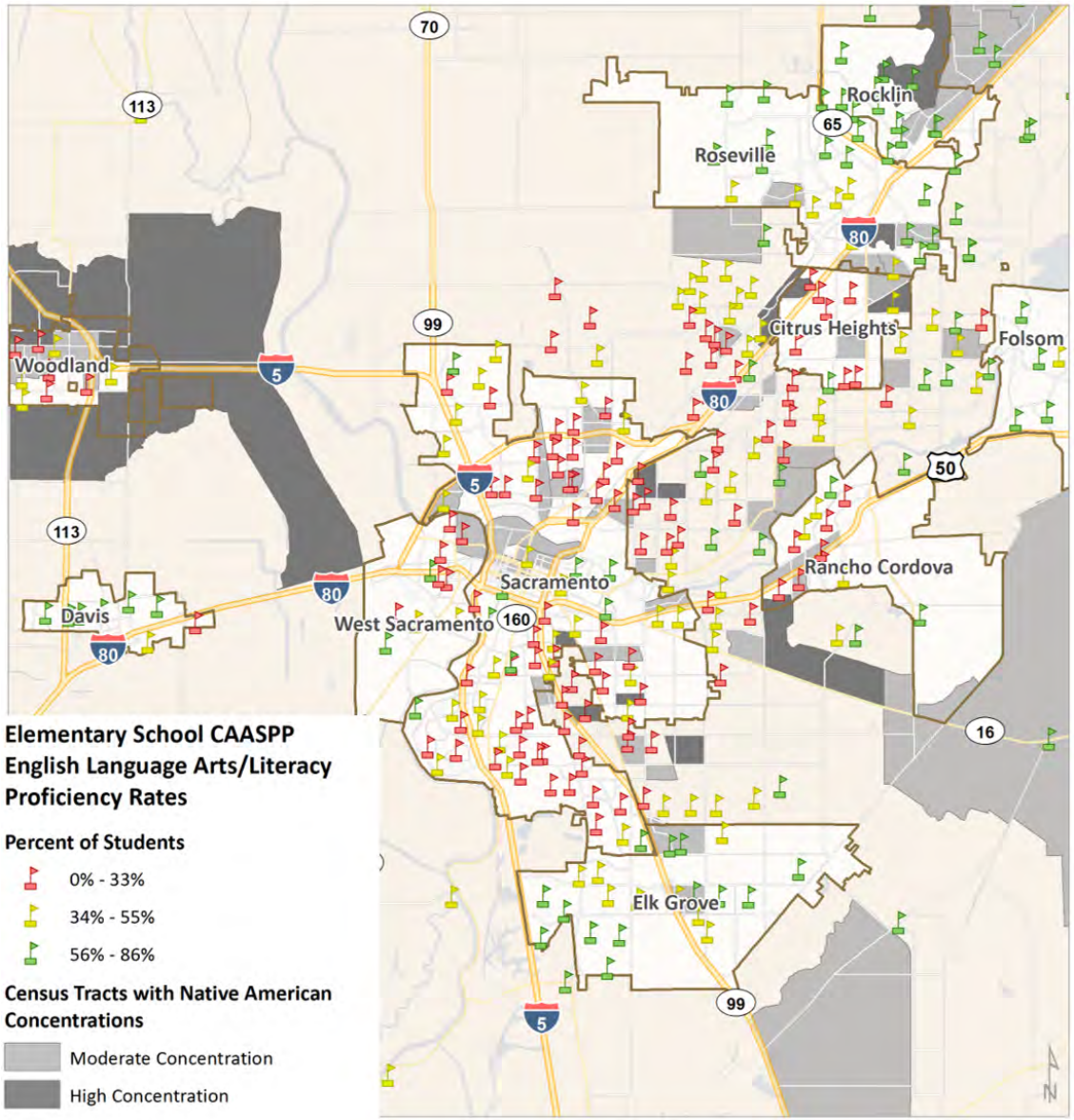
Note:

Elementary schools include public elementary schools in Sacramento, Placer, and Yolo counties.

Concentrations are calculated using the average share (%) of residents of a race or ethnicity across Census tracts in each county. Census tracts with a share (%) of residents of a given race or ethnicity one standard deviation above the county share are identified as moderate concentration and tracts with shares (%) two or more standard deviations above the county share are considered high concentration.

Source:

Root Policy Research from The Education Data Partnership, California Department of



Education, IPUMS National Historical GIS Database Version 12.0 – University of Minnesota.

Figure IV-26.
Elementary School CAASPP English Language Arts/Literacy Proficiency Rates, Census Tracts with Asian Concentrations

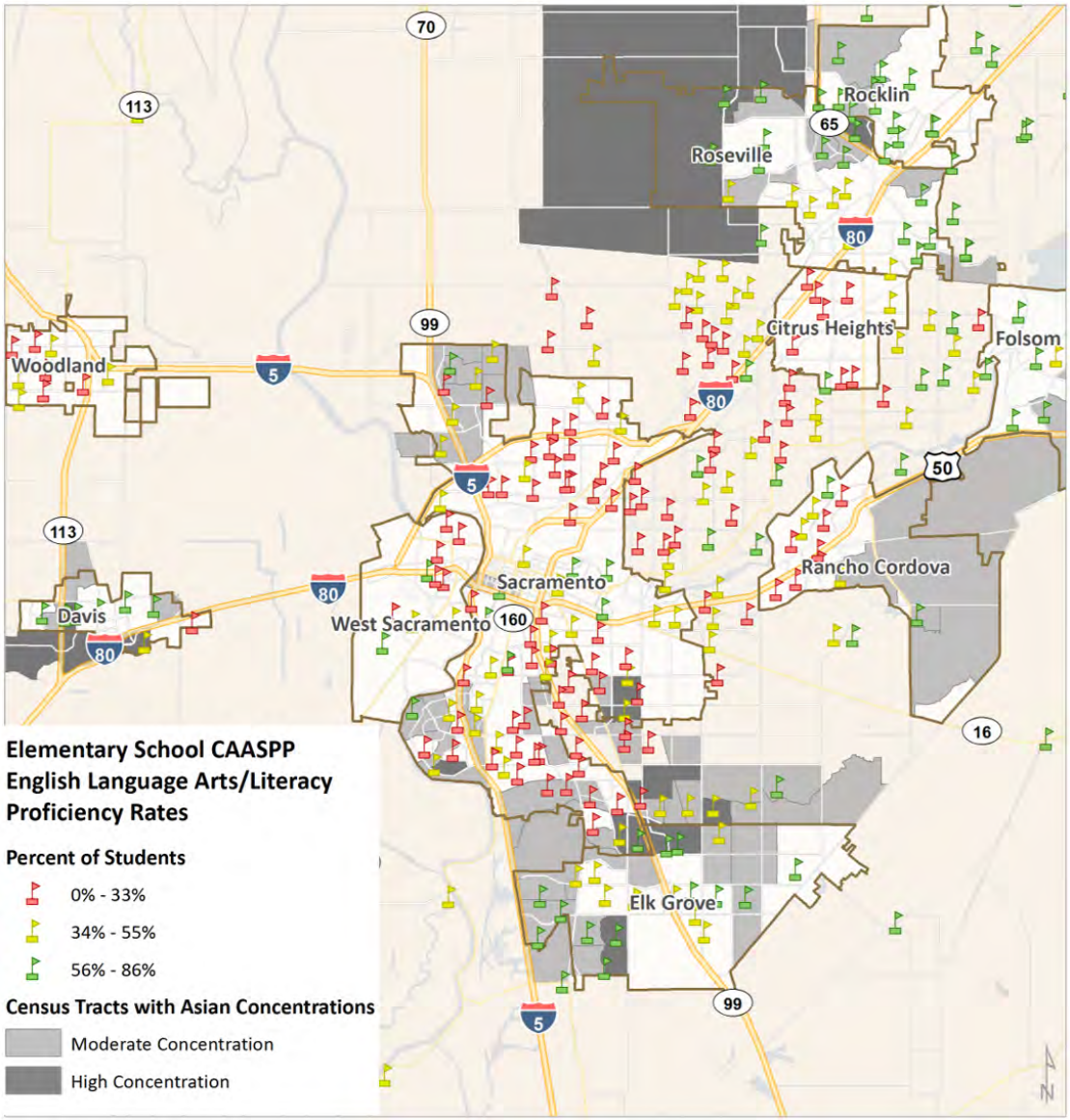
Note:

Elementary schools include public elementary schools in Sacramento, Placer, and Yolo counties.

Concentrations are calculated using the average share (%) of residents of a race or ethnicity across Census tracts in each county. Census tracts with a share (%) of residents of a given race or ethnicity one standard deviation above the county share are identified as moderate concentration and tracts with shares (%) two or more standard deviations above the county share are considered high concentration.

Source:

Root Policy Research from The Education Data Partnership, California Department of Education, IPUMS National



Historical GIS Database Version
12.0 – University of Minnesota.

School finance reform. In 2013, California passed school finance reform to begin to address disparities in student proficiency among low income, English learner, and foster-youth.10 The Local Control Funding Formula (LCFF) outlined a new formula for distributing funding to districts with high numbers of English learners, low income students, and foster-youth, as well as providing districts autonomy in designing programs to help those youth succeed academically, and is considered an equity-focused education reform. Concurrent to LCFF implementation, California also implemented "the Common Core State Standards and Next Generation Science Standards, implementation of the Smarter Balanced Assessment System, and development of new educator preparation and licensure standards to support the more rigorous academic goals." Combined, these equity-oriented reforms are known as the "California Way," a dramatic shift from the "test and punish" orientation codified by the federal No Child Left Behind Act to an approach focused on student and school success driven by local control.

The law has been criticized for its lack of accountability or transparency in how school districts utilize the funding. However, early evidence from the Learning Policy Institute suggests the law has had a positive impact on graduation rates among low income students.11 School districts are required to prepare a Local Control and Accountability Plan (LCAP) to outline their use of the funding and academic progress. For example, the Sacramento City Unified School District's (SCUSD's) 2017-2018 annual update reviews performance, specifies the greatest needs within the district, reports on goals, and describes how student services are increased or improved.12 A Parent Advisory Committee for the LCAP, appointed by the Superintendent and School Board members, serves to bring the parent perspective to LCAP implementation.13

Disparity in discipline within schools. In California, as in many states, African American, Latino, and special needs children face more school suspensions, disciplinary actions, and expulsions relative to their share of the student population than non-Hispanic White and Asian

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10 https://www.cde.ca.gov/Fg/aa/lc/lcffoverview.asp

11 Furger, R. C., Hernández, L. E., & Darling-Hammond, L. (2019). The California Way: The Golden State's quest to build an equitable and excellent education system. Palo Alto, CA: Learning Policy Institute. https://learningpolicyinstitute.org/sites/default/files/product-files/California_Way_Equitable_Excellent_Education_System_REPORT.pdf

12 https://www.scusd.edu/sites/main/files/file-attachments/2017-20_lcap_for_public_hearing.pdf

13 https://www.scusd.edu/local-control-and-accountability-plan-lcap-resources

children. This situation disrupts the educational environment of many students and, in the case of suspensions and expulsions, can place children in more vulnerable or harmful environments (e.g., if the home environment is unsafe or unsupervised).

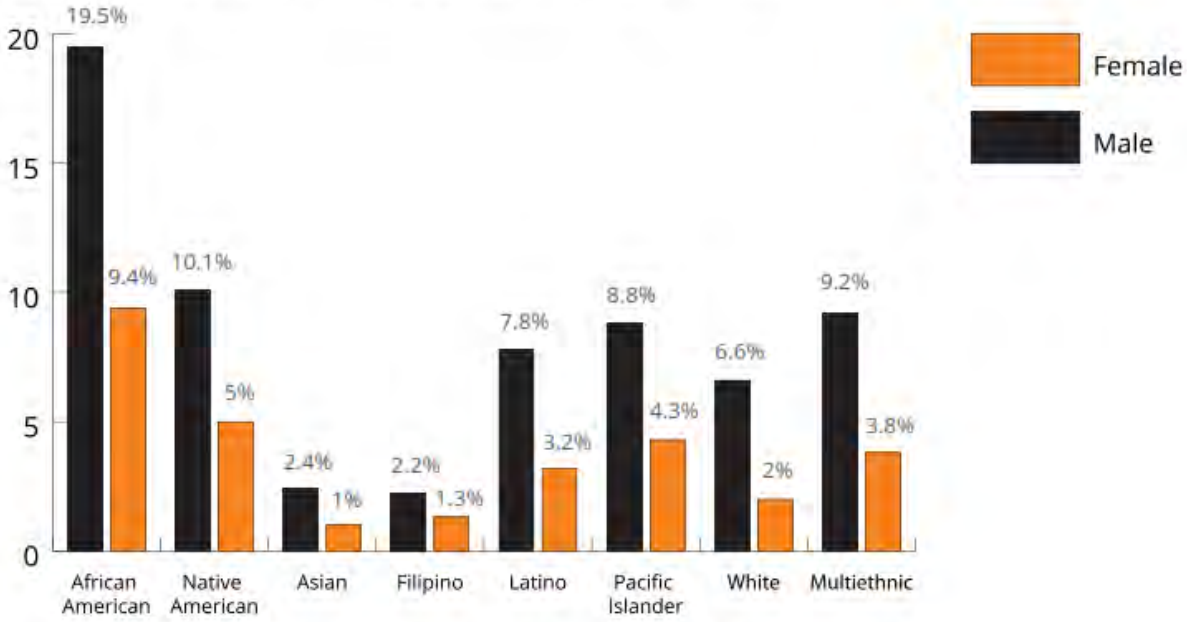
A recent brief prepared by the California Community College Equity Assessment Lab identified Sacramento County and several of its school districts as having some of the highest suspension rates in California.14 Suspension rates in Sacramento County schools vary widely by race or ethnicity, with Black males suspended at a rate more than five times the state average. In Sacramento County schools, suspension rates by race and ethnicity include:

- One in five Black males (20%);
- One in 10 Native American males (10%);
- One in 11 multi-racial males (9%);
- About one in 12 Pacific Islander males (8%);
- One in 15 White males (7%); and
- One in 50 Asian males (2%).

Figure IV-27 presents male and female suspension rates by race and ethnicity for students in Sacramento County schools in the 2016-2017 school year.

14 Wood, J. L, Harris III, F., & Howard, T. C. (2018). "The capitol of suspensions: Examining the racial exclusion of Black males in Sacramento County." San Diego: CA Community College Equity Assessment Lab. Accessed on July 24, 2018 at https://cceal.org/wp-content/uploads/2018/06/sacramento.pdf

Figure IV-27.
Suspensions Rates in Sacramento County by Race and Gender, 2016-2017



Source: Wood, J. L, Harris III, F., & Howard, T. C. (2018). The capitol of suspensions: Examining the racial exclusion of Black males in Sacramento County. San Diego: CA Community College Equity Assessment Lab.

Figure IV-28 presents suspension data for Black male students in the five Sacramento County school districts with the highest suspension rates—Sacramento City Unified, Elk Grove Unified, Twin Rivers Unified, San Juan Unified and Natomas Unified. As shown, suspension rates of African American males among these districts range from 16 percent in Elk Grove Unified to 20 percent in Sacramento City Unified. In addition to individual suspension rates, the data show that slightly more than half of Black students are suspended once in a school year, while the remainder experience multiple suspensions.

Figure IV-28.
Top 5 School Districts in Sacramento County with Highest Total Suspensions of Black Males in Sacramento County, 2016-2017

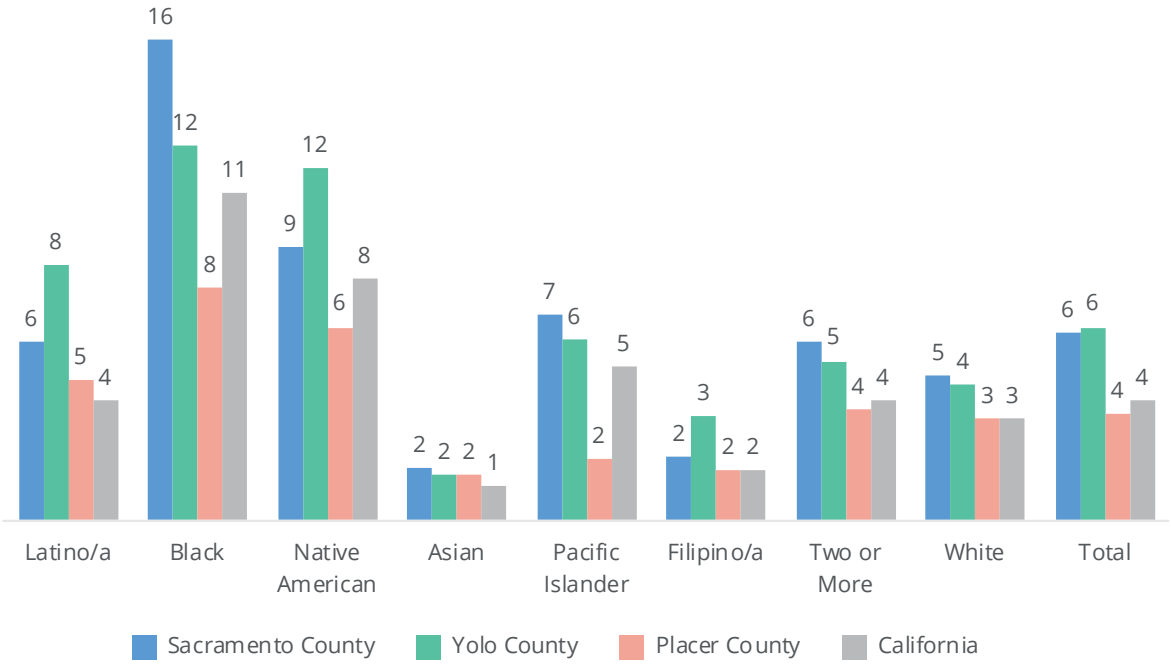
	School District	Total Suspensions	Unduplicated Suspensions	Total Black Male Enrollment	Suspension Rate	One Time Suspensions	Multiple Suspensions
1	Sacramento City Unified	1,859	887	4,286	20.70%	55.10%	44.90%
2	Elk Grove unified	1,476	745	4,527	16.50%	58.00%	42.00%
3	Twin Rivers Unifed	1,224	553	2,745	20.10%	54.10%	45.90%
4	San Juan Unified	1,054	430	2,233	19.30%	49.30%	50.70%
5	Natomas Unified	506	273	1,440	19.00%	56.80%	43.20%

Source: Wood, J. L, Harris III, F., & Howard, T. C. (2018). The Capitol of Suspensions: Examining the racial exclusion of Black males in Sacramento County. San Diego: CA Community College Equity Assessment Lab.

Data from the California Department of Education compiled by Race Counts indicate that while Sacramento County does have a high rate of suspensions, suspensions also disproportionately impact students of color in Yolo County and Placer County. Figure IV-29 presents the rate of student suspensions in Sacramento, Placer and Yolo counties by race and ethnicity.

Figure IV-29.

Suspensions per 100 Students by County and Race/Ethnicity, 2014-2015



Source: Root Policy Research from Race Counts and California Department of Education.

Resident perceptions on school quality. Residents who participated in community meetings and focus groups for the AI were asked about school quality in their neighborhoods and the region. Survey

respondents evaluated the ease of finding housing they could afford close to good quality public schools.

Figures IV-30 through IV-32 present resident perceptions of their access to quality schools, employment opportunities, and transportation. On average, regional residents lean toward disagreeing with the access to proficient schools indicator: "In this area it is easy to find housing people can afford that is close to good quality schools." Of all the opportunity indicators included in the survey, the proficient schools indicator had the lowest average rating, with more residents tending to disagree that it is easy to find housing they can afford close to good quality schools.

- Davis residents are most likely to disagree with this statement, and Roseville residents are slightly more likely than others to somewhat agree.
- Renters, precariously housed residents, and low and moderate income residents are most likely to disagree that it is easy to find housing they can afford close to quality schools; homeowners and the highest income households only somewhat agree.
- Among members of protected classes, families with children and large families—the two classes that by definition include school-age children disagree—with this indicator. Asian residents and residents with LEP are most inclined to agree, but only slightly.

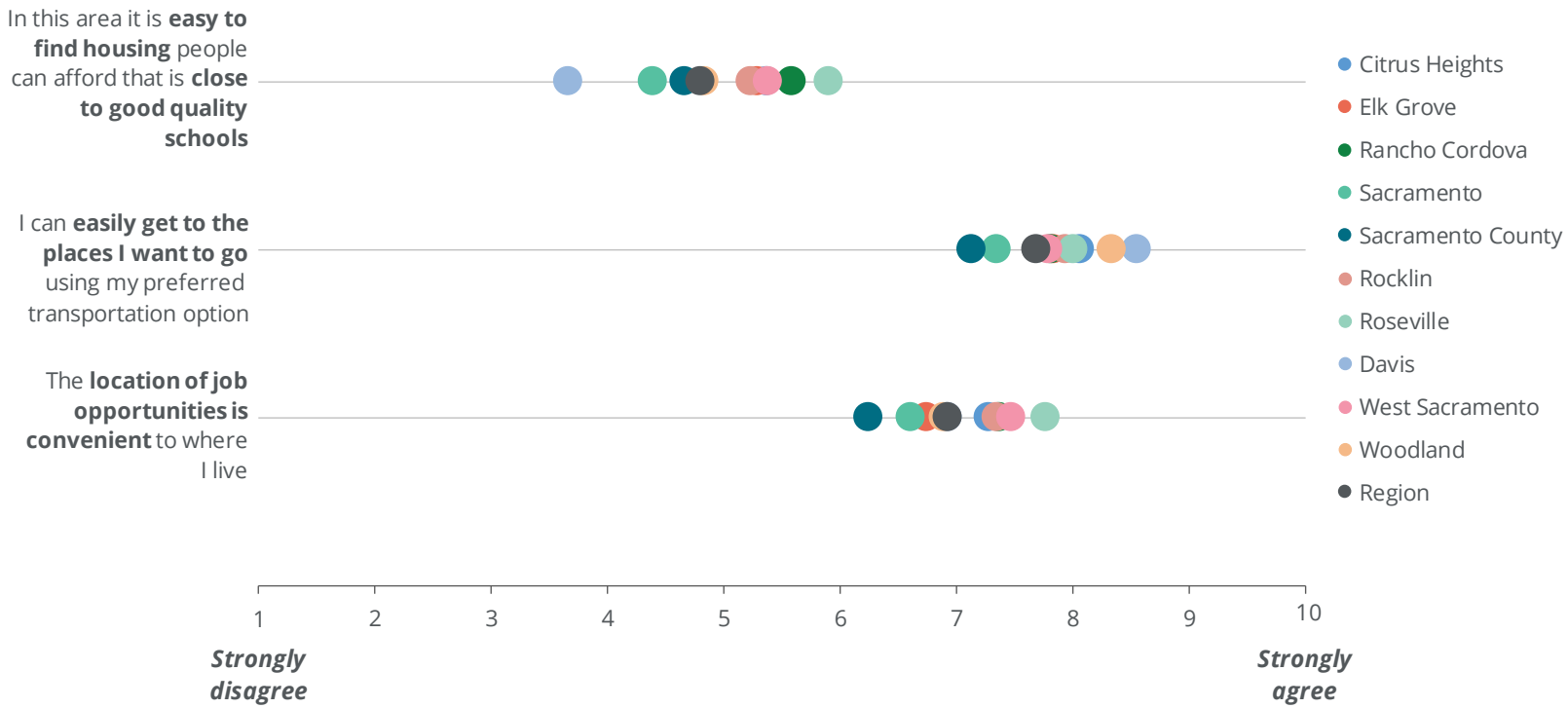
All in all, survey respondents, especially low income households, renters, the precariously housed, and families with children struggle to find housing they can afford close to quality public schools.

In the pop up engagement outcome prioritization exercise, "Schools in my neighborhood are of good quality" received the second highest number of votes from participants among 19 potential outcomes. At some events, participants praised the current quality of local schools while others hoped to see quality and safe routes for students to get to school improve in the future.

- "School and education is good here." (Elk Grove pop up participant)
- "We need safe routes to school." (South Sacramento pop up participant)
- "We need better schools." (Citrus Heights pop up participant)
- "There are good schools in Natomas." (Galt pop up participant)
- "I'm concerned there will be more budget cuts to schools." (West Sacramento pop up participant)

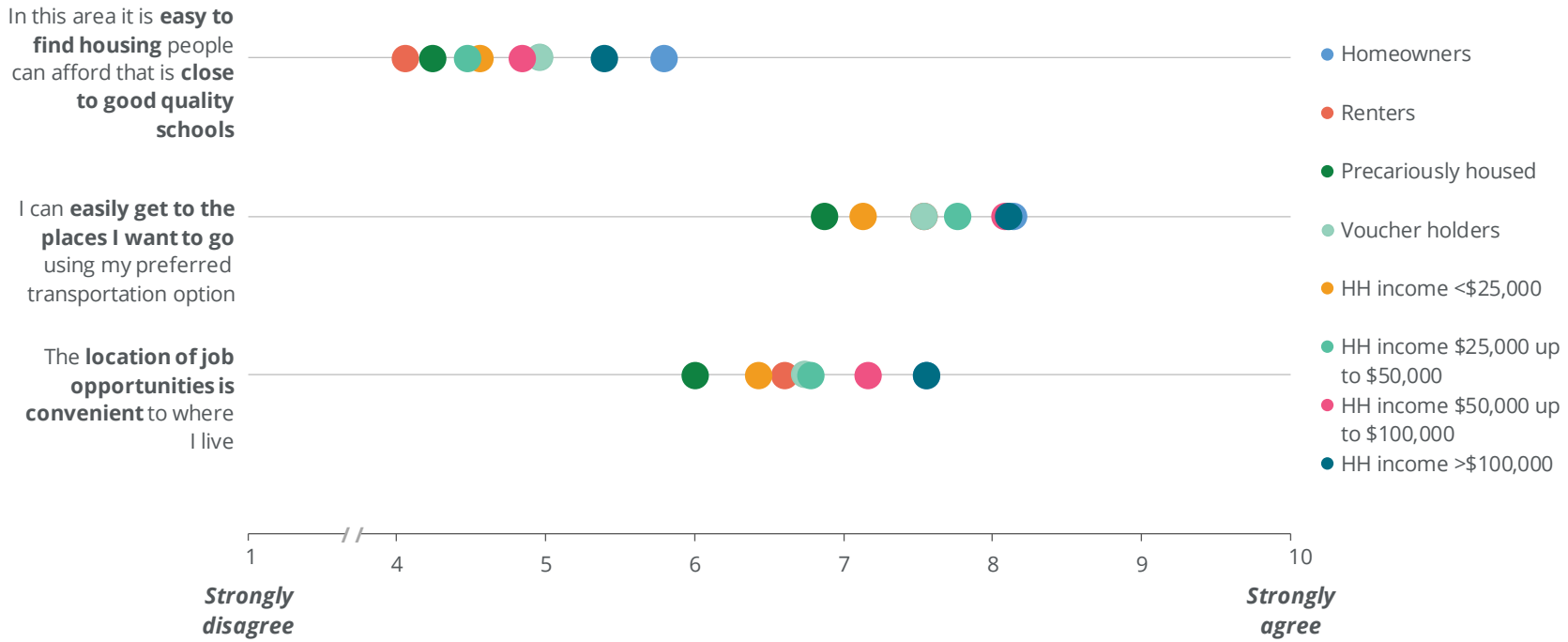
- “The high school needs improvement.” (Citrus Heights pop up participant)

Figure IV-30.
Access to Quality Schools, Transportation and Employment by Jurisdiction



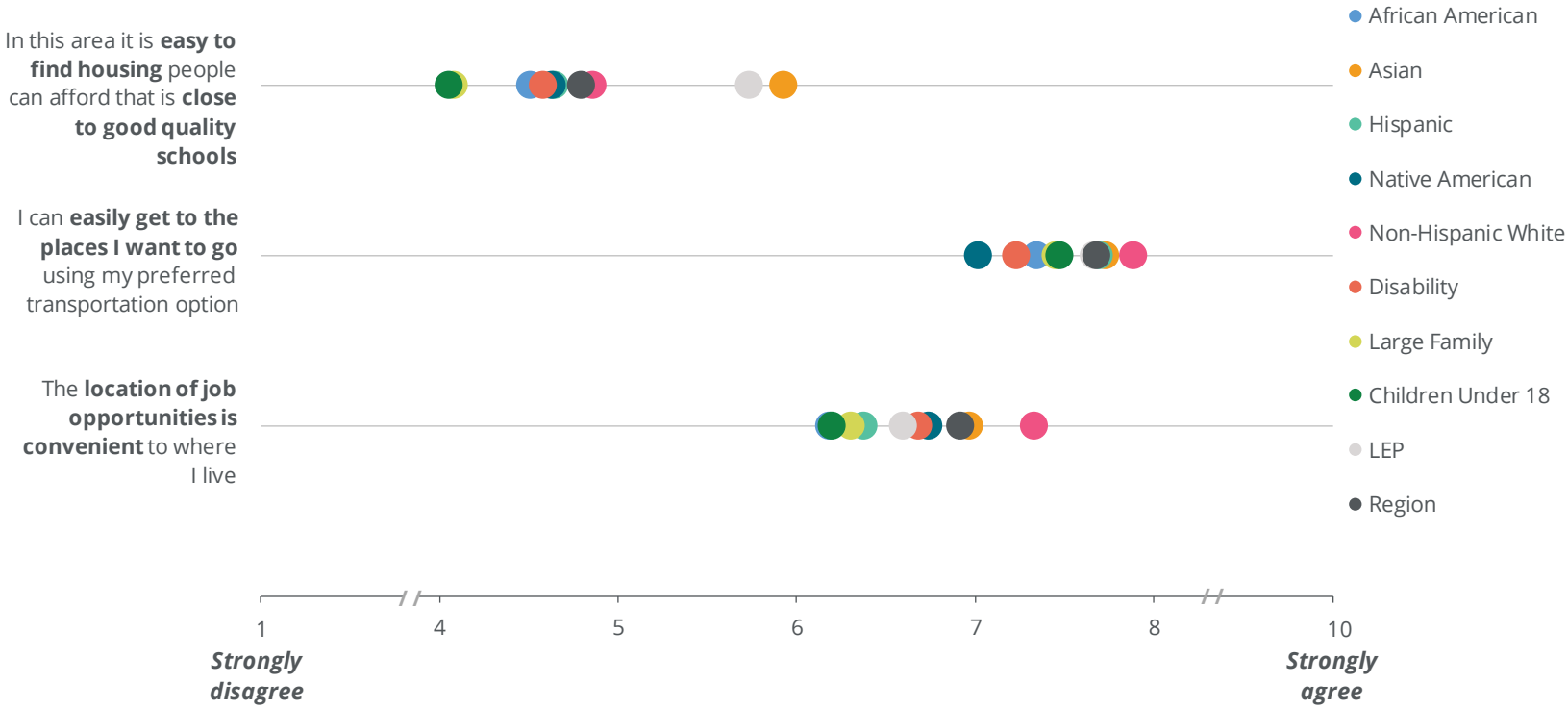
Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure IV-31.
Access to Quality Schools, Transportation and Employment, Tenure and Income



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure IV-32.
Access to Quality Schools, Transportation and Employment, Selected Protected Classes



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Participants in the African American resident focus group and the Rancho Cordova low income resident focus group had the most recent experience with public schools, as these two groups had the greatest number of participants with young children. Their experiences support the findings from HUD and other opportunity indicators that— with the exceptions of a few school districts (e.g., Davis, Rocklin, Roseville)—there are disparities in school quality between low and higher income neighborhoods, and these quality differences disproportionately impact people of color.

- In Rancho Cordova, low income residents described a school district with few options. In their experience, investment goes to new schools and older facilities are in poor shape. These residents perceive disparities in building and facility quality, programming, and education quality between schools in low and higher income neighborhoods. From their perspective, the only way to get a child into a better school is to move, and housing near good schools is not affordable. "Separate and unequal." (Rancho Cordova low income focus group participant)
- African American focus group participants living in Del Paso Heights and Oak Park shared their frustration with neighborhood school closures, concern about violence and safety, and the perception that many teachers don't care. For these parents, the loss of neighborhood schools that they attended as children rip in the fabric of their community.
  - "I don't like how they're closing the schools they we went to, like this one (Fruitridge)."
  - "I don't like the Del Paso Schools."
  - "The teachers at the schools in the 'hood don't care."
  - "The schools are NOT SAFE. There was a shooting. People sit outside the gate (of the school) and wait for the kids to come out."

Stakeholder perspectives—access to quality public schools. In their experience, there are few, if any, affordable housing options in neighborhoods, or districts, with "good schools." Stakeholders specifically referred to the school districts in Davis, Rocklin, and Roseville as "good" and that the quality of public schools increases the desirability, and the price, of housing in those areas. Elsewhere in the region, stakeholders associated low income neighborhoods with the worst performing schools in a given district.

- "Affordable housing options are much more limited if you want to keep your children in the Davis public schools." (Stakeholder focus group participant)

- "Access to quality schools is not much of an issue in Rocklin and Roseville; the schools are good." (Stakeholder focus group participant)
- "In order to get the good Davis schools, you either have to work for the University, or you work in Napa or Sacramento and sacrifice time with your kids or reduce the cost of how you live to be able to afford it here." (Stakeholder focus group participant)
- "What's most affordable (for housing) in Sacramento County tends to be in areas that are unsafe, have bad schools, and no access to grocery stores." (Stakeholder focus group participant)
- "In Rancho Cordova, the poorly performing schools are in poor neighborhoods. This also correlates with neighborhoods that never got street lights, and don't have a sidewalk network, or few sidewalks if any." (Stakeholder focus group participant.)
- "Eight or nine schools in the Sacramento Unified District closed." (Stakeholder focus group participant)

Transportation and Mobility

"The region's progress has been mixed when it comes to transportation and providing more transportation options… Transit service is struggling and the connection between land use and transit is not being fully utilized. That said, the region enjoys above average shares of walking and bicycling commute trips, the increase in "work at home" in the region is positive for reducing hour peak travel demand, and the growth of Transportation Network Companies (TNCs) provides new travel options, as well as opportunities for more shared ride travel."15

Nearly all discussions about housing choice and access to opportunity included discussions about transportation. Transportation issues— especially bus routes, availability of bus service, and connections between communities— are a pressing concern to residents throughout the region.

Available transit services. Public transportation services in the Sacramento Valley include:

- The Sacramento Regional Transit District provides bus and light rail service across 400 square miles surrounding Sacramento. This includes service within Sacramento, and commuter lines to Citrus Heights, Folsom, Rancho Cordova, and others.16

15 SACOG Regional Progress Report, June 2017, p. 24. https://www.sacog.org/sites/main/files/file-attachments/regional_progress_report.pdf

16 http://www.sacrt.com/systemmap/RT_MainMap_2018.pdf

- El Dorado Transit serves Rancho Cordova, Folsom, and parts of El Dorado County through both commuter and local services.[17]
- Placer County Transit provides bus services to western Placer County, including Rocklin and Roseville, as well as commuter services to Sacramento.[18]
- eTran is a public transit system serving Elk Grove, providing commuter and local bus service. Select lines run through downtown Sacramento.[19]
- Folsom Stage Line provides local bus service along three routes in Folsom on weekdays.[20]
- Roseville Transit provides 11 local routes within Roseville, with connections to Placer County Transit and Sacramento Regional Transit. It also provides express routes to downtown Sacramento on weekdays during peak commuter hours.[21]
- SCT/Link provides services around Galt, including routes to Isleton and other Delta communities, commuter routes to Elk Grove and South Sacramento, and express routes to midtown and downtown Sacramento. These services are provided on weekdays.[22]
- Yolo County Transportation District provides Yolobus bus routes connecting Woodland, Davis, West Sacramento and downtown Sacramento, as well as other parts of Yolo County.[23]

To utilize a combination of these systems, riders can purchase a Connect Card, which is accepted at all of the above providers.[24]

Additional regional services include:

- Rio Vista Delta Breeze offers fixed route bus services between the City of Rio Vista and Isleton, as well as other regional communities.[25]
- Unitrans provides bus routes in the City of Davis.[26]

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17 http://eldoradotransit.com/map/

18 https://www.placer.ca.gov/departments/works/transit

19 http://www.elkgrovecity.org/UserFiles/Servers/Server_109585/File/Departments/eTran/etran_SystemMap_Effective_20171019_11x17.pdf

20 https://www.folsom.ca.us/city_hall/depts/admin/transit/stage_line/default.asp

21 https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8756333

22 http://www.sctlink.com/

23 http://www.yolobus.com/media/yolobussystemoverviewmap0317.pdf

24 https://www.connecttransitcard.com/Pages/HowItWorks

25 http://riovistacity.com/delta-breeze-transit-system/

26 https://unitrans.ucdavis.edu/routes/G/

Riders that use public transportation to access jobs, health services, or other needs may face long transportation times.

Gaps in transit service. The Center for Neighborhood Technology's (CNT's) AllTransit™ information system provides an analysis of transit gaps, identifying areas that are underserved by transit but that have a sufficient market to support transit.27 Figure IV-33 maps the AllTransit™ gaps in the Sacramento-Roseville-Arden Arcade metro area. Not all areas have sufficient population to support transit service, thus a lack of transit does not necessarily mean that an area has a gap. AllTransit's™ methodology to identify gaps in transit service is based on areas with a market (demand) for transit and compares that demand to service availability.

AllTransit™ identifies gaps as neighborhoods (Census block groups) with a mismatch between the transit market and available transit service. The transit market is a function of demographics, employment, commerce, urban form, and the available transit service is based on AllTransit's™ Performance Index (API), which measures connectivity, job access, and level of service. The comparison of the transit market to services functions as an indicator of neighborhoods underserved by transit.28

- Areas shaded in blue on the map identify block groups where the transit service provided is comparable to transit service in similar markets, an indicator that the service is adequate—neither the best nor the worst.
- Areas shaded in orange or red are gaps in transit, where the available transit is not adequate to meet demand.
  - Orange areas indicate neighborhoods with medium transit markets with inadequate transit service.
  - Red areas indicate neighborhoods with high or strong transit markets that are not adequately served by transit.
- Areas without shading do not have sufficient transit market strength—are places with minimal transit markets—such that "adding transit would not represent an improvement."

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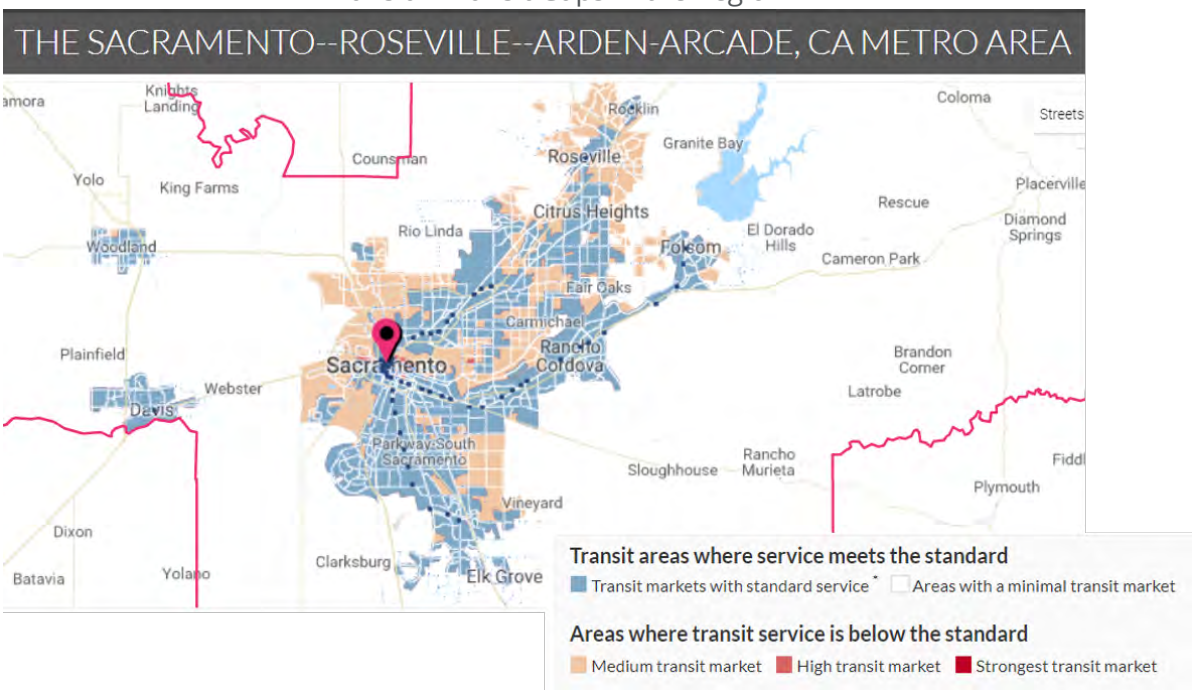
27 https://alltransit.cnt.org/gap-finder/

28 AllTransit's™ measure of transit demand is a function of demographics, employment, commerce, and urban form. For more detail on their methods see: https://alltransit.cnt.org/methods/gap-methods-v1.pdf and https://staging.alltransit.cnt.org/methods/AllTransit-Methods.pdf

Figure IV-33
AllTransit™ Transit Gaps in the Region



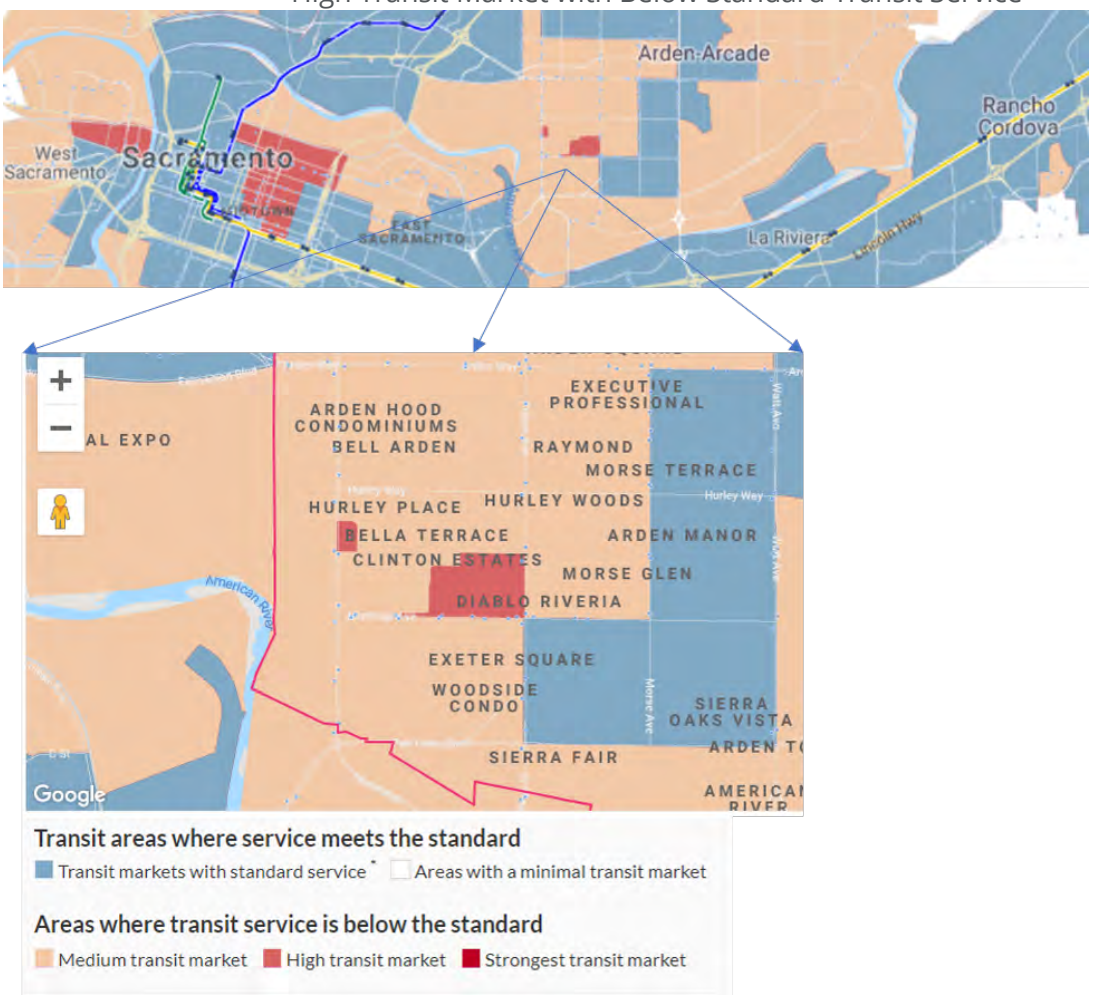
Note: Areas with blue shading indicate transit markets with standard (average) service. Areas with light orange shading are medium transit markets with below standard service, light red are high transit markets with below standard service, and the darkest red areas are the strongest transit markets with below standard service.
Source: Root Policy Research from https://alltransit.cnt.org/gap-finder/.

In the Sacramento Valley Region, neighborhoods with gaps in service—where transit service is below the standard (areas with orange, red shading) tend to be clustered around transit markets where the available transit is adequate to meet market demand (blue shading on the map).

Figures IV-34a and IV-34b provide a closer look at the three areas within the region that are high transit markets with inadequate transit service (red shading neighborhoods). As shown, these neighborhoods are located Sacramento (parts of Midtown, Boulevard Park, and New Era Park neighborhoods), West Sacramento (near Broderick neighborhood), and Sacramento County (near Bella Terrace, Clinton Estates, and Diablo Riveria).

Figure IV-34a.
High Transit Markets with Below Standard Transit Service

Figure IV-34b.
High Transit Market with Below Standard Transit Service



Note: Areas with blue shading indicate transit markets with standard (average) service. Areas with light orange shading are medium transit markets with below standard service, light red are high transit markets with below standard service, and the darkest red areas are the strongest transit markets with below standard service.

Source: Root Policy Research from https://alltransit.cnt.org/gap-finder/.

SacRT Forward. In February 2019, the SacRT Board approved a new bus network, redesigning delivery of transit services in the region.29 The new network is a result of the SacRT Forward planning process and implementation will begin Summer 2019. The aim of the new system is to reduce congestion, improve schedules and reliability, and yield significant increases in ridership. Improved schedules include 7-day service for all routes but one. The fixed route system is supplemented by SmaRT Ride microtransit, an on-demand ride-share system.30 The SmaRT Ride service is currently available in Citrus Heights, Antelope, Orangevale and Franklin-South Sacramento. SacRT Forward implementation will expand the SmaRT Ride service into what will be known as the Gerber Zone—the area bounded by Power Inn Road, Gerber Road, the Union Pacific Railroad, and Calvine Road with non-stop connections to Cosumnes River College station. Figure IV-35 presents the existing service network and the new network approved in February 2019.

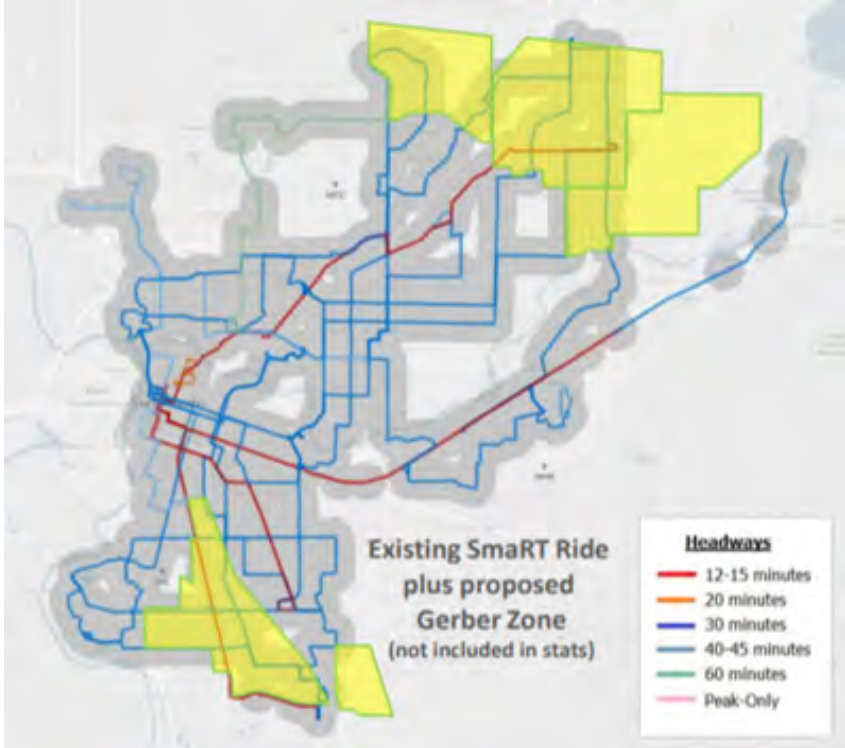
29 https://www.sacrt.com/apps/sacrt-board-approves-new-bus-network/

30 https://www.sacrt.com/apps/smart-ride/

Figure IV-35.
SacRT Current Network Coverage Map and SacRT Forward Future Coverage Map

Current Network Coverage Map

Network Coverage Map Summer 2019



Source: Root Policy Research from SacRT Board Meeting presentation February 25, 2019, Agenda Item #7. https://www.sacrt.com/apps/wp-content/uploads/SacRT-Forward-Board-Presentation-022519.pdf

Disparities in cost of car insurance. A 2015 study by the Consumer Federation of America31 found that major insurance companies charge 60 percent more in majority African American ZIP codes than in predominantly white ZIP codes for basic liability-only car insurance policies in the United States. The disparities were found in both urban and rural areas as well as in upper middle income neighborhoods:

- In urban areas—$1,797 average in African American neighborhoods compared to $1,126 in predominantly white neighborhoods;
- In rural areas—the disparity narrows, but is still significant—$669 vs. $542; and
- In upper middle income ZIP codes, the average cost in predominantly African American ZIP codes is $2,113 vs. $717—194 percent higher.

In California, new rules which took effect on January 1, 2019, prohibit discrimination on the basis of gender when setting auto insurance rates. Nationally, auto insurance rates are higher for women, regardless of other factors. California's rule directs auto insurers to prioritize an individual's driving record, annual vehicle miles travelled, and years of driving experience.32

Resident perspectives on access to transportation. Among all the opportunity indicators included in the resident survey, the transportation access indicator—"I can easily get to the places I want to go using my preferred transportation option"—had the highest average ratings overall and some of the least variation by jurisdiction. The transportation access indicator is presented in Figures IV-30 through IV-32 previously. Overall, residents of the Sacramento Valley can easily get to the places they want to go using their preferred mode of transportation.

- Among jurisdictions, residents of Davis and Woodland tended to strongly agree that they can get to the places they want to go using their preferred transportation option, while residents of Sacramento County and Sacramento were slightly less likely to strongly agree.
- While still agreeing that they can easily get to the places they need to go, residents who are precariously housed and low income residents are less likely than homeowners and higher income households to strongly agree.
- Overall, there are not strong differences in how members of different protected classes rate their ease of getting to the places they want to go using their preferred transportation

31 https://consumerfed.org/press_release/major-auto-insurers-charge-good-drivers-70-more-in-african-american-zip-codes-than-in-white-zips/

32 https://consumerfed.org/wp-content/uploads/2019/01/california-department-of-insurance-research.pdf

option. Compared to the regional average, Native American residents and residents whose household includes a member with a disability had slightly lower ratings on this measure.

In resident focus groups, discussion of transportation access, particularly related to transit services, arose in conversations about housing choice and access to opportunity. For those who are transit dependent, the cost of transit, lack of weekend or evening service, available routes, and length of time in transit to reach destinations is challenging.

- Residents with disabilities living in Sacramento who are transit or paratransit dependent, shared that the cost of transit, even a discounted monthly pass, is cost prohibitive. Others are limited in their activities due to a lack of service on Sundays or lack of intercity transit routes to needed destinations. Compared to other areas of the city and the region, residents with disabilities living in downtown Sacramento shared that they have good access to bus routes.
  - "I'm wheelchair dependent, but I'm also transit dependent, and I can't afford the monthly pass."
  - "When I really need paratransit, there isn't any service. Like to get to church on Sundays."
  - "If I have an appointment or a meeting, I can't get to Roseville or West Sacramento because there's no transit service."
  - "They used to have a bus that took people to WalMart (from their apartment building), but they don't do it anymore."
  - "The new RT system is supposed to be 'active transportation' which means that you're supposed to be able to walk a half mile to get to a stop. That's ridiculous."
- Residents with disabilities living in Rocklin and Roseville shared similar concerns related to the cost of transit, particularly dial-a-ride service, hours of service, and the distance from their homes to bus stops. Several of these residents walk, bike, or rely on rides from friends, family, or case workers if they do not have access to transit.
  - "The hours can be tough for work or getting back to the house. The dial-a-ride stops at 7, and the bus stops at 9."
  - "The Roseville to Rocklin bus stops at 7:30."
  - "I can't walk to the bus stop anymore, so I have to get rides from other people."
  - "The buses only allow you to carry two bags on, so I can only get two bags of groceries every time I go."
  - "My advocate will give me a ride too, but I don't want to overtax my advocate."
- African American focus group participants who rely on transit shared that the cost of transit, service days/hours, and

routes makes getting to the places they need to go more challenging.

- "The bus is expensive."
- "The bus won't let you on unless you break down your stroller; same for light rail. I can't do that with my kids."
- "The Fruitridge bus doesn't run on Saturdays. My Dad had a stroke, and now he can't go to a grocery store on a Saturday. The bus used to run every 15 minutes."
- "The funding got cut for the bus. Now it takes two hours to get anyplace."
- "The bus is never on time and it gets frustrating."

- Transgender focus group participants' experience with transit access is similar to that expressed by participants in other groups—challenges include the cost of transit and service days/hours.
  - "RT bus has some real limitations. It's decent, but it's tough when your job's hours don't fit with the bus. There's no bus on Sundays."
  - "Sacramento RT has the highest base fare—$3 buses."
  - "Buses don't run at night or in the evening."
- With respect to transportation access, low income Rancho Cordova focus group participants expressed frustration with the lack of connectivity to different parts of Rancho Cordova on the transit system and shared that the number and frequency of bus routes in the city had been cut.

"I can easily get to the places I need to go using my preferred type of transportation" received the 7th greatest number of votes out of 19 possibilities in the pop up engagement outcome priority exercise. Pop up event participants' comments related to transportation ranged widely, from concern over traffic congestion to a need for more efficient transit service within and between communities.

- "We need transportation to downtown Sacramento and the airport." (Elk Grove pop up participant)
- "More efficient and timely light rail into Elk Grove that runs in the evening." (Elk Grove pop up participant)
- "We need speed bumps in residential areas." (Galt pop up participant)
- "There is no public transportation here." (Isleton pop up participant)
- "Traffic is bad here." (Davis pop up participant)

Stakeholder perspectives on access to transportation. As with residents, access to transportation, especially public transportation, generated much discussion among stakeholders. Topics included:

- Lack of access to transit service, both within communities and connections between communities

- "Public transit is city-based, so it's great in Davis and worse in Woodland. If you don't have a car or you need a repair, you need to get a ride or be in a carpool. Lyft and Uber are too expensive to take." (Stakeholder focus group participant)
- "Folsom didn't want light rail out of concern that the homeless would ride light rail into Folsom and come to the city for services." (Stakeholder focus group participant)
- "People are making difficult compromises. They find housing they can afford, but it is far away from their job or not in an area with access to transit." (Stakeholder focus group participant)
- "There have been recent transit service cuts to low income neighborhoods; probably a Title VI case." (Stakeholder focus group participant)
- "Getting from Auburn to Roseville can take two hours." (Stakeholder focus group participant)

- Cost of transportation
  - "Cost of transportation out of pocket for the rider is an issue. There are some programs that provide passes." (Stakeholder focus group participant)
  - "It is really hard to get around. There is a total lack of transportation around here (Roseville/Rocklin/Placer County). Have to make up the cost of service at the farebox, so even the transit we have is too expensive for the people who need it most." (Stakeholder focus group participant)
- Impacts of increased reliance on technology and non-cash fare systems
  - "To take the Via bus in West Sacramento, people have to sign up first by going on the computer or using an app to order this bus one way and get a ride back. They have to have a credit or a debit card." (Stakeholder focus group participant)
- Lack of safe access to bus stops, distance between stops
  - "There is a Yolo County Housing Authority project in the County where the bus stop is across the highway. People are crossing the highway to try to get to the bus." (Stakeholder focus group participant)
  - "Transportation is a huge issue for seniors. They can't walk to the bus stop and some can't get on/off the regular bus." (Stakeholder focus group participant)

Employment

Access to employment opportunities varies geographically, and, as discussed previously, many residents commute significant distances from their homes to work. Figures IV-36 and IV-37 demonstrate the number of jobs in the Sacramento-Roseville-Arden Arcade metropolitan area and comparison Metropolitan Statistical Areas (MSAs) and the number of jobs reachable at different commute lengths. While Figure IV-36 presents the

number of jobs reachable at different commute lengths, Figure IV-37 shows where the Sacramento Valley region ranks among the top 50 MSAs nationally (only selected comparable metro areas are shown). Overall, the Sacramento region ranks #28 out of the top 50 MSAs, and the region's position does not vary significantly when considering a 10-minute commute (ranked #22) or 30-minute commute (ranked #28).

Figure IV-36. Number of Jobs Reachable by Number of Minutes, 2017

Source:

Access Across America: Transit 2017, University of Minnesota Accessibility Observatory.

	10 minutes	20 minutes	30 minutes	60 minutes	Employment
Austin	479	3,125	11,444	81,826	917,901
Charlotte	412	2,342	7,682	55,578	877,360
Denver	820	6,136	20,665	180,478	1,356,387
Kansas City	351	2,094	6,864	47,330	1,023,563
Minneapolis	558	4,455	18,029	146,905	1,794,806
Nashville	283	1,595	5,380	34,390	801,589
Sacramento	478	2,969	9,430	72,932	915,759
San Antonio	328	2,326	9,306	86,468	986,091
San Jose	654	5,173	19,254	203,107	909,053

Figure IV-37. Rank of Accessibility by Metro Area, 2017

Source:

Access Across America: Transit 2017, University of Minnesota Accessibility Observatory.

	Weighted Average	10-minute commute	30-minute commute
Austin	#22	#21	#20
Charlotte	#34	#28	#32
Denver	#10	#9	#10
Kansas City	#40	#38	#39
Minneapolis	#13	#17	#13
Nashville	#43	#44	#43
Sacramento	#28	#22	#28
San Antonio	#26	#31	#29
San Jose	#9	#15	#12

Resident perspectives on employment. In the resident survey, respondents generally agreed that "The location of job opportunities is convenient to where I live." (See Figure IV-30 through IV-32). There was little variation in this measure by jurisdiction, and it varied marginally when considered by income and housing situation. For example, residents who are precariously housed are slightly less likely to agree with this statement. Among members of protected classes, there was not significant variation in their perception of job proximity, suggesting that on average, there is not a significant disparity in access to employment based on job proximity. The survey findings are similar to those from the HUD Job Proximity index.

With respect to access to employment, those resident focus group participants currently in the labor force tended to talk about their difficulties getting to work (i.e., transportation) rather than difficulties becoming employed. For those who are transit dependent, a mismatch

between work hours and transit service was the most common difficulty, followed by challenges related to first and last mile connections to their job. A lack of access to child care, including before and after school care, was a challenge expressed by some participants with young children. For residents with disabilities who receive disability benefits, participating in the workforce without compromising benefits is a delicate balancing act.

- "I work by the airport and transportation is a huge issue. I have to take a 3 mile walk or bike ride to get to the bus; luckily I have some friends who drive who can drop me off, which is nice." (Transgender focus group participant)
- "It's hard to work when you have kids. Kindergarten is only four hours." (African American focus group participant)
- "It doesn't help to work part time, because you start to lose money right away (benefits, social supports)." (Disability focus group participant)

With respect to obtaining employment, several participants in the transgender focus group described their difficulty finding "trans-friendly employers".

- "We really need work programs to help the unemployed get work. And, we need more trans friendly employers." (Transgender focus group participant)
- "It's really hard to get a job or a good job." (Transgender focus group participant)

With respect to employment, "I can live close to where I work, or I have a short (less than 20 minute) commute" received the 6th greatest number of votes in the outcome prioritization exercise at pop up events. Employment-related comments included a need for "Vocational training for the youth" from a Valley Mack pop up participant.

Stakeholder perspectives—employment. Stakeholder focus group participants discussed a range of employment issues including industries with unmet employment needs to programs or services to improve resident employability or wages earned to a lack of workforce housing in communities with job opportunities. Topics included:

- Opportunities for higher wage employment—if residents could access training
  - "There aren't enough construction workers. In the region before 2008, there were 150,000 tradesmen; about half left. There are no tradeschools, there's an absence of skilled tradesmen. And, there are significant barriers to entering the trades." (Stakeholder focus group participant)
  - "Here's an employment gap—there's a lack of qualified staff to provide after care, rehabilitation services for people who are coming out of long hospitalizations, surgeries. There are beds, buildings, but no people to staff them." (Stakeholder focus group "participant)

- "Elk Grove needs a community center with a computer room so that people can learn how to use them and apply for jobs." (Stakeholder focus group participant)
- Lack of workforce housing in areas with employment opportunities
  - "Most low and middle income people who work in Davis have to live very far away." (Stakeholder focus group participant)
  - "Staff have left our organization due to a lack of housing (in Roseville/Rocklin area)." (Stakeholder focus group participant)
  - "We need to ensure that economic opportunities exist where people live. Those that get ahead are those that are more mobile—have access to a car, resources outside of the neighborhood." (Stakeholder focus group participant)
  - "Affordable housing needs to be located where economic development is occurring, and economic opportunities have to be made available where people currently live." (Stakeholder focus group participant)
- Low wages
  - "Uplift is currently working with eight different families who are homeless and in crisis. Everyone has a different story, but not making enough money is central." (Stakeholder focus group participant)

Other Infrastructure and Services

In addition to the healthy neighborhood indicators and indicators of access to opportunity, focus group and pop up engagement participants discussed their perspectives on public investment in infrastructure and other services in their neighborhood and community.

Shelter and services for persons experiencing homelessness. The need for shelter and services for people experiencing homelessness was a concern voiced by participants in focus groups and pop up engagement participants, including those with lived experience being homeless (currently and in the past). Participants identified challenges from gaps in shelter or service offerings, long wait lists for housing to the importance of advocates to help those currently experiencing homelessness navigate the system.

- "I feel like my husband and I are discriminated against because there are no social services for married gay couples who are homeless like we are." (LGBTQ pop up participant)
- "I got discouraged by the wait (for housing). Fishes and Loaves helped us get signed up." (Sacramento low income focus group participant)
- "I feel like you can only get on a list if you have an advocate." (Sacramento low income focus group participant)
- While expressing compassion for people experiencing homelessness, focus group and pop up participants pointed to areas in their neighborhood where homeless people camp or hang out and expressed concern about visible drug use and

needles and other garbage being left on the ground in public parks or on sidewalks. These residents do not feel safe and are not comfortable with the current situation.

- "Homeless who are sick, get taken in to a hospital, maybe they get better, they're released and have no place to go and then die on the street." (Disability focus group participant)
- "A lot of the homeless are homeless because they're mentally ill. It plays a huge part in homelessness, and it's true for the veterans too." (Disability focus group participant)

Sidewalks, street lights, and streets. "The sidewalks, street lights, and streets are well-maintained in my neighborhood" was the 4th top vote getter among the 19 outcomes considered by pop up engagement attendees. Put another way, having well-maintained neighborhood sidewalks, street lights, and streets is a top priority for residents regionwide.

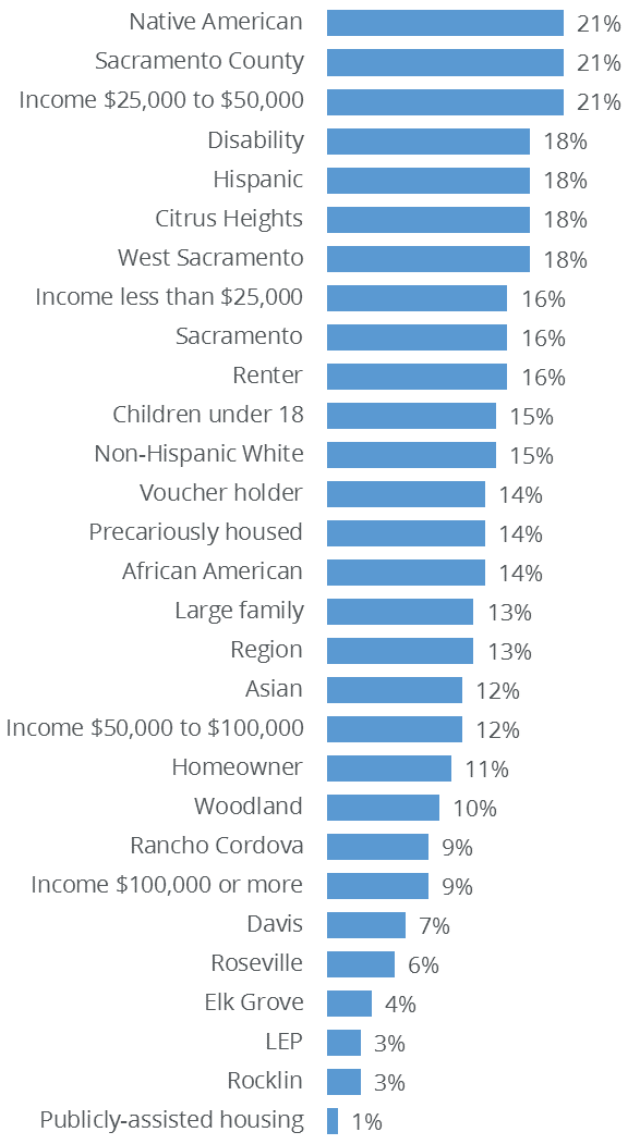
Overall, more than one in 10 participants in the resident survey (detailed in Section VI) identified Poor sidewalks, street lights, drainage, or other infrastructure in my neighborhood as a challenge they currently experience. Out of 34 housing and neighborhood challenges residents may experience, this indicator was selected by the 14th greatest proportion of respondents. Figure IV-38 presents the proportion of respondents who identified Poor sidewalks, street lights, drainage, or other infrastructure in my neighborhood as a current challenge they experience. As shown, residents more likely than the average regional respondent to experience challenges with Poor sidewalks, street lights, drainage, or other infrastructure in my neighborhood are more likely to:

- Live in Sacramento County, Citrus Heights, West Sacramento, and Sacramento;
- Identify as Native American, Hispanic, or have a member of the household with a disability; and
- Have household income of $25,000 up to $50,000 or less than $25,000.

Figure IV-38.
Proportion of Residents Identifying
Poor sidewalks, street lights, drainage, or other infrastructure in my neighborhood as a Current Challenge

Source:

Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.



SECTION V.

DISABILITY AND ACCESS

SECTION V.
Disability and Access

This section examines the housing experience and access to opportunity for Sacramento Valley residents with disabilities. In addition to analyses of publicly available data and findings from the community engagement process, this section includes information from relevant needs assessments and other studies. The needs of persons with disabilities are rarely captured in secondary data. This is because of the complexity of needs and correlation between disability and age. As such, much of this section focuses on an analysis of primary data, collected through focus groups and surveys.

Primary Findings

- **Poverty.** Residents with disabilities between the ages of 18 and 64 are twice as likely to live in poverty as their 18 to 64 year old neighbors without disabilities.

- **Housing insecurity.** Regionally, one in five (18%) respondents to the survey are precariously housed; this rate rises to one in four (26%) for households that include a member with a disability and falls to 13 percent for non-disability households. Disability households are most likely to be precariously housed in Elk Grove, Sacramento, and Sacramento County, and least likely to be precariously housed in Davis, Roseville, Woodland, and West Sacramento. When seriously looking for housing in the past five years, households that include a member with a disability are twice as likely as non-disability households to have been denied housing to rent or buy (48% v. 24%).

- **Homeownership rates.** Among resident survey participants, households that include a member with a disability are half as likely as non-disability households to own a home (25% v. 53%). Homeownership rates among disability households participating in the survey are highest among West Sacramento (56%), Davis (54%), and Citrus Heights (46%) residents; and lowest in Sacramento (10%), Elk Grove (18%), and Sacramento County (21%).

- **Housing challenges.** Like other residents of the region, a lack of affordable housing to rent or buy is a major challenge for residents with a disability, particularly those relying on disability benefit income. For those with mobility or sensory accessibility needs, finding suitable affordable housing is even more difficult. One in three (35%) households that include a member with a disability with accessibility needs live in a home that does not meet the accessibility needs of the resident with a disability. residents whose household includes a member with a disability are more likely than non-disability household respondents to:

- Have been displaced in the past five years (34% v. 18%)
- Be unable to find a different place to rent due to poor credit or rental history (26% v. 8%);
- Worry about high crime in the neighborhood (22% v. 14%); and
- Live in a home in poor condition (24% v. 12%).

- **Access to transportation.** Transportation is the most significant barrier residents with disabilities must overcome in many aspects of their lives, but is particularly a barrier to living in the most independent, integrated setting possible. As discussed in the previous section, a lack of access to public transit or prohibitive costs of using public transit is a pressing challenge for many residents with disabilities in the region.

- **Lack of supportive services or spectrum of supportive housing options.** Stakeholder focus group participants identified a lack of supportive housing services as a critical need in helping the region's most vulnerable residents, including those with mental illness, to remain living in the most independent setting possible.

- **Lack of access to employment opportunities.** Only 39 percent of working age residents with disabilities are in the labor force and unemployment rates are high. The low labor force participation rates of residents with disabilities are suggestive of barriers to entering the labor force and high unemployment rates of those in the labor force indicate barriers to securing employment.

Disability Civil Rights Milestones

The movement for legal recognition and affirmation of the civil rights of people with disabilities in all aspects of American life first gained momentum in the 1950s as parents of children with developmental disabilities advocated for alternatives to institutionalization.

In California, the 1965 report by the Legislature's Subcommittee on Mental Health, "The Undeveloped Resource: A Plan for the Mentally Retarded of California," recommended "the State to accept responsibility for persons with mental retardation prior to state hospital admission through regional community-based services that would provide 'diagnosis, counseling and continuing services.'"[1] In response to the report, the legislature passed Assembly Bill 691 implementing some of the recommendations and piloting two community-based regional centers tasked with advocating on behalf of residents with developmental disabilities, developing services, and maintaining records. These two regional centers represent the first non-institutional settings providing services for Californians with developmental disabilities and are the foundation for the Lanterman Act

[1] https://lanterman.org/uploads/info_resources_general/Lanterman-50thHistory-r6(Blue)(web)_final.pdf

(Assembly Bill 225) signed into law in 1969. The preamble to the Lanterman Act codifies principles of independence and integration, and the State's responsibility to provide facilities and services to enable community-based living. These groundbreaking elements include[2]:

- "The state of California accepts a responsibility for its mentally retarded citizens and an obligation to them which it must discharge."
- "A pattern of facilities and services should be established which is sufficiently complete to meet the needs of each mentally retarded person, regardless of age or degree of handicap, and at each stage of life's development."
- "Services should be available throughout the State to prevent the dislocation of persons from their home communities."
- "Services should be available for mentally retarded persons that approximate the pattern of everyday living available to non-disabled people of the same age."
- "Evidence must be provided that services have resulted in more independent, productive and normal lives for the persons being served."

Implementation of the Lanterman Act led to development of 21 regional centers, public-non-profit community-based organizations tasked with service provision. The Sacramento Valley region is served by the Alta Regional Center.[3] Over time the Lanterman Act has been amended to be inclusive of all residents with developmental disabilities.

California is also the birthplace of centers for independent living, with the first established in Berkeley in 1972. Centers for independent living are operated and managed by people with disabilities, and their mission is to support the ability of people with disabilities to "achieve their maximum potential" including living in the most independent, integrated community setting desired.

Inspired by the civil rights victories of the 1960s, culminating in the passage of the 1965 Civil Rights Act, disability rights activists began to push for federal legislation prohibiting discrimination on the basis of disability. At the Federal level, Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 701) was the first legislative victory; Section 504 recognized the civil rights of people with disabilities, explicitly prohibiting discrimination

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[2] https://lanterman.org/uploads/info_resources_general/Lanterman-50thHistory-r6(Blue)(web)_final.pdf

[3] https://www.altaregional.org/sites/main/files/file-attachments/acrc_2017_final_pc_year_end_rpt.pdf

against people with disabilities in programming or activities conducted by the Federal government or receiving Federal funding.[4]

Other Federal disability rights milestones include:

- In 1970, the Urban Mass Transportation Act required local governments to ensure that public transportation facilities and services are accessible to people with disabilities and seniors.
- In 1975, Congress passed the Education for All Handicapped Children Act mandating "free and appropriate public education" in "the least restrictive environment" for children with disabilities. In 1990 this Act was expanded and updated by the Individuals with Disabilities Education Act (IDEA).
- In 1988, the Federal Fair Housing Act was amended to include disability as a protected class, extending the promise of equal housing opportunity to people with disabilities.
- In 1990, Congress passed the Americans with Disabilities Act (ADA), a landmark disability civil rights act. ADA requires public accommodations in all government facilities and services and reasonable accommodations in public areas of private facilities.

Integration of Housing and Services

Despite state and federal legislation affirming the civil rights of persons with disabilities, institutionalization and *de facto* segregation persisted in communities across the country. Laws on the books did not necessarily translate into implementation, so people with disabilities continued to advocate for implementing regulations and needed funding. Legal battles ensued, culminating in the landmark 1999 *Olmstead* decision.

Olmstead ruling. The Supreme Court's 1999 decision in *Olmstead v. L.C.* requires states "eliminate unnecessary segregation of persons with disabilities and to ensure that persons with disabilities receive services in the most integrated setting appropriate to their needs."[5] This landmark civil rights decision held that Title II of the Americans with Disabilities Act (ADA) prohibits unjustified segregation of individuals with disabilities.[6] While the decision addressed the needs of individuals seeking to leave institutional settings, it

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[4] "No otherwise qualified individual with a disability in the United States, as defined in section 705 (20) of this title, shall, solely by reason of his or her disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service." https://www.dol.gov/oasam/regs/statutes/sec504.htm

[5] https://www.ada.gov/olmstead/

[6] https://www.ada.gov/olmstead/q&a_olmstead.htm

also applies to the state's provision of treatment, services, and supports to prevent institutionalization. To establish compliance with Title II of the ADA, the Supreme Court allowed public agencies the opportunity to develop plans (known as *Olmstead* Plans) to comply with the decision's integration mandate, rather than compliance through litigation.

Although decades ahead of much of the country due to the Lanterman Act, California adopted the State's Olmstead Plan in 2003. It provides a framework to ensure that state legislation, regulations, policies, and programs comply with the *Olmstead* ruling. The State has an Olmstead Committee which produced a November 2012 update[7] to the plan and in March 2019 provided recommendations to Governor Newsome's transition team.[8] The study team was unable to identify State documents reporting *Olmstead* implementation progress. A history of the Lanterman Act[9] suggests that funding for regional centers and attendant services to support community living have suffered deep State budget cuts since the early 2000s due to budget deficits and the Great Recession. This has also led to a greater reliance on federal funding for community-based living supports, often referred to as Long Term Supportive Services, or LTSS.

Progress toward deinstitutionalization. Figure V-1 demonstrates the growth in the number of Californians receiving LTSS and living in individualized settings. As shown, the number of residents with IDD living in congregant and institutional settings remained relatively stable from 2013 through 2016, the most recent year of data available. Over the same period, the number of residents living in individualized settings continued to grow steadily.

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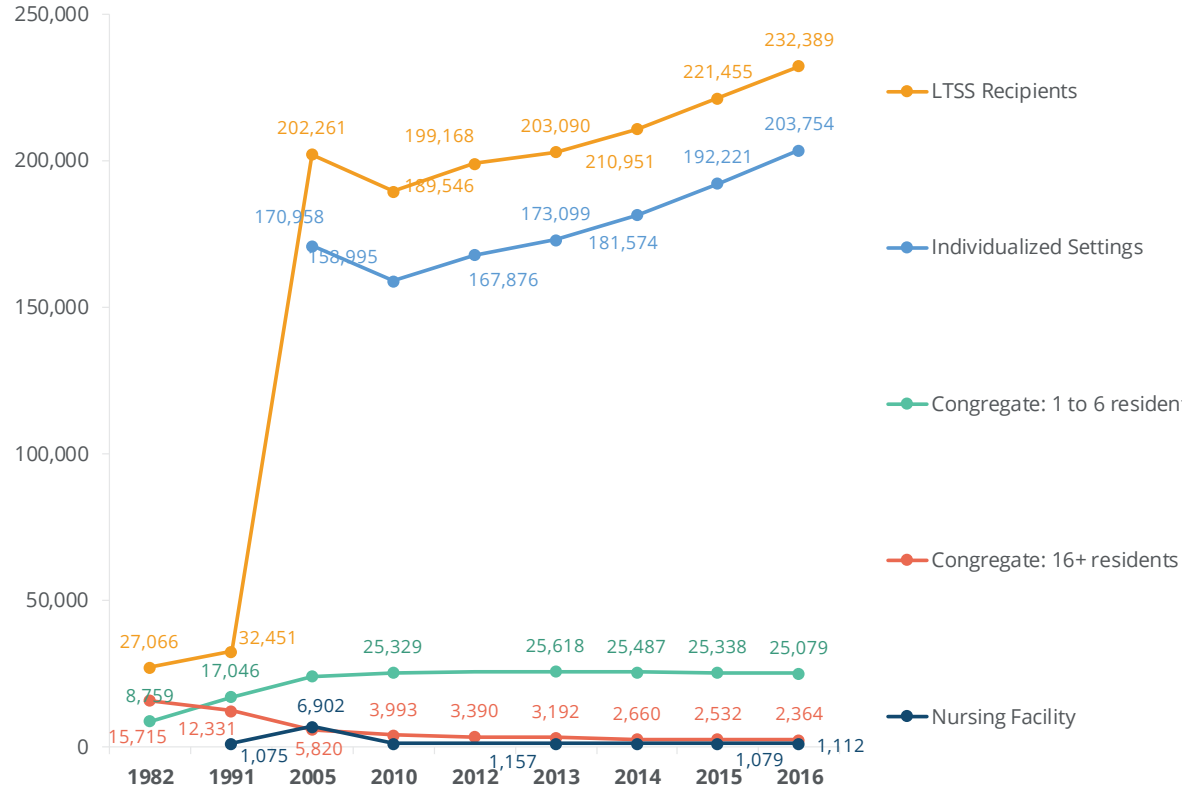
[7] https://www.chhs.ca.gov/wp-content/uploads/2017/06/Committees/Olmstead-Advisory/California-Olmstead-Plan-Update-November-2012.pdf

[8] https://www.chhs.ca.gov/wp-content/uploads/2019/03/Olmstead-Advisory-Committee-Transition-DRAFT.docx

[9] https://lanterman.org/uploads/info_resources_general/Lanterman-50thHistory-r6(Blue)(web)_final.pdf

Figure V-1.
Trends in In-Home and Residential Supports for People with Intellectual or Developmental Disabilities, California, 1982-2016



Note: LTSS = Long Term Supports and Services. Congregate settings of 7 to 15 residents not shown for simplicity. Individualized settings include the resident's own home, a family home, or a host/family foster home.

Source: Root Policy Research from Larson, S.A., Eschenbacher, H.J., Anderson, L.L., Taylor, B., Pettingell, S., Hewitt, A., Sowers, M., & Bourne, M.L. (2018). In-Home and Residential Long-Term Supports and Services for Persons with Intellectual or Developmental Disabilities: Status and trends through 2016. Minneapolis: University of Minnesota, Research and Training Center on Community Living, Institute on Community Integration. https://risp.umn.edu/

Another approach to understanding the extent to which residents with disabilities are able to choose community living is to look at the population of group quarters. Data on the number of residents with disabilities living in group quarters—correctional facilities, skilled nursing facilities, and non-institutionalized group settings—are only available at the state level. As shown in Figure V-2, persons with disabilities comprise 11 percent of California's population, and 34 percent of the group quarters population. Overall, 7 percent of Californians with disabilities live in group quarters, compared to 2 percent of the population without a disability.

- As estimated by the ACS, nearly 22,000 Californians with disabilities between the ages of 18 and 64 live in non-correctional institutional settings (i.e., skilled nursing facilities[10]).

- People with disabilities comprise 32 percent of the California adult corrections population, nearly three times the rate we would expect based on share of population alone.

Figure V-2.
Residents of Group Quarters, by Disability Status, State of California, 2017

	With a Disability		No Disability		Total	
Total population	4,266,020	11%	34,716,827	89%	38,982,847	100%
Group quarters population	279,795	34%	534,570	66%	814,365	100%
% Living in group quarters	7%		2%		2%	
Institutionalized group quarters						
Adult correctional facilities	55,909	32%	170,831	89%	226,740	62%
Skilled nursing facilities	106,892	61%	4,781	2%	111,673	30%
Ages 18 to 64	*21,874*		*1,593*		*23,467*	
65+	*85,018*		*3,188*		*88,206*	
Other institutionalized setting	11,152	6%	16,742	9%	27,894	8%
Total institutionalized	**173,953**	**100%**	**192,354**	**100%**	**366,307**	**100%**
Non-institutionalized group quarters						
Non-student group housing	97,457	92%	148,648	43%	246,105	55%
Student housing	8,385	8%	193,568	57%	201,953	45%
Total non-institutionalized	**105,842**	**100%**	**342,216**	**100%**	**448,058**	**100%**
Group quarters population						
Under age 18	4,339	2%	18,262	3%	22,601	3%
18 to 64	156,182	56%	501,148	94%	657,330	81%
65+	119,274	43%	15,160	3%	134,434	17%
		100%		100%		100%

Source: Root Policy Research from 2013-2017 ACS.

State and local in-home and residential supports. For many residents with disabilities, the promise of the disability civil rights movement, the Lanterman Act, Section 504 of the ADA, and the *Olmstead* decision—the opportunity to live in the most integrated setting—is not possible without LTSS, including In-Home Supportive Services (IHSS). In addition, people with disabilities living in the community may be at risk of

[10] We believe that the ACS definition of skilled nursing facility is inclusive of the large (16+ resident) congregate living settings shown in Figure V-1.

institutionalization if IHSS supports are insufficient. Disability Rights California provides a detailed overview of Medi-Cal's IHSS programs that help people with disabilities live in the most independent setting desired.[11] If desired, IHSS is designed to be self-directed, allowing residents with disabilities to hire their own providers. After a resident applies for the program, a county social worker visits the resident to determine eligibility.[12] In Sacramento County[13], Yolo County[14], and Placer County[15] residents can call an intake line to begin the application process. For residents with disabilities whose independent living needs extend beyond the capabilities of personal care attendants or other IHSS-funded supports, a Home and Community-Based Services (HCBS) waiver program may fund needed services. Medi-Cal has a number of specialized HCBS programs for different populations based on type of disability or other circumstances. The HCB Alternatives Waiver can provide funding for transitional case management and community transition services to help residents transition from institutional settings like nursing homes to the community.

As discussed throughout this section, funding constraints for supportive services for people with disabilities, including those with mental illness, strain the system and may jeopardize the ability of residents with disabilities to achieve or maintain stability living in community.

Population Profile

This section examines the population characteristics of residents with a disability living in the Sacramento Valley.

Age. Figure V-3 demonstrates that the incidence of disability increases as we age. For example, about 6 percent of regional residents between the ages of 18 to 34 have a disability, compared to 52 percent of residents ages 75 and older. While the pattern of increased incidence of disability by age holds true across communities, there are variations. For example, older adults living in West Sacramento are more likely than older adults in Davis to have a disability. Differences in the prevalence of disability by community is likely a function of numerous factors ranging from access to transit, housing types, services available to support aging in place, disparities in health outcomes, income and access to preventative health care, among others.

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[11] https://www.disabilityrightsca.org/publications/medi-cal-programs-to-help-you-stay-in-your-own-home-or-leave-a-nursing-home

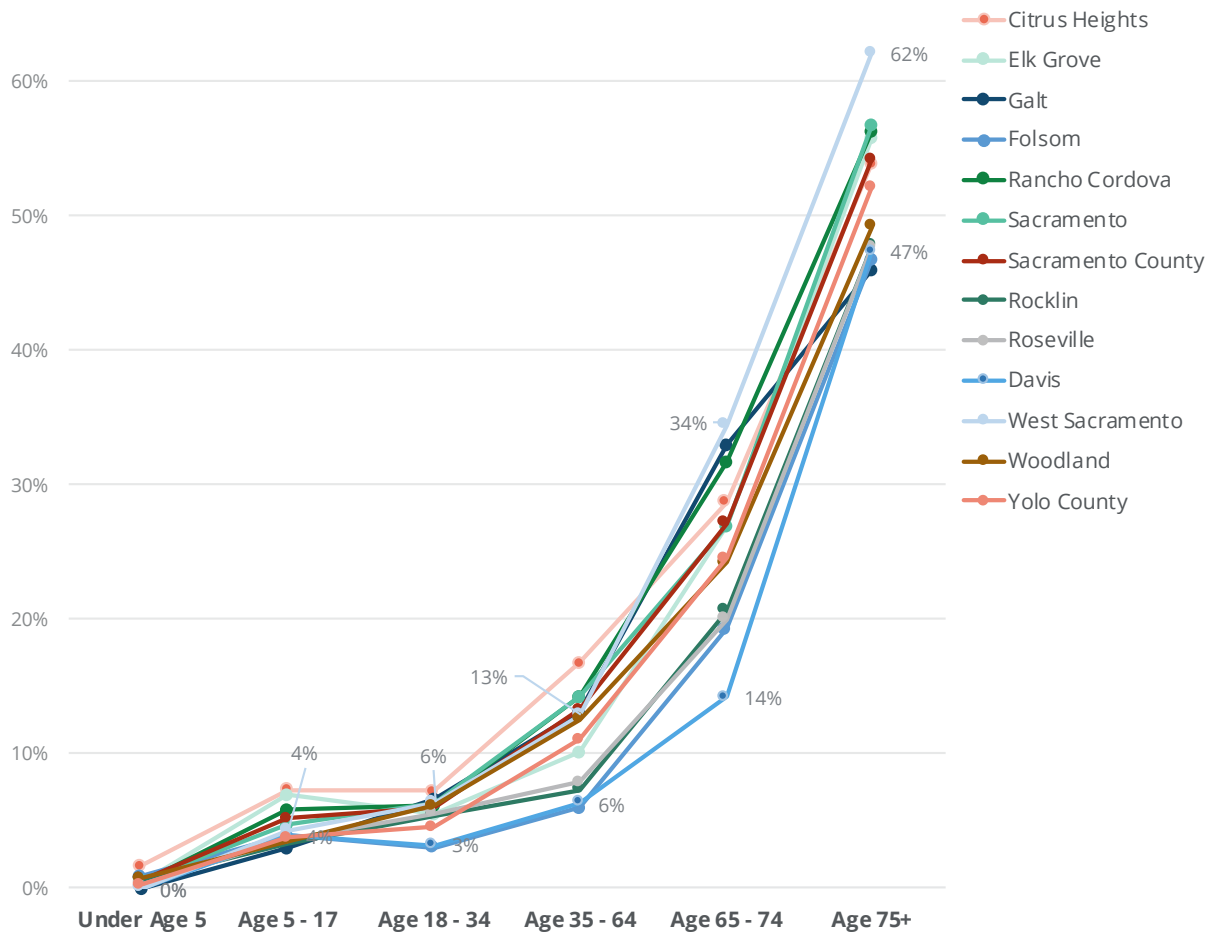
[12] https://www.cdss.ca.gov/In-Home-Supportive-Services

[13] http://www.dcfas.saccounty.net/SAS/Pages/In-Home-Supportive-Services/SP-In-Home-Supportive-Services.aspx

[14] https://www.yolocounty.org/health-human-services/adults/in-home-supportive-services

[15] https://www.placer.ca.gov/2339/In-Home-Supportive-Services-IHSS

Figure V-3.
Share of Residents with Disabilities by Age Cohort, 2017

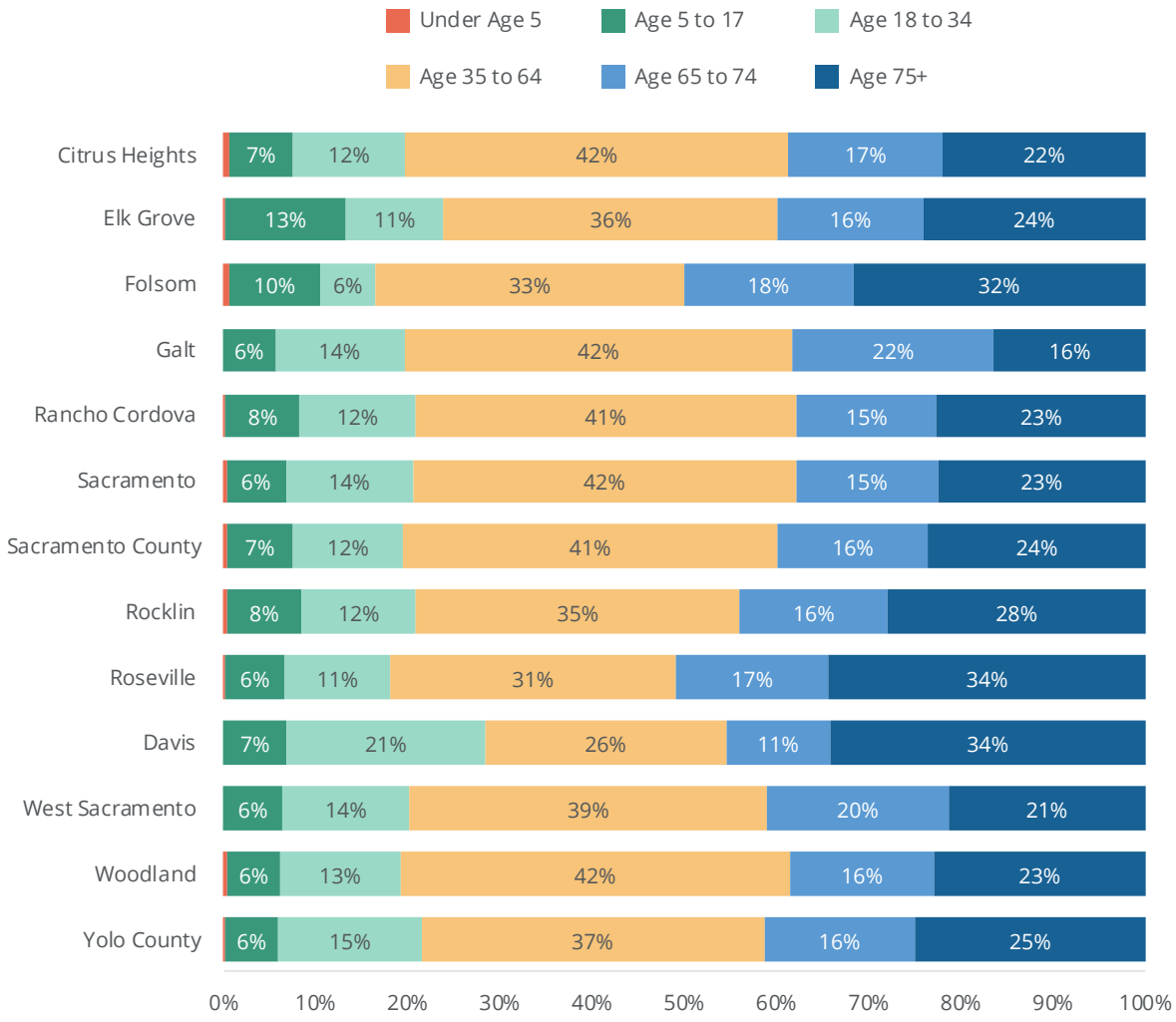


Source: Root Policy Research 2013-2017 ACS. Isleton population too small to report disability by age.

Figure V-4 presents the age distribution of residents with disabilities by jurisdiction. The median age of residents with disabilities in participating jurisdictions ranges from 35 to 64, with the exception of residents of Roseville (median age range is 65 to 74). Compared to other communities in the region, residents with disabilities in Davis, Folsom and Roseville are more likely to be age 65 and older.

In general, children and young adults with disabilities comprise about one in five residents with disabilities in a community. The exception are young people with disabilities in Davis, who comprise 28 percent of the disability population. This higher share may be associated with the university.

Figure V-4.
Age Distribution of Residents with a Disability, by Jurisdiction



Source: Root Policy Research 2013-2017 ACS. Isleton population too small to report disability by age.

Household size and composition. The resident survey provides information about the household size and composition of Sacramento Valley residents with disabilities.[16] The regional median household size among survey respondents whose household includes a member with a disability is two members, and 17 percent live in large households (five or more members).

[16] It is important to note that data from the survey for Sacramento County *exclude* responses from Sacramento city, Rancho Cordova, Citrus Heights, and Elk Grove. More detail about the survey approach and analysis is found in Section VII.

- In four communities—Elk Grove, Rancho Cordova, Sacramento County, and Davis—the median household size of households that include a member with a disability is three.
- Residents with a disability are somewhat more likely to live in a large household if they live in Elk Grove (24% in large households) or Rancho Cordova (24%).

Types of household composition also vary by jurisdiction among survey respondents from disability households. Among households that include a member with a disability[17]:

- About one in three have **children in the home** (34%) under the age of 18. Among households that include a member with a disability, residents of Citrus Heights (28%) and West Sacramento (28%) are least likely to have children under 18.
- Nearly one in four (23%) **live in multigenerational households**. Multigenerational households comprise a greater proportion of Roseville (30%) households with a member with a disability and a smaller share in Rancho Cordova (15%).
- One in five (21%) **live alone**. Compared to the region, residents with a disability are less likely to live alone if they live in Rancho Cordova (15%).
- One in five (20%) **are single parent households**. Single parents comprise a smaller share of disability households in Citrus Heights (12%) compared to the region.
- About one in seven (15%) **live with a spouse/partner and children**. This share is similar across all communities in the region.
- About one in eight (13%) **live with a spouse/partner only**. Compared to the region, this household type is higher among Citrus Heights households that include a member with a disability (19%).
- About one in 10 (11%) **live in households that include roommates/friends**. In Sacramento County, one in five (20%) disability households include roommates/friends, nearly twice the regional share, and about one in 20 (4%) in Roseville less than half the regional share.

Type of disability. Figure V-5 presents the number of residents with disabilities by jurisdiction and shows the prevalence of different types of difficulties captured in the 2017 ACS. Note that an individual may have one or more types of difficulties.

[17] Note that the household member with a disability may be the respondent or another member of the household (i.e., the respondent's child, roommate, or family member).

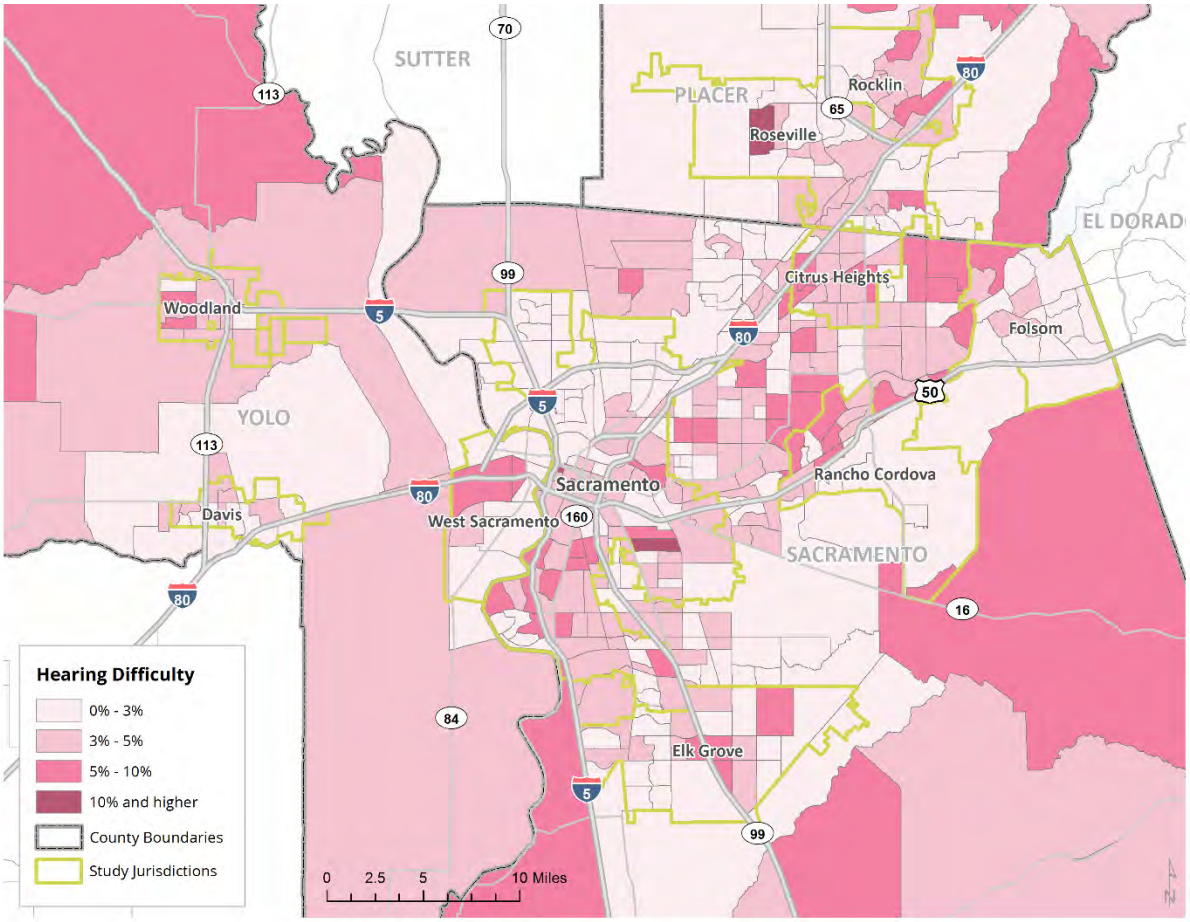
Figure V-5.
Disability Population, Type of Difficulty, by Jurisdiction

	Residents with a Disability	Type of Difficulty											
		Vision Difficulty		Hearing Difficulty		Ambulatory Difficulty		Cognitive Difficulty		Self-care Difficulty		Independent Living Difficulty	
Citrus Heights	14,240	1,758	12%	3,887	27%	7,367	52%	6,241	44%	3,053	21%	5,089	36%
Elk Grove	18,586	2,343	13%	5,835	31%	8,173	44%	8,086	44%	4,913	26%	9,406	51%
Galt	5,779	788	14%	1,366	24%	2,562	44%	2,342	41%	1,135	20%	2,022	35%
Folsom	3,512	465	13%	872	25%	2,199	63%	890	25%	676	19%	1,086	31%
Rancho Cordova	9,925	1,295	13%	2,205	22%	5,504	55%	4,657	47%	2,728	27%	4,577	46%
Sacramento	57,926	10,203	18%	13,284	23%	30,061	52%	23,626	41%	13,263	23%	27,476	47%
Sacramento County	178,301	29,845	17%	43,983	25%	90,359	51%	72,955	41%	41,962	24%	79,480	45%
Rocklin	4,287	623	15%	2,009	47%	1,558	36%	895	21%	831	19%	1,452	34%
Roseville	13,631	2,028	15%	3,888	29%	6,196	45%	5,770	42%	2,283	17%	4,905	36%
Davis	5,811	863	15%	1,699	29%	2,367	41%	2,352	40%	577	10%	1,610	28%
West Sacramento	5,806	804	14%	1,991	34%	3,135	54%	2,097	36%	1,376	24%	2,935	51%
Woodland	6,823	1,289	19%	2,248	33%	3,483	51%	2,759	40%	1,121	16%	2,638	39%
Yolo County	22,666	3,697	16%	7,238	32%	11,228	50%	8,432	37%	3,456	15%	8,424	37%

Source: Root Policy Research from the 2013-2017 ACS.

Figures V-6 through V-11 present where residents with disabilities live by type of difficulty. Darker shading indicates a greater proportion of residents with a particular difficulty. As shown in Figure V-6, residents with a hearing difficulty live throughout the region. More rural Census tracts and tracts located between I-80 and Highway 50 and along I-5 south of Sacramento tend to have a higher concentration of residents with hearing difficulty.

Figure V-6.
Percent of Residents with Hearing Difficulty, by Census Tract

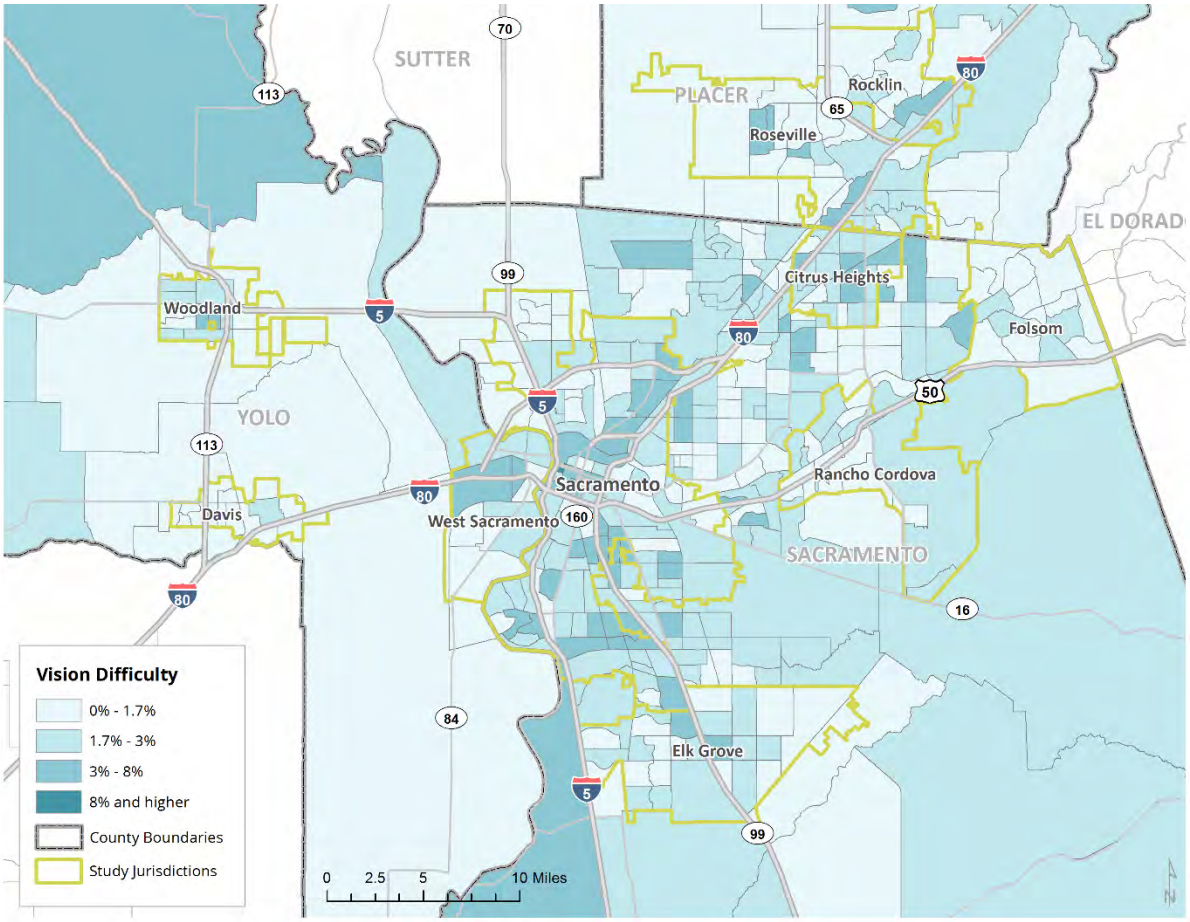


Note: The ACS defines hearing difficulty as being deaf or having serious difficulty hearing.

Source: Root Policy Research from the 2013-2017 ACS.

As with residents with a hearing difficulty, residents with a vision difficulty live throughout the region. Similar to residents with a hearing difficulty, residents with a vision difficulty are slightly more concentrated along I-80 northeast of Sacramento and south between I-5 and Highway 99.

Figure V-7.
Percent of Residents with Vision Difficulty, by Census Tract

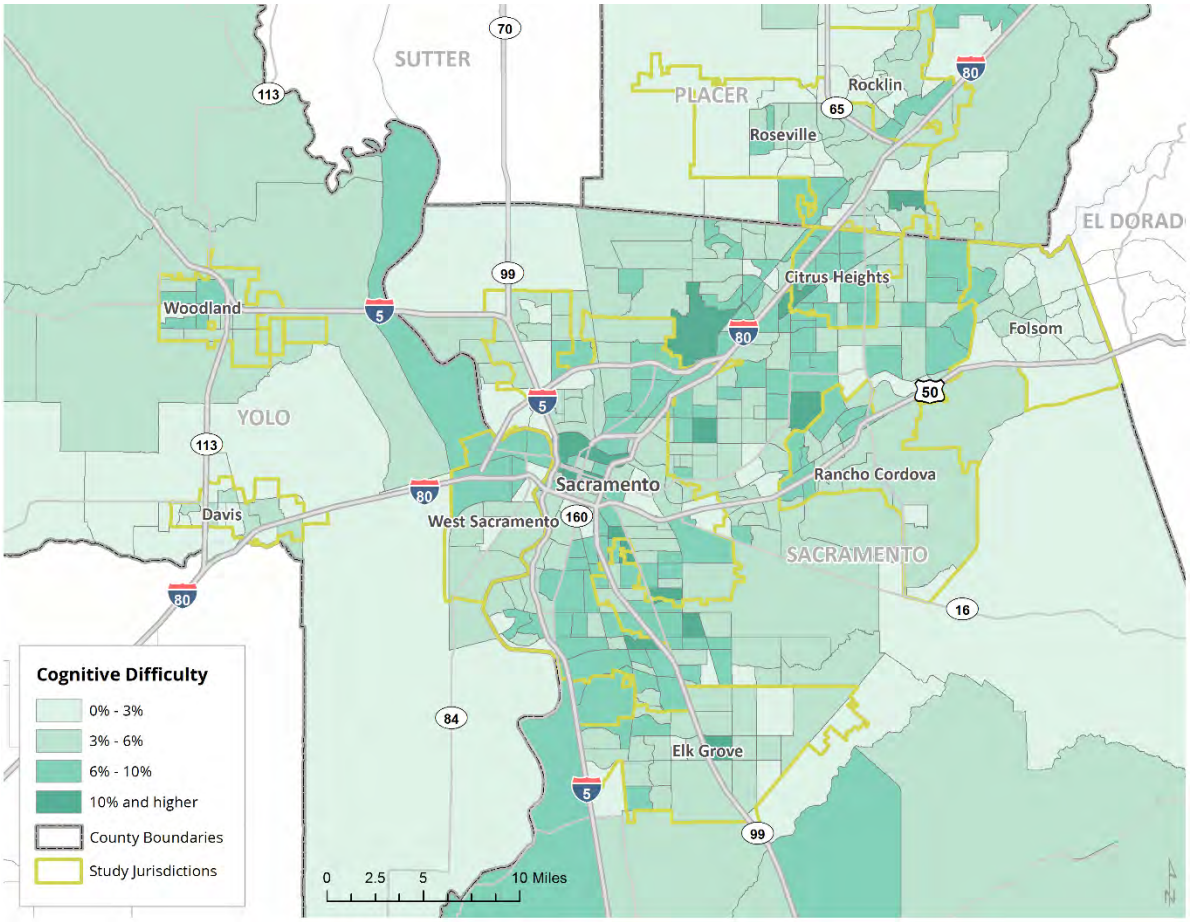


Note: The ACS defines vision difficulty as being blind or having serious difficulty seeing even when wearing glasses.

Source: Root Policy Research from the 2013-2017 ACS.

Figure V-8 presents the share of residents with a cognitive difficulty by Census tract. While residents with a cognitive difficulty live throughout the region, the Census tracts with the greatest concentration are found in the City of Sacramento, Sacramento County, Citrus Heights, Rancho Cordova, and Elk Grove.

Figure V-8.
Percent of Residents with Cognitive Difficulty, by Census Tract

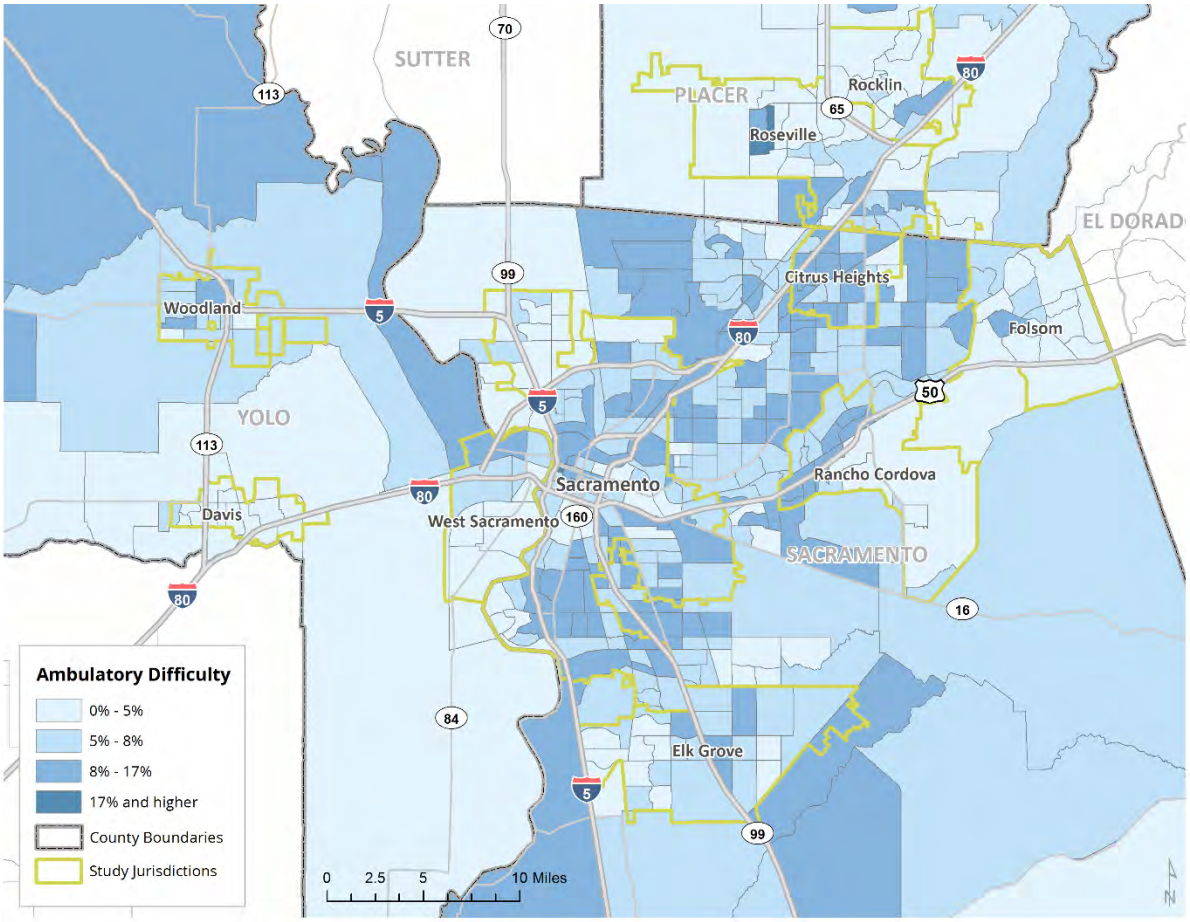


Note: The ACS defines cognitive difficulty as having serious difficulty concentrating, remembering, or making decisions due to a physical, mental or emotional condition.

Source: Root Policy Research from the 2013-2017 ACS.

The Census tract with the greatest concentration of residents with ambulatory difficulty is found in Roseville, likely due to the concentration of older adults aging in place in Roseville. As shown in Figure V-9, residents with ambulatory difficulty live throughout the region, but are least likely to live in Davis. This is likely due to the younger population of Davis as well as the relatively higher cost of housing.

Figure V-9.
Percent of Residents with Ambulatory Difficulty, by Census Tract

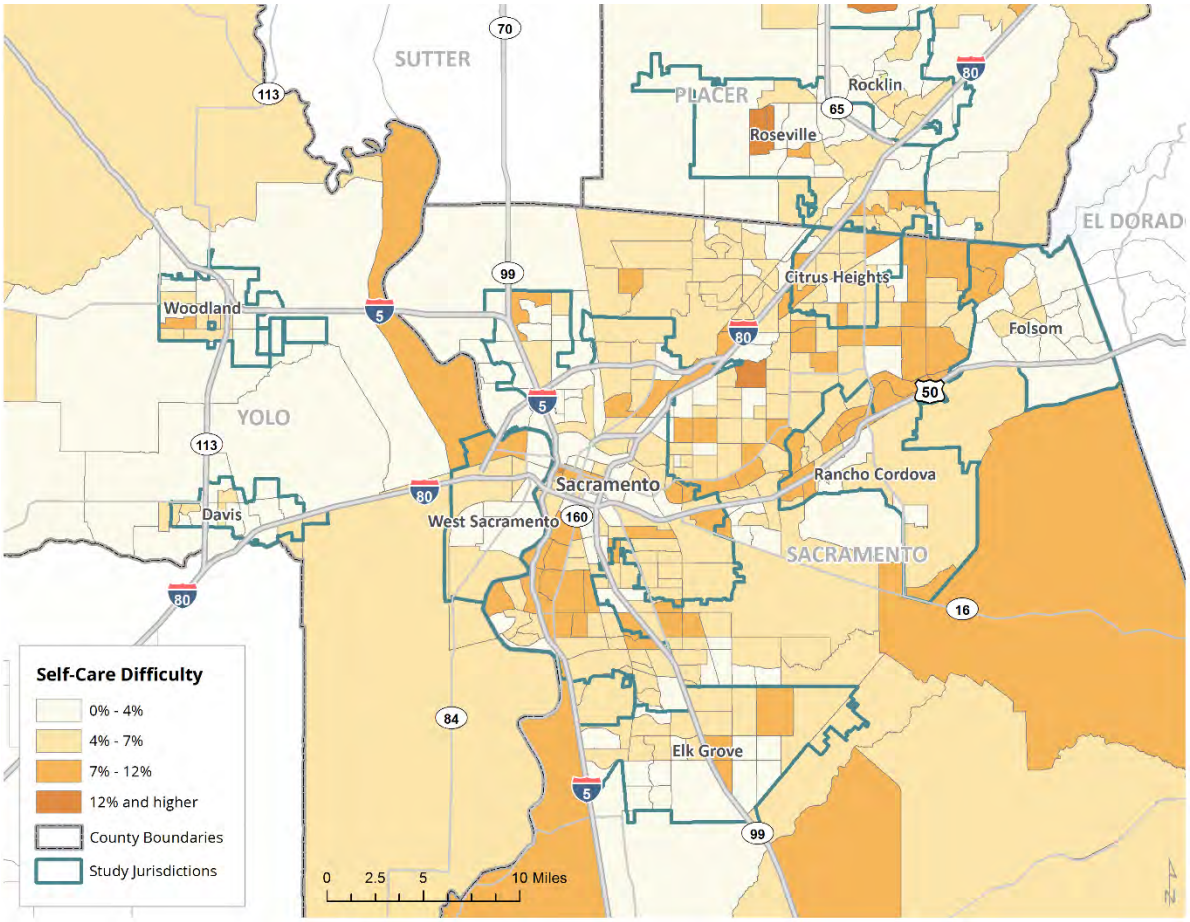


Note: The ACS defines ambulatory difficulty as having serious difficulty walking or climbing stairs.

Source: Root Policy Research from the 2013-2017 ACS.

Figure V-10 maps the concentration of residents with a self-care difficulty by Census Tract. The Census tracts with the greatest proportion of residents with self-care difficulty are found in Roseville and Sacramento County. As with ambulatory difficulty, residents with a self-care difficulty are least likely to live in a Davis Census tract, compared to other communities.

Figure V-10.
Percent of Residents with Self-Care Difficulty, by Census Tract

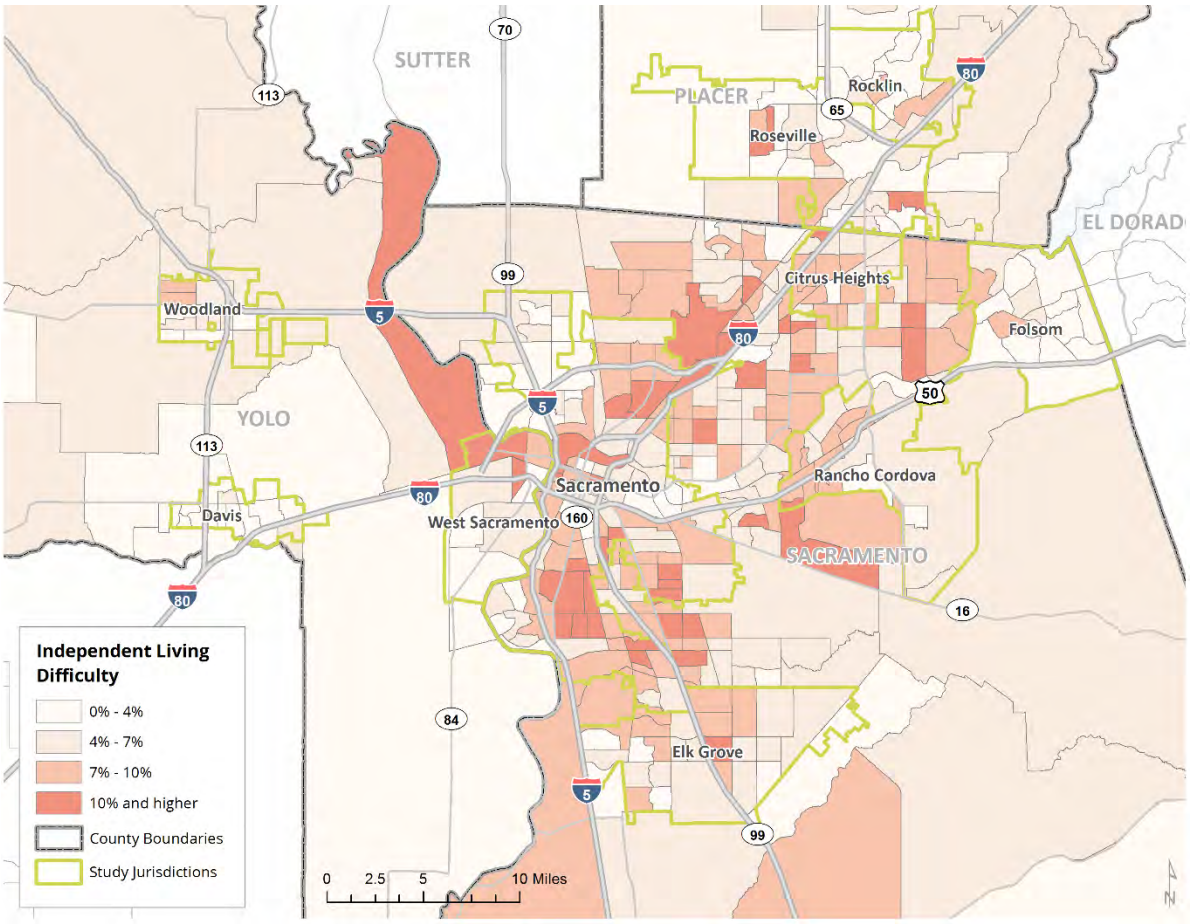


Note: The ACS defines self-care difficulty as having difficulty dressing or bathing.

Source: Root Policy Research from the 2013-2017 ACS.

Residents with independent living difficulties are more likely to live along the I-80 corridor northeast of Sacramento, and between I-5 and highway 99 south of Sacramento. Residents with independent living difficulties are less likely to live in Davis than other communities.

Figure V-11.
Percent of Residents with Independent Living Difficulty, by Census Tract



Note: The ACS defines independent living difficulty as having difficulty doing errands alone, such as visiting a doctor's office or going shopping, due to a physical, mental, or emotional condition.

Source: Root Policy Research from the 2013-2017 ACS.

Income and poverty. Figure V-12 presents the median income of residents with a disability, no disability, and the difference between the two, by jurisdiction. Among residents with disabilities age 16 and older with income from earnings earn less than residents without a disability. As shown, the gap in median earnings is smallest among residents of Rancho Cordova and greatest among residents of Roseville. Gaps in earnings can be explained by many factors, including limitations in earnings for people with a disability participating in benefits programs, earnings from labor in sheltered workshops, as well as being paid less than an employee without a disability performing the same tasks. Attributing the magnitude of the gap to each of these, and other, reasons for differences in earnings is between residents with and without a disability is beyond the scope of this

study; median earnings are presented to provide insight into income and poverty on the basis of disability.

Figure V-12.
Median Earnings

Note:
Residents ages 16 and older with earnings. Data available only for jurisdictions shown.

Source:
Root Policy Research from 2013-2017 ACS.

	Median Earnings		
	With a Disability	No Disability	Difference
Citrus Heights	$21,386	$31,578	($10,192)
Elk Grove	$32,612	$42,864	($10,252)
Rancho Cordova	$26,329	$31,386	($5,057)
Sacramento	$24,222	$32,447	($8,225)
Sacramento County	$25,265	$34,158	($8,893)
Roseville	$25,231	$46,762	($21,531)
Placer County	$26,942	$43,461	($16,519)
Yolo County	$22,036	$29,735	($7,699)

Among all respondents to the Sacramento Valley Fair Housing Survey[18] conducted for this study, the median household income is $25,000 up to $50,000. Among survey respondents whose household includes a member with a disability, nearly three in five (59%) have annual household incomes less than $25,000 compared to 16 percent of respondents whose household does not include a member with a disability.

The share of disability households with incomes less than $25,000 participating in the survey varied by jurisdiction[19]:

- Sacramento County (76% have incomes less than $25,000);
- Sacramento City (61%);
- Rancho Cordova (52%);
- Citrus Heights (48%);
- Roseville (31%); and
- West Sacramento (26%).

[18] See Section VII. Community Engagement Findings for a comprehensive analysis of the survey.

[19] Sample sizes of households that include a member with a disability are too small (n<40) to report for Elk Grove, Rocklin, Davis, and Woodland.

The share of disability households with incomes below also $25,000 varies by housing situation. Overall, 13 percent of Sacramento Valley homeowners whose household includes a member with a disability have household incomes less than $25,000 compared to 67 percent of disability renter households and 87 percent of those who are precariously housed[20].

Disability income. The Supplemental Security Income (SSI) program is a federal cash assistance program providing monthly benefits to eligible low income residents with a disability, residents who are blind, and older adults. In 2018, the maximum monthly federal SSI payment for individuals was $750 per month and $1,125 for couples. Recipients of SSI are able to earn some income, but SSI payments decrease if income exceeds a monthly limit. In California, SSI is supplemented by the State Supplemental Payment (SSP) Figure V-13 presents Federal SSI monthly maximum SSI payments, the SSP monthly maximum payments, income limits, and monthly income. An individual receiving the monthly federal maximum and earning the monthly maximum income from wages will have a monthly income of $2,335 and an annual individual income of $28,000.

Figure V-13. Monthly Federal SSI Income, 2018

Note:

If income exceeds monthly income limits, the monthly SSI payment is reduced. SSP is the California State Supplemental Payment.

Source:

Root Policy Research from Social Security Administration Publication No. 05-10003, February 2018 and https://ca.db101.org/.

	Individual	Couple
Monthly SSI Payment (maximum)	$750	$1,125
Monthly CA State SSP (maximum)	$161	$407
SSI Monthly Income Limits		
Income only from wages	$1,585	$2,235
Income not from wages	$770	$1,145
Maximum total income		
If income earned from wages	$2,335	$3,360
If income not earned from wages	$1,520	$2,270
If no additional income	$911	$1,532

Not all residents with a disability meet the eligibility requirements for receipt of SSI, and SSI is not the only federal benefit program available to people with disabilities. Among survey respondents whose household includes a member with a disability, 25 percent report receiving disability benefits of some type, including SSI.

Poverty. Figure V-14 presents the proportion of residents living in poverty by age and disability status. In general, **residents with disabilities between the ages of 18 and 64 are twice as likely to live in poverty as their 18 to 64 year old neighbors without disabilities**. Residents of Davis are the exception in this age cohort; in Davis there is no difference in the poverty rate between residents ages 18 to 64 with and without

[20] Precariously housed includes residents who are currently homeless, those staying with friends or family, but not on the lease ("couch-surfing"), or living in transitional or temporary housing.

a disability. In Yolo County overall, the disparity in poverty rate for non-senior adults is only 5 percentage points.

Children under the age of 18 with a disability are more likely than children without a disability to live in poverty with a few exceptions, and the size of the difference in poverty rates ranges widely among the participating jurisdictions. Children with a disability in West Sacramento are twice as likely as their neighbors without a disability to be in poverty. Nearly two in five (39%) of children with a disability in Galt live in poverty, compared to 21 percent of Galt children without a disability. Children with a disability living in Rocklin or Davis are about as likely as children without a disability to live in poverty.

Figure V-14.
Percent of Population in Poverty, by Age Cohort and Jurisdiction

	Under Age 18 % in Poverty		Ages 18 to 64 % in Poverty		Age 65 and Older % in Poverty	
	With Disability	*No Disability*	*With Disability*	*No Disability*	*With Disability*	*No Disability*
Citrus Heights	32%	16%	24%	12%	11%	4%
Elk Grove	21%	11%	17%	8%	8%	7%
Folsom	12%	5%	13%	4%	10%	5%
Galt	39%	21%	24%	12%	19%	8%
Rancho Cordova	31%	20%	24%	13%	10%	8%
Sacramento	36%	27%	34%	17%	17%	10%
Sacramento County	30%	22%	29%	14%	14%	8%
Rocklin	6%	7%	17%	6%	11%	6%
Roseville	17%	8%	15%	8%	14%	8%
Davis	7%	9%	37%	37%	6%	3%
West Sacramento	44%	22%	31%	14%	17%	9%
Woodland	26%	18%	21%	11%	14%	8%
Yolo County	26%	16%	27%	22%	12%	6%

Source: Root Policy Research from the 2013-2017 ACS.

Figure V-15 presents the share of households receiving food stamps (SNAP program) by households that include a member with a disability and those that do not. Given the prior figures demonstrating higher rates of poverty, lower earned income, and monthly cash benefits, it is not surprising that households that include a member with a disability are generally more likely than other households to receive food stamps. In Folsom, Galt, Rancho Cordova, and Roseville, there is little difference in food stamp program participation rates between households with and without a member with a disability.

Figure V-15.
Households Receiving Food Stamps in the Past Year, by Disability and Jurisdiction

	Disability Households		Non-Disability Households		All Households	
	# Receiving Food Stamps	%	# Receiving Food Stamps	%	# Receiving Food Stamps	%
Citrus Heights	1,705	17%	1,851	8%	3,556	11%
Elk Grove	1,401	11%	1,720	4%	3,121	6%
Folsom	133	3%	457	2%	590	2%
Galt	275	13%	611	11%	886	11%
Rancho Cordova	937	14%	2,668	15%	3,605	15%
Sacramento	8,515	19%	15,872	12%	24,387	13%
Sacramento County	22,407	17%	42,530	11%	64,937	12%
Rocklin	300	7%	585	3%	885	4%
Roseville	503	5%	1,481	4%	1,984	4%
Davis	290	8%	721	3%	1,011	4%
West Sacramento	834	18%	1,442	11%	2,276	13%
Woodland	872	17%	1,528	10%	2,400	12%
Yolo County	2,308	14%	4,105	7%	6,413	9%

Note: Disability households include at least one member with a disability.

Source: Root Policy Research from 2013-2017 ACS.

Accessible and Affordable Housing

This section examines the extent to which persons with disabilities are able to exercise fair housing choice and are housed in the most integrated setting appropriate for their needs.

As specified in federal regulations: "The most integrated setting is one that enables individuals with disabilities to interact with nondisabled persons to the fullest extent possible, consistent with the requirements of the Americans with Disabilities Act, 42 USC. 12101, et seq., and Section 504 of the Rehabilitation Act of 1973, 29 USC 794. See 28 CFR. part. 35, App. A (2010) (addressing 25 CFR 35.130)." Under this principle, derived from the Supreme Court's decision in *Olmstead vs. L.C.*, institutionalized settings are to be avoided to the maximum possible extent in favor of settings in which persons with disabilities are integrated into the community.

Different types of modifications, accommodations and/or services may be needed to allow individuals with disabilities to live in integrated settings. For example, persons with physical disabilities may need units with universal design or accessibility features, both within the private market and publicly-supported housing stock, specific to their needs. Persons with

other types of disabilities may require access to services and support—e.g., transportation assistance, personal care services—they need to live independently. Many persons with disabilities need housing that is affordable, as well as accessible. Affordability is a particularly acute concern for those relying on disability benefit programs like SSI.

Current housing choice and preferences. Overall, 42 percent of respondents to the survey are homeowners; households that include a member with a disability are half as likely as non-disability households to own a home (25% v. 53%). Homeownership rates among disability households participating in the survey are:

- Highest among West Sacramento (56%), Davis (54%), and Citrus Heights (46%) residents; and
- Lowest in Sacramento (10%), Elk Grove (18%), and Sacramento County (21%).

Regionally, one in five (18%) respondents to the survey are precariously housed[21]; this rate rises to one in four (26%) for households that include a member with a disability and falls to 13 percent for non-disability households. Among households that include a member with a disability, the share who are precariously housed ranges widely among the jurisdictions. Disability households are least likely to be precariously housed in Davis (3%), Roseville (10%), Woodland (12%), and West Sacramento (13%). Households that include a member with a disability are most likely to be precariously housed in Elk Grove (36%), Sacramento (33%), and Sacramento County (27%).

Most important factor when choosing current home. Like the typical regional resident, the greatest proportion of households that include a member with a disability identify "cost/I could afford it" as the most important factor they considered when choosing their current home. Availability of the unit to rent or buy, low crime/safe and liking the neighborhood are all important factors identified by households that include a member with a disability, and are similar factors of importance to regional residents. Compared to regional residents, disability households are slightly more likely to prioritize living near transit when choosing where to live (14% v. 9%), and are slightly more likely to choose where to live because a landlord is willing to rent to them despite bad credit/history of evictions (13% v. 9%). Overall, 7 percent of households that currently include a member with a disability prioritized the accessibility features of their unit when they chose the home. As noted above, the prevalence of disability increases significantly with age and not all people with disabilities require accessibility features in the home, so it is not surprising that only 7 percent identified accessibility features as the most important factor when they chose their home. Further, in focus groups, we found that some residents with accessibility

[21] Precariously housed includes residents who are currently homeless, those staying with friends or family ("couch surfing"), or living in transitional or temporary housing.

needs compromised on access in order to secure housing that met other criteria (affordability, location).

- *"It's so good to be able to get established again; it's nice to have stability and a home." (Disability focus group participant)*
- *"We're (residents of AMIH house) treated the same as any other neighbors." (Disability focus group participant)*

Desire to move. Overall, more than half (56%) of survey respondents would move from their current home or apartment if they had the opportunity. About two in three (67%) households that include a member with a disability would move given the opportunity, compared to 48 percent of households that do not include a member with a disability. Reasons for wanting to move identified by the greatest proportion of respondents are similar to the region for disability households—a bigger home, becoming a homeowner, moving to a different neighborhood, or getting a more affordable place to live. Some key differences in the desire to move between households that include a member with a disability and those that do not are apparent. Households that include a member with a disability are more likely than non-disability respondents to say they want to move because they:

- "Cannot afford my current rent" (37% of renter households that include a member with a disability v. 24% that do not")
- "Need more accessible house or unit for disability" (17% v. 0%);
- Want to "Move out of unsafe conditions (e.g., domestic assault, harassment)" (16% v. 8%); and
- Want to "Be within walking distance of bus or transit" (11% v. 4%).

Denied housing. In the past five years, nearly 7 in 10 (68%) households that include a member with a disability "seriously looked" for a new place to live in the Sacramento Valley, a slightly higher share than survey respondents whose household does not include a member with a disability (62%). Among people who seriously looked for housing in the past five years, households that include a person with a disability are twice as likely as non-disability households to have been denied housing to rent or buy (48% v. 24%).

When asked why they were denied, households that include a member with a disability were about as likely to be denied as non-disability households due to:

- Income too low (56% of respondents whose household includes a member with a disability v. 56% of non-disability respondents);
- Bad credit (46% v. 42%);

- Eviction history (15% v. 13%);
- Landlord didn't allow pets (13% v. 12%);
- Lack of stable housing record (12% v. 10%); and
- Size of household/too many people (7% v. 6%).

Households that include a member with a disability were ***more likely to be denied*** housing to rent or buy than a non-disability respondent due to:

- Landlord didn't accept the type of income I earn (23% of households that include a member with a disability v. 7% of non-disability households);
- Having a Section 8/Housing Choice voucher (15% v. 5%);
- Disability (11% v. 0%);
- Having children (8% v. 3%);
- Service animal/assistance animal/therapeutic animal (7% v. 0%); and
- I requested a reasonable accommodation for my disability (6% v. 0%).

Housing challenges. Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. Regionally, 77 percent of respondents whose household includes a member with a disability have accessibility needs within or to the home. Overall, **one in three (35%) households** that include a member with a disability with accessibility needs **live in a home that does not meet the accessibility needs of the resident with a disability**. The proportion of households living in homes that do not meet the accessibility needs of the member with a disability varies among the participating partners, ranging from a low of 10 percent of Woodland respondents to 46 percent of Rancho Cordova respondents, with Sacramento County (42%) and Sacramento (39%) rounding out the three jurisdictions where the greatest proportion of disability households live in units that do not meet the accessibility needs of a household member.

Among households with unmet accessibility needs, the improvements or modifications needed include:

- Grab bars (44% of residents whose housing does not meet the accessibility needs of the member with a disability);
- Service or emotional support animal allowed in the home (26%);
- Walk/roll in shower (25%);

- Reserved accessible parking spot by entrance (20%);
- Ramps (19%);
- Wider doors (17%);
- Stair lifts (13%);
- Fire alarm/doorbell made accessible for person with hearing disability/deaf (12%);
- Lower countertops (10%); and
- Alarm to notify if a non-verbal child leaves the home (7%).

Survey respondents had the opportunity to identify whether they experience particular housing challenges. Among all respondents, including households that include a member with a disability, worry about rent increases, being unable to buy a home, and worry about property taxes are among the concerns identified by the greatest proportions of respondents. In addition to these challenges experienced all respondents, residents whose household includes a member with a disability are more likely than non-disability household respondents to:

- Worry about property taxes increasing (45% v. 30%);
- Struggle to pay the rent (36% v. 27%);
- Be unable to find a different place to rent due to poor credit or rental history (26% v. 8%);
- Worry about high crime in the neighborhood (22% v. 14%);
- Live in a home in poor condition (24% v. 12%); and
- Worry that they may get evicted (20% v. 12%).

Figure V-16 presents housing challenges that may be experienced by households that include a member with a disability. As shown, the types of challenges experienced vary by the respondent's housing situation and the needs of the member of the household with a disability. Overall, one in five (22%) renters with a disability worry about retaliation if they report harassment by neighbors/staff/landlord. More than one in 10 (15%) households that include a member with a disability can't afford the housing that has the accessibility features they need, and this increases to 22 percent of the precariously housed. Nearly one in four (23%) worry that their rent will be increased if they request an accommodation for their disability. Fewer than one in 20 households have experienced a landlord denying an accommodation or modification request or refused an emotional support or service animal.

Figure V-16.
Housing Challenges Experienced by Residents with Disabilities

Higher than All (>5ppt)

About the same as All (+/- 5 ppt)

Lower than All (<5 ppt)

Housing Challenges Experienced by Residents with Disabilities	Homeowners	Renters	Precariously Housed	All
I worry about retaliation if I report harassment by my neighbors/building staff/landlord.	7%	22%	12%	16%
I can't afford the housing that has accessibility features we need.	5%	17%	22%	15%
I cannot get around the neighborhood because of broken sidewalks/no sidewalks/poor street lighting/dangerous traffic.	11%	15%	17%	15%
I worry if I request an accommodation for my disability my rent will go up or I will be evicted.	n/a	23%	12%	14%
My landlord refused to make an accommodation for my or my household member's disability.	n/a	8%	6%	5%
My landlord refused to make a modification for my or my household member's disability.	n/a	7%	5%	5%
My landlord refused to accept my therapy/companion/emotional support animal.	n/a	5%	8%	4%
I am afraid I will lose my in-home health care.	1%	5%	5%	4%
My landlord refused to accept my service animal.	n/a	4%	6%	3%

Note: n/a means the measure does not apply to homeowners.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Lack of accessible housing units. In focus groups, residents with disabilities discussed how difficult it is to find housing that meets their accessibility needs in the region.

- *"Incredibly difficult to find accessible place to live." (Disability focus group participant)*
- *"Nothing is built accessible. In Oak Park, only one of the new buildings is accessible, and that one is priced out of range for someone on SSI. In the Triangle, there are new apartments and condos, but they are so much more than SSI." (Disability focus group participant)*
- *"The City and County (of Sacramento) have never stopped giving developers waivers for inaccessible units." (Disability focus group participant)*

Other ADA and disability accommodation challenges. Residents with disabilities experience other challenges that range from landlords or property managers who refuse to make reasonable accommodations or who don't think about the impact of operational or property changes on their tenants with disabilities. As shown in Figure V-16 above, nearly one in four residents with disabilities (23%) worry that if they request a reasonable accommodation their rent will go up or they will be evicted, and slightly less than one in 10 have had a housing provider refuse an accommodation (8%). About one in 20 (5%) residents with a disability had a housing provider refuse to make an accommodation for a therapy/companion/emotional support animal.

Lack of affordable housing. Like other residents of the region, a lack of affordable housing to rent or buy is a major challenge for residents with a disability, particularly those relying on disability benefit income like SSI or SSDI. Three in five (61%) renters whose household includes a member with a disability worry that their rent will increase more than they can pay, and one in three (35%) struggle to pay their rent.

- *"In Sacramento there is a maximum need for low, low income housing, not something more. There need to be first floor housing." (Disability focus group participant)*
- *"I'm in the HCV program. I applied for a studio unit, paying FMR (fair market rent) and my only income is SSDI. So, between rent and SMUD I'm still paying 80 percent of my income in rent. (Disability focus group participant)*
- *"If you're on SSDI, housing is not affordable." (Disability focus group participant)*
- *"There isn't enough low income housing in Placer County. New buildings go up and none of them are affordable. The City Councils and Superintendents don't see the need for affordable housing. I have a year left in my AMIH house; where am I supposed to go after that?" (Disability focus group participant)*

Publicly supported housing provider policies and practices. Residents with disabilities who live in publicly supported housing developments of any type shared their experiences as tenants. In general, maintenance and management issues are similar to those raised by residents living in privately-provided housing. Navigating the affordable housing system, including waitlist processes, was a frequent topic of discussion. For many residents with disabilities, having to individually visit low income properties to apply for waitlists is challenging due to logistics and the cost of application fees.

Maintenance and condition issues—

- *"Quality of housing depends on the management and on the maintenance men. This has gone downhill at Pin Yuen. There are no services after hours or on weekends. The elevator breaks often, and they tell you to use the freight elevator, but you can't use the freight elevator when people are moving in." (Disability focus group participant)*

- *"I used to live in the Comstock which is owned by SHRA. The elevator frequently goes down and people are trapped; they can't get downstairs. In 2017, the elevator was down for three or four days." (Disability focus group participant)*

- *"If there are inspections, they don't give any notice. They just come in no matter what." (Disability focus group participant)*

Navigating the affordable housing system and waitlists—

- *"There is such a long waitlist for housing programs." (Disability focus group participant)*

- *"If you're late on the rent, you get a $50 late charge. If you're on Section 8 and it's late, you get a late charge, when SHRA is the one late on the payment!" (Disability focus group participant)*

- *"There is no communication between entities that take the paperwork and people that need the system. You don't know where to go to get what kind of service. If you're in low income housing, it's not always appropriate housing for your situation, but they don't take your disability into account." (Disability focus group participant)*

- *"I had Section 8 one time. But it didn't allow people to get on their feet. Because you start working, and then you lose the support. It's a cliff. You can't get on your feet. Can't build a new foundation." (Disability focus group participant)*

- *"(I) like how they (AMIH) prepare you for living independently. We have house meetings. AMIH helps you fill out applications and helps you deliver them. They help with whatever you need to get stable." (Disability focus group participant)*

Barriers to homeownership. Among survey respondents with disabilities who rent, two in five want to buy a home, but can't afford the downpayment, similar to renter households overall. Households that include a member with a disability were as likely as the typical regional household to report being denied a home loan (7% v. 5%).

Difficulty finding landlords who accept housing vouchers. More than three in five (63%) housing voucher recipients whose household includes a member with a disability[22] say that it is "very difficult" to find a landlord that accepts a housing voucher. Compared to households that include a member with a disability, non-disability voucher households are less likely to consider finding a landlord that accepts vouchers "very difficult" (42%). This suggests that voucher households that include a member with a disability experience even more difficulty than non-disability households when using housing vouchers. In explaining why they rated their experience finding a landlord to

[22] Includes Housing Choice Voucher/Section 8 voucher program participants as well as recipients of other housing vouchers (e.g., VASH).

accept a housing voucher "somewhat" or "very difficult" respondents whose household includes a member with a disability identified:

- Not enough properties available (59%);
- Landlords have policies of not renting to voucher holders (51%);
- Have a hard time finding information about landlords that accept Section 8 (48%);
- Voucher is not enough to cover the rent for places I want to live (40%);
- Not enough time to find a place to live before the voucher expires (33%);
- Did not like any of the units available for voucher holders16%); and
- Condition of housing unit does not pass the inspection (14%).

Criminal history. Difficulty finding a landlord due to criminal history is a challenge for 10 percent of precariously housed disability households, compared to 7 percent of households regionally. Among survey respondents who seriously looked for housing in the past five years, people with disabilities are about as likely as other home seekers whose household does not include a member with a disability to be denied housing to rent due to their criminal history (5% v. 3%).

- *"I can't get an income based apartment because I have a felony conviction." (Disability focus group participant)*
- *"AMIH has a Ready to Rent program, but they can't fix the criminal history." (Disability focus group participant)*

Stakeholder perspectives—housing challenges of people with disabilities. With respect to the housing challenges of people with disabilities, stakeholders' comments centered on the lack of accessible, affordable units in the region; other ADA and disability accommodation challenges; and a lack of supportive services or full spectrum of housing options for people with disabilities.

Lack of accessible, affordable housing units. For residents with disabilities, particularly those relying on disability benefit income, finding affordable housing that also meets their accessibility needs in the home is incredibly difficult. Market rate units that are accessible are financially out of reach. Older units that may be naturally-occurring affordable housing, including properties in less transit-rich environments are rarely accessible. Finding an accessible and affordable unit is like finding a needle in a haystack.

- *"The nexus of accessible housing, affordable housing, and access to transit limits you to being able to live in a very small part of the city (of Sacramento)." (Stakeholder focus group participant)*

- *"People with a disability are more likely to endure conditions that are substandard due to lack of other options." (Stakeholder focus group participant)*

- *"Accessibility is a HUGE problem, especially because the housing in the neighborhoods that have the best transit connections is old with old construction." (Stakeholder focus group participant)*

- *"For many working age adults with disabilities, senior housing is the best option because it's accessible, but they are not seniors. Young people with disabilities are excluded." (Stakeholder focus group participant)*

- *"There is a real need for housing that is affordable to people with disabilities on SSI who are not elderly; there is basically no housing they can afford. Really need 0-30%." (Stakeholder focus group participant)*

Lack of supportive services or spectrum of supportive housing options. Stakeholder focus group participants identified a lack of supportive housing services as a critical need in helping the region's most vulnerable residents, including those with mental illness, to remain living in the most independent setting possible.

- *"There is a lack of quality care providers to help with activities of daily living or other supports; housing staff aren't qualified to provide these services." (Stakeholder focus group participant)*

- *"People who are homeless are often members of protected classes, especially disability. We see the same people over and over; they slip through the cracks, because they are not given case management to help them transition into housing and to live sustainably and independently." (Stakeholder focus group participant)*

- *"There is a dearth of supportive housing for mental health and substance abuse; supportive services make the difference between homelessness and stability in housing." (Stakeholder focus group participant)*

- *"People with mental health issues are the most difficult to house and keep housed. It is not uncommon for there to be conflicts with neighbors, and living in close quarters can be extremely difficult for these residents." (Stakeholder focus group participant)*

- *"Many people with severe mental illness, especially the formerly homeless, become hoarders when they get housed. This is an extremely difficult challenge. Case management is critical." (Stakeholder focus group participant)*

Other ADA and disability accommodation challenges. In addition to other challenges, residents who rely in part on disability benefit income must carefully balance their employment earnings. For many, especially those with cognitive difficulties, this is a difficult task with serious consequences for their housing situation. Lack of ADA accessible

infrastructure or infrastructure in disrepair further narrows where residents with mobility disabilities can seek housing.

- *"Public accommodation/ADA access issues are prevalent throughout the region. Lack of sidewalks are a serious impediment." (Stakeholder focus group participant)*

- *"Seniors and people with mental health issues who need modifications or accommodations don't know their rights. Don't know how to ask for what they need." (Stakeholder focus group participant)*

- *"Most calls to Project Sentinel or Sac Self-Help Housing are residents asking for assistance with obtaining reasonable accommodations, especially for emotional support animals, and to extend search time limits for vouchers. People are afraid to make a complaint because they do not want to lose their housing. So, from their perspective, actual rates of housing discrimination are likely much higher than they see from their hotlines." (Stakeholder focus group participant)*

- *"We had a client who was a mother living in an income-restricted apartment with her adult son with a disability and a roommate with a disability. Both got jobs and are trying to live as independently as possible. When both people with disabilities got a raise, it bumped their income up just enough so that they no longer qualify to live in the building where they live. They got a notice, and there was no other two bedroom unit they could afford in Davis to rent.* ***How can getting a raise create a housing crisis?****" (Stakeholder focus group participant)*

Displacement experience. Regionally, 25 percent of respondents to the survey experienced displacement—having to move out of a home or apartment when they did not want to move—in the region in the past five years. Households that include a member with a disability are nearly twice as likely as non-disability households to have been displaced in the past five years (34% v. 18%). When considered by housing situation, displacement rates vary dramatically. As with other survey respondents, homeowners are much less likely than renters and the precariously housed to have experienced housing displacement in the past five years—9 percent of homeowners whose household includes a member with a disability compared to 33 percent of renters, and 59 percent of the precariously housed.

Reasons for displacement experienced by more than 10 percent of households that include a member with a disability include:

- **For homeowners**[23]—rent increased more than I could pay (38%), property taxes/other costs of homeownership (17%), health/medical reasons (17%), had to

[23] Note that the current housing situation—homeowner, renter, precariously housed, may be different from the respondent's housing situation at the time the displacement occurred.

move due to mold or other unsafe conditions (17%), personal reasons/relationship reasons (13%), and landlord selling home (13%);

- **For renters**—rent increased more than I could pay (27%), personal reasons/relationship reasons (16%), landlord selling home (16%), mold or other unsafe conditions (13%), landlord wanted to rent to someone else (11%), and landlord refused to renew my lease (11%); and

- **For precariously housed residents**— personal reasons/relationship reasons (27%), rent increased more than I could pay (26%), Was living in unsafe conditions (e.g., domestic assault, harassment) (17%), evicted (kicked out) for no reason (17%), landlord selling home (15%), evicted (kicked out) because I was behind on rent (14%), and landlord wanted to rent to someone else (12%).

Experience with housing discrimination. Overall, 29 percent of the survey respondents whose household includes a member with a disability say that they experienced discrimination when they looked for housing to rent or buy in Sacramento Valley compared to 17 percent of all survey respondents and 10 percent of respondents whose household does not include a member with a disability.

The rate of housing discrimination experience among survey respondents whose household includes a member with a disability varies by housing situation, from 11 percent of homeowners and 32 percent of renters to 39 percent of those who are currently precariously housed. The majority of these experiences occurred in the past five years. The top reasons offered for the discrimination they experienced are race or ethnicity, disability, income, familial status, age, and having a Housing Choice Voucher/Section 8 voucher. Respondents with disabilities' description of the reason they felt discriminated against include:

- *"When talking to the manager they were happy to see me until I said I was disabled and they went out of their way to dissuade me; they had every excuse. I was happy not to live there."*

- *"3x rent in monthly income to even qualify to rent is discrimination against people on fixed incomes. Particularly the disabled."*

- *"Because Madison Hills was purposely making us do all this running around to get paperwork that we could have just gotten online, and instead had people on disability running around for a week and they still denied us due to disabilities."*

- *"Because my son is mentally ill and behavior issues."*

- *"For being Native, disabled and homeless."*

- *"From the resident manager: 'I kicked out everyone on disability but you already, and I can kick you out anytime I want.' 'People on disability make me sick, you are leeches on the backs of society.' 'My son's autistic, I have been living with an autistic child for 29 years and I know what autism looks like. Your son is NOT autistic.' 'You aren't disabled, you're pulling the wool over everyone's eyes to get benefits you don't deserve.' 'So you had cancer, get over it, everyone has problems.' Telling neighbors my credit score, my medical history, my son's medical history, and making fun of my seizures, my cancer diagnosis, and that I use a walker."*

About 70 percent of respondents whose household includes a member with a disability seriously looked for housing to rent or buy in the past five years. These households were more likely to experience:

- "Landlord did not return calls asking about a unit" (25% of disability households v. 16% regionally);
- "Landlord did not return emails asking about a unit" (20% v. 13%); and
- "I was told the unit was available over the phone, but when I showed up in person, the landlord told me it was no longer available" (19% v. 11%).

In focus groups, participants discussed their experiences with housing discrimination.

Residents with disabilities described differential treatment by housing providers and building staff, difficulties experienced when trying to request reasonable accommodations; challenges associated with how housing providers account for in-home care providers; and difficulty communicating with housing providers.

- *"Management doesn't treat residents respectfully and it's painful and disheartening to feel like you don't matter. Suddenly, the office is closed every day. They're training us to get frustrated enough so that we don't bother complaining anymore." (Disability focus group participant)*
- *"I was harassed out of HUD housing by the property manager and neighbors because of my mental illness." (Disability focus group participant)*
- *"There's bullying due to mental health issues, and treatment because of mental health." (Disability focus group participant)*
- *"People look at the mentally ill and look at you like you're a rancid dog." (Disability focus group participant)*
- *"People with criminal histories, especially felony convictions, that stem directly from their mental illness are barred from benefitting from low income housing. Same thing with bad credit, unpaid utilities." (Disability focus group participant)*

Several tenants of publicly supported housing who participated in a disability focus group experienced SHRA treating their in-home caregivers as residents, and counting the caregiver's income toward the household income, resulting in unfair rent increases. They also believe that they were told to request accommodations for their disability *after* moving into a unit even though the accommodation request was for a larger unit in order to accommodation in-home caregivers.

"You have to ask for an accommodation after you get into housing; if you need an in-home caregiver, they'll still make you have a one bedroom first then ask for a caregiver. SHRA requires you to treat a caregiver like a secondary resident, and that's not right." (Disability focus group participant)

Stakeholder perspectives on disability and housing discrimination concerned both the private and public sectors:

- In the **private sector** stakeholders expressed concern about residents with disabilities living in rental units in poor condition with landlords who refuse to make repairs, and do not know their responsibilities to make reasonable accommodations.
    - *"There are apartment complexes in Placer County that serve a lot of people with disabilities. We receive a lot of complaints about the landlords, because they won't make repairs." (Stakeholder focus group participant)*
    - *"It often comes down to property managers not knowing anything about fair housing—especially mental illness or trauma. People with mental illness often have SSI as their only source of income. Their payment comes in on the 5th, and they forget to pay their rent, due to their disability. They get charged a fee. And things snowball from there." (Stakeholder focus group participant)*
    - *"Barriers around service animals. Many of the calls that Independent Living Centers get are about addressing issues with service animals and consumers and property managers don't know their rights and responsibilities." (Stakeholder focus group participant)*
    - *"When people with disabilities try to find private housing, they have a very difficult time with landlords about service animals and emotional support animals." (Stakeholder focus group participant)*
- In the **public sector** stakeholders expressed concern about a lack of services needed for people with disabilities to live independently, putting them at risk for institutionalization. For people with mental illness, especially those with hoarding disorders, interactions with code enforcement or other resident-facing city/county services may jeopardize their housing because frontline staff are not equipped to accommodate their needs and resolve the situation. Public policies or practices may disparately impact people with disabilities.

- *"Lack of supportive services with people with mental health and other disabilities disparately impacts them as these residents become chronically homeless or are institutionalized. 'When there are supportive services, they're much more successful, and landlords don't get complaints.' Example of doing this right: Beemer Place in Woodland where units are directed for people with severe mental illness and has onsite case management." (Stakeholder focus group participant)*
- *"Hoarding is a disability and it is a very big issue. Neighbors complain, city code enforcement doesn't know how to handle it, and there are no funds to help these people." (Stakeholder focus group participant)*
- *"Opioids are a huge problem. There are a thousand places to buy drugs here, but no places to get help. Addicts are robbing people, living on the streets, and the NIMBY and NOPE types prevent help from occurring. Tried to convert a vacant to basic housing, and couldn't get it done. Placer County is in crisis, and that includes the cities." (Stakeholder focus group participant)*

Access to Opportunity

The previous chapter focused on access to opportunity for members of all protected classes, including residents with disabilities. This section expands on that discussion with additional information and local efforts specific to increasing access to opportunity for residents with disabilities.

A lack of access to affordable, accessible transportation, including accessible first and last mile connections to transit, is the primary barrier raised by residents with disabilities to accessing health care, employment, and community services, facilities and events.

Healthy neighborhoods. Survey respondents whose household includes a member with a disability responded neutrally to statements about healthy neighborhood attributes, indicating that they somewhat agree that a given attribute is true for where they live. On all measures, disability households were less likely than regional respondents to agree with any of the healthy neighborhood attributes, particularly "the area where I live has lower crime than other parts of the community," "housing in my community is in good condition and does not need repair," and "I have a supportive network of friends or family in my neighborhood or community."

"My husband almost turned his electric wheelchair over at Riviera Park due to the walkways being full of cracks and pot-holes. Those chairs weigh 200+ lbs and it took everything in me to get him back on the smooth pavement when he hit one of those holes! Dangerous!" (Survey respondent)

Barriers to better health care for people with disabilities. When asked what is needed in the Sacramento Valley to help the person with a disability in the household better access health care services, the greatest number of survey responses related to access to public transportation services, followed by improved access to mental health care services, better access to health care clinics and doctors who accept Medi-Cal, and case management or personal advocate services to help people with disabilities and their families navigate the disability benefit systems. About 10 percent of respondents reported that the person with a disability's health care needs are adequately met by existing services.

- Access to affordable and accessible transportation for appointments:
    - *"Reliable door to door transportation." (Survey respondent)*
    - *"Transportation or free rides to and from appointments." (Survey respondent)*
    - *"I lived in Midtown for 24 years. I have excellent health insurance BUT NONE of the health care providers have a clinic where I live at Marconi and Eastern. I thought about switching health care providers but that was far too disruptive. I wind up wasting THREE HOURS on public transit every single time I go to the doctor, dentist, primary care, neurologist, sleep specialist, gynecologist. I cannot afford paratransit; it is $11.00 for a round trip. Because I moved to the County of Sacramento and no longer a City of Sacramento resident, I lost the 40 FREE trip coupons for Paratransit from Ethel Hart Senior Center. I cannot afford Lyft." (Survey respondent)*
- Mental health care access—including access to services but also the frequency of access allowed. Access to mental health care service is always a need, but even those residents who have access to some level of mental health care may find that the number of monthly or annual appointments covered by Medi-Cal are inadequate to meet their needs. As discussed in Section IV, access to mental health services, including help for addicts, was considered a pressing need by people with disabilities and regional stakeholders. Participants with mental illness stressed the importance of supportive services and organizations like Advocates for Mentally Ill Housing (AMIH) for helping them manage their illness, navigate the health system, and achieve and maintain stability.
    - *"Mental health doesn't get enough attention or resources. You get 5150'd and think they've promised you a bed, but there is no bed, so it's back to the hospital." (Disability focus group participant)*
    - *"More mental health practitioners, counselors and therapists who specialize in co-occurring disorders with autism." (Survey respondent)*

- *"Mental health services not adequate. If you get County, total six weeks, 30 minutes per week. Just when you start to trust therapist, you are done. Better not to start." (Survey respondent)*
- *"Need to offer appropriate mental health services for non-alcoholic/drug associated issues. County is worthless, but Medi-Cal and Medicare don't pay enough for decent therapists to take those clients. So, if you are disabled, especially seniors, and not drug addicts or alcoholics, just too bad; you're on your own." (Survey respondent)*

- Closer health care clinics:
  - *"Services closer to where we live." (Survey respondent)*
  - *"There are no medical offices in west Roseville." (Survey respondent)*
- Health care access—more doctors accepting Medi-Cal:
  - *"More doctors accepting Medi-Cal, less waits to see a doctor."*
  - *"More Doctors that are willing to take on patients with state medical coverage."*
  - *"More private doctors that accept Medi-Cal, at this time it's just overcrowded clinics."*
- Need for case managers, advocates, case workers to help residents navigate bureaucracy—paperwork, qualifications for benefits, re-signing up for benefits, etc. and benefit systems
  - *"To understand the disability and to help him with resources." (Survey respondent)*
- Nothing needed—about one in 10 survey respondents replied that the member of the household with a disability is adequately served by available health care services.
  - *"Nothing. Health Services are accessible and great." (Survey respondent)*

Barriers to better access community amenities, facilities, and services. When asked what is needed in the Sacramento Valley to help the person with a disability in the household better access community amenities, facilities or services such as parks, libraries, government buildings, cultural facilities, and festivals/events, more than half of survey respondents related to access to public transportation services, followed by ADA access including access for those with sensory disabilities, outreach and promotion of events to the disability community, and a more welcoming and inclusive attitude toward people with disabilities.

- **Access to affordable, reliable, transportation with stops at community amenities and events**

- *"Paratransit that isn't so expensive. Can rarely go anywhere because of the high prices." (Survey respondent)*
- *"Good parking, enough for people with disabilities; mobility problems. Not such long walks to public transit with poor hours running and long waits." (Survey respondent)*
- *"Free or low cost transportation." (Survey respondent)*
- *"Better public transportation that is reliable. And runs more often on weekends and late evening." (Survey respondent)*
- *"Bus lines to these community features." (Survey respondent)*
- *"Continuation of current public transportation options like Yolo Bus and VIA." (Survey respondent)*
- *"Neighborhood shuttle buses, community shuttle buses, cheaper bus fare on public transportation." (Survey respondent)*

- **First and last mile connections, sidewalks**

  - *"Accessible sidewalks connecting areas of the community—Arden Arcade." (Survey respondent)*
  - *"Calles con pavimento/banqueta Y menos crimen." [Paved streets with sidewalks, and less crime.] (Survey respondent)*
  - *"Making sure that intersections are accessible to visually impaired people at intersections, roundabouts and traffic islands." (Survey respondent)*
  - *"More parking enforcement as ramps to sidewalks are constantly blocked by vehicles." (Survey respondent)*

- **Accessible parking**

  - *"Enforce disabled parking regulations." (Survey respondent)*
  - *"Handicapped parking spaces that aren't far from doors/entries, and drop-off points so a driver can drop off elderly or disabled people near the entry, then park." (Survey respondent)*
  - *"More handicap parking/shuttle bus to events." (Survey respondent)*

- **Inclusive and ADA accessible spaces and events**

  - *"Improved park facilities for greater access." (Survey respondent)*
  - *"More outreach and events geared toward developmentally disabled individuals." (Survey respondent)*

- *"Better information about accessibility for all of these areas. It is difficult to determine if they are accessible or not." (Survey respondent)*
- *"Accommodations for waiting in lines." (Survey respondent)*
- *"Besides what I said about transportation before, all community and government facilities must be ADA compliant. All cultural events must provide written material in formats other than print. Not everyone that is blind will have a tape recorder. So what about braille?" (Survey respondent)*
- *"I would love to have electric mobility carts similar to the ones in grocery stores for rent at a reasonable hourly price. I am unable to stand very long or walk very far. I don't have anyone to push me in a manual wheelchair. I prefer the ability to drive myself around. I would go to many more events if these were available. Note** I DO NOT MEAN MANUAL WHEELCHAIRS."*

- **Inclusive and ADA accessible spaces and events for children and youth with disabilities**
  - *"Better options for small children with disabilities." (Survey respondent)*
  - *"Parks for special needs kids. Wheelchair access to swings like back east. Restrooms to access kids with cerebral palsy with changing areas not a dirty floor." (Survey respondent)*
  - *"Special days for kids with autism." (Survey respondent)*

- **More welcoming and understanding community**
  - *"Better understanding of the disability by the community." (Survey respondent)*
  - *"Convenience and being welcomed by the community." (Survey respondent)*
  - *"For the community to be inviting and encouraging." (Survey respondent)*
  - *"Remember that not all disabilities are physical—sensory friendly environments; accessible transportation at all hours; community's knowledge about disability and willingness to include." (Survey respondent)*

Welcoming neighborhoods. To understand the extent to which Sacramento Valley residents feel welcome in their community, respondents rated their degree of agreement with the following statement: *"I feel that people like me and my family are welcome in all neighborhoods in my city."* Respondents whose household includes a member with a disability are less likely to feel welcome in all neighborhoods than regional respondents (42% v. 53%). This difference—people with disabilities being less likely to feel welcome in all neighborhoods in their city compared to households that do not include a member with a disability—persists across all jurisdictions *except* residents of Davis. Overall, 82 percent of

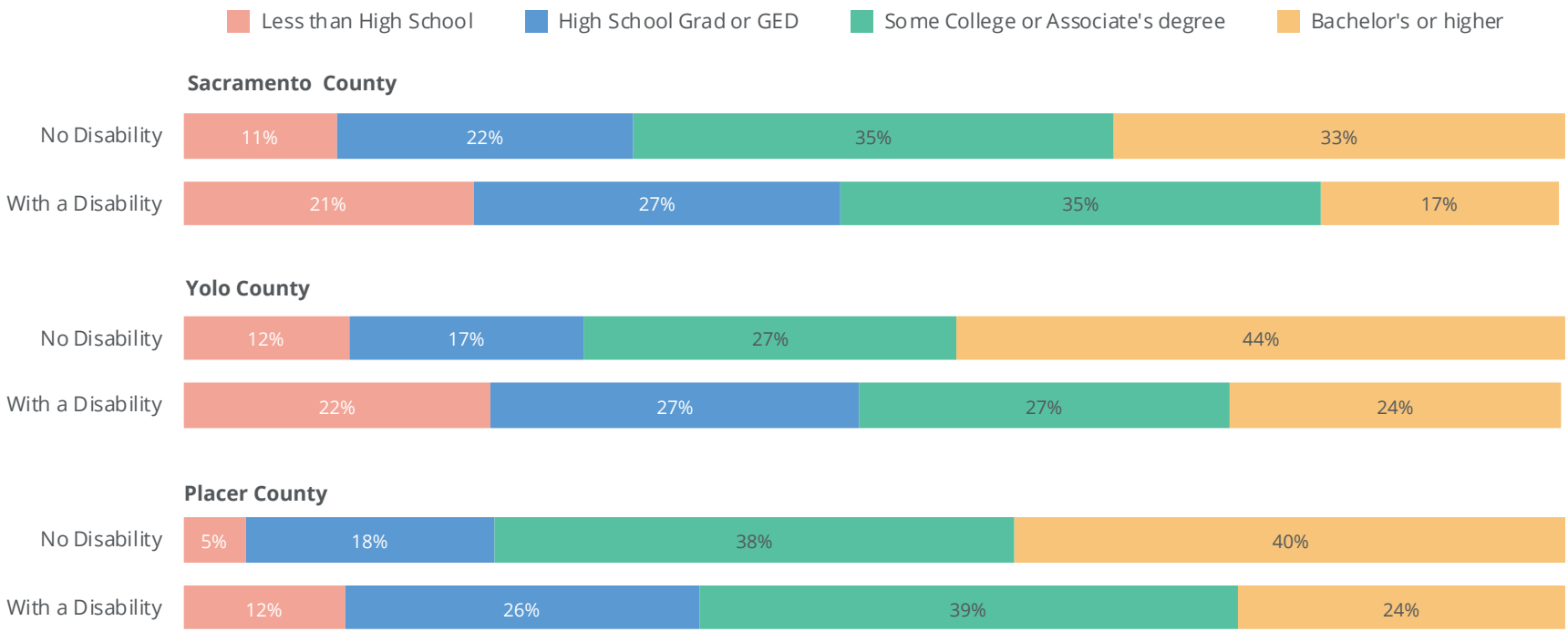
disability households in Davis feel welcome throughout the community as do 80 percent of Davis residents overall. A greater proportion of residents of West Sacramento, Rocklin, and Elk Grove whose household includes a member with a disability are less likely to feel welcome, when compared to other residents of their community.

Section VII includes a discussion of survey respondents' perceptions of neighbor support for different types of housing, including housing uses specific for residents with disabilities and persons recovering from substance abuse. On average, regional residents express weak agreement that most neighbors would support new housing for low income seniors and people with disabilities, and they disagree that their neighbors would support housing for people recovering from substance abuse. The overall tepid support of housing for people with disabilities and seniors and the striking difference in support based on type of disability (i.e., general "people with disabilities" vs. people in recovery) underscores the stigma associated with mental illness and recovery from addiction/alcoholism that some focus group participants experience.

Education. Section IV included a detailed look at public school education opportunities. A 2017 special education report for the Sacramento City Unified School District estimates that nearly 14% of students in the district receive special education instruction.[24] Figure V-17 compares the educational attainment of residents ages 25 and older with a disability to those in the same age cohort without a disability for Sacramento, Placer, and Yolo counties. As shown, adults with a disability are twice as likely as those without a disability to have less than a high school degree. Adults with disabilities living in Placer County are twice as likely as Sacramento and Yolo County adults with disabilities to have completed at least a high school education.

[24] Council of the Great City Schools, "Improving Special Education Services in the Sacramento Unified School District," Spring 2017, accessed at https://www.scusd.edu/sites/main/files/file-attachments/sacramento_special_education_report_edited--_final050117.pdf, p. 9.

Figure V-17.
Educational Attainment, by Disability Status and Jurisdiction



Note: Data shown at the county level due to insufficient data.

Source: Root Policy Research from 2013-2017 ACS.

Transportation and mobility. As discussed above, transportation is the most significant barrier residents with disabilities must overcome in many aspects of their lives, but is particularly a barrier to living in the most independent, integrated setting possible. Without access to transportation, independent living is not truly available, as a lack of access to transportation limits where people can live, where they can shop or work, worship, go to school, and participate in the community. Section IV included a detailed analysis of public transportation availability in the region, so the following provides an overview of paratransit services available in the region.

Accessing paratransit. Under the ADA, providers of fixed route bus service are required to provide paratransit services within a ¾ mile radius of the fixed route line.

Public transportation services for those with disabilities are available, and include the following:

- Sacramento Regional Transit's Paratransit service, serving ADA-certified passengers in the City of Sacramento, Citrus Heights, Rancho Cordova, parts of Folsom, and other regional communities.[25]
- Davis Community Transit, serving ADA-certified passengers in Davis.[26]
- SCT/Link's Dial-a-Ride service, serving all passengers including ADA-certified passengers, other disabled passengers, and seniors in Galt. Special service to medical facilities is provided to passengers with disabilities and seniors on Thursdays and Fridays.[27]
- E-van, serving ADA-certified passengers in Elk Grove, including rides to medical facilities in South Sacramento.[28]
- El Dorado Transit's ADA Paratransit service, providing service to ADA-certified passengers in Folsom and Rancho Cordova. El Dorado Transit also provides a Dial-a-Ride for all disabled passengers and seniors, and a Sac-Med service to connect all residents to medical facilities in Sacramento on Tuesdays and Thursdays.[29]

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[25] http://www.sacrt.com/documents/ADA_pdfs/ADAParatransitRidersGuide_June2018.pdf

[26] https://cityofdavis.org/city-hall/parks-and-community-services/davis-community-transit

[27] http://www.sctlink.com/dial.asp

[28] http://www.elkgrovecity.org/UserFiles/Servers/Server_109585/File/etran/E_Van_RidersGuide_V3.pdf

[29] http://eldoradotransit.com/dial-a-ride/

- Folsom Dial-a-Ride, serving passengers with disabilities and seniors in Folsom.[30]
- Rio Vista Route 51 Circulator, serving the general public in Isleton and surrounding areas, with priority for ADA-certified passengers.[31]
- General Public Dial A Ride/Paratransit Service in Rocklin is provided by Placer County Transit via contract with the City and goes beyond ADA required minimums with service available to all areas within the Rocklin City limits. ADA-certified passengers receive priority and discounted fares are available for seniors and disabled persons. Free non-emergency medical trips (door to door service) are also available through Health Express for seniors and disabled persons.
- Roseville ADA Paratransit for ADA-certified passengers, and Roseville Dial-a-Ride for all passengers in Roseville.[32]
- Yolobus Special for ADA-certified passengers in Davis, Woodland and West Sacramento.[33]
- Yolobus Dial-a-Ride for seniors and disabled passengers in West Sacramento.[34]

Despite the availability of transportation services for residents with disabilities, the following gaps exist for passengers:

- Dial-a-Ride services for seniors or disabled residents that don't meet the ADA requirements for paratransit services are not available in Sacramento, Citrus Heights, Davis, Elk Grove, or Woodland. In areas where Dial-a-Ride is available, the per-trip cost is also prohibitive to very low income residents with disabilities.
- Most ADA paratransit services only provide service within ¾ mile of existing public transit lines and during the same hours as those fixed route services, as required by law.
- Some services, including SacRT's ADA paratransit and e-van, will not accept day-of reservations. Folsom Dial-a-Ride, Roseville ADA Paratransit, and Yolobus Dial-a-Ride advertise that reservations should be made at least a day in advance, but do not advise about the possibility of same-day reservations. These services reduce the

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[30] https://www.folsom.ca.us/city_hall/depts/admin/transit/dial.asp

[31] http://riovistacity.com/wp-content/uploads/file/Delta%20Breeze/Schedule.pdf

[32] https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8759508; http://cityofroseville.hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Public%20Works/Roseville%20Transit/Services%20&%20Schedules/Paratransit/2016%20-%20Paratransit%20Brochure.pdf

[33] http://yolobus.com/riderinformation/pdfs/150901RidersGuideBooklet.pdf

[34] http://yolobus.com/riderinformation/pdfs/170803-WS%20DAR%20Brochure.pdf

flexibility in transportation for residents reliant on these services. Some services, including Davis Community Transit and Roseville Dial-a-Ride, allow day-of reservations, based on availability, for a premium fare. Finally, SCT/Link's Dial-a-Ride, Rio Vista's Circulator, Placer County's Dial-a-Ride, and Yolobus Special all accept day-of reservations, based on availability.

- Many services provided reduced or no services on weekends. In particular, Folsom's Dial-a-Ride and Rio Vista's Circulator are unavailable on weekends, while SCT/Link, El Dorado Transit, and Placer County services are unavailable on Sundays.

Lack of first and last mile connections. An incomplete sidewalk network or inaccessible sidewalks, curbs without curb cuts, or broken sidewalks further restrict the places where residents with disabilities can go. Regionally, 15 percent of survey respondents' whose household includes a member with a disability identify *"I cannot get around the neighborhood because of broken sidewalks/no sidewalks/poor street lighting/dangerous traffic"* as a housing challenge they or the member of the household with a disability experience.

Employment. Figure V-18 presents the share of Sacramento Valley residents with disabilities ages 18 to 64 who are in the labor force and the percent who are in the labor force but are unemployed. As shown, only 39 percent of working age adults with disabilities in the Sacramento Valley are currently in the labor force, and unemployment rates are very high. As a point of comparison, 59 percent of Austin metro area residents with disabilities are in the labor force. While 27 percent of Sacramento Valley working age adults with cognitive disabilities who are in the labor force are unemployed, the same population in the Austin area has an unemployment rate of 9 percent. The low labor force participation rates of residents with disabilities are suggestive of barriers to entering the labor force.

Figure V-18. Labor Force Participation and Unemployment, Sacramento Valley Residents Ages 18 to 64 with a Disability

Note:

All data are restricted to the working age population, residents ages 18 to 64 living in Sacramento, Placer, and Yolo counties (Sacramento Valley).

Source:

Root Policy Research from 2017 ACS.

	Population	% of Population
All residents ages 18 to 64	1,197,819	100%
Residents ages 18 to 64 with a disability	120,074	10%
	% In the Labor Force	**% Unemployed**
All residents ages 18 to 64	75%	6%
With no disability	79%	6%
With a disability	39%	16%
With hearing difficulty	55%	8%
With vision difficulty	49%	8%
With cognitive difficulty	29%	27%
With ambulatory difficulty	30%	16%
With self-care difficulty	16%	7%
With independent living difficulty	20%	32%

Figure V-19 presents labor force participation and unemployment rates for residents with and without a disability by jurisdiction. Residents with disabilities living in Davis have the highest labor force participation rates (58%) and the lowest in Rancho Cordova (35%) and Elk Grove (37%). Folsom residents with a disability have labor force participation rates higher than the regional average (48% v. 39%) and the lowest unemployment rate (6%). Unemployment rates for people with disabilities are highest in Citrus Heights (27%), Elk Grove (22%), and Sacramento (20%).

Figure V-19. Labor Force Participation and Unemployment Rates, by Jurisdiction

Note:

All data are restricted to the working age population, residents ages 18 to 64. Region includes all residents of Sacramento, Placer, and Yolo counties.

Source:

Root Policy Research from 2017 ACS.

	% in the Labor Force		% Unemployed	
	With a Disability	*No Disability*	*With a Disability*	*No Disability*
Citrus Heights	42%	82%	27%	4%
Elk Grove	37%	81%	22%	5%
Folsom	48%	82%	6%	4%
Rancho Cordova	35%	84%	13%	8%
Sacramento	40%	81%	20%	8%
Sacramento County	38%	80%	18%	6%
Roseville	48%	81%	15%	4%
Placer County	42%	80%	10%	4%
Davis	58%	68%	17%	9%
Yolo County	45%	74%	10%	7%
Region	39%	79%	16%	6%

SECTION VI.

COMMUNITY ENGAGEMENT FINDINGS

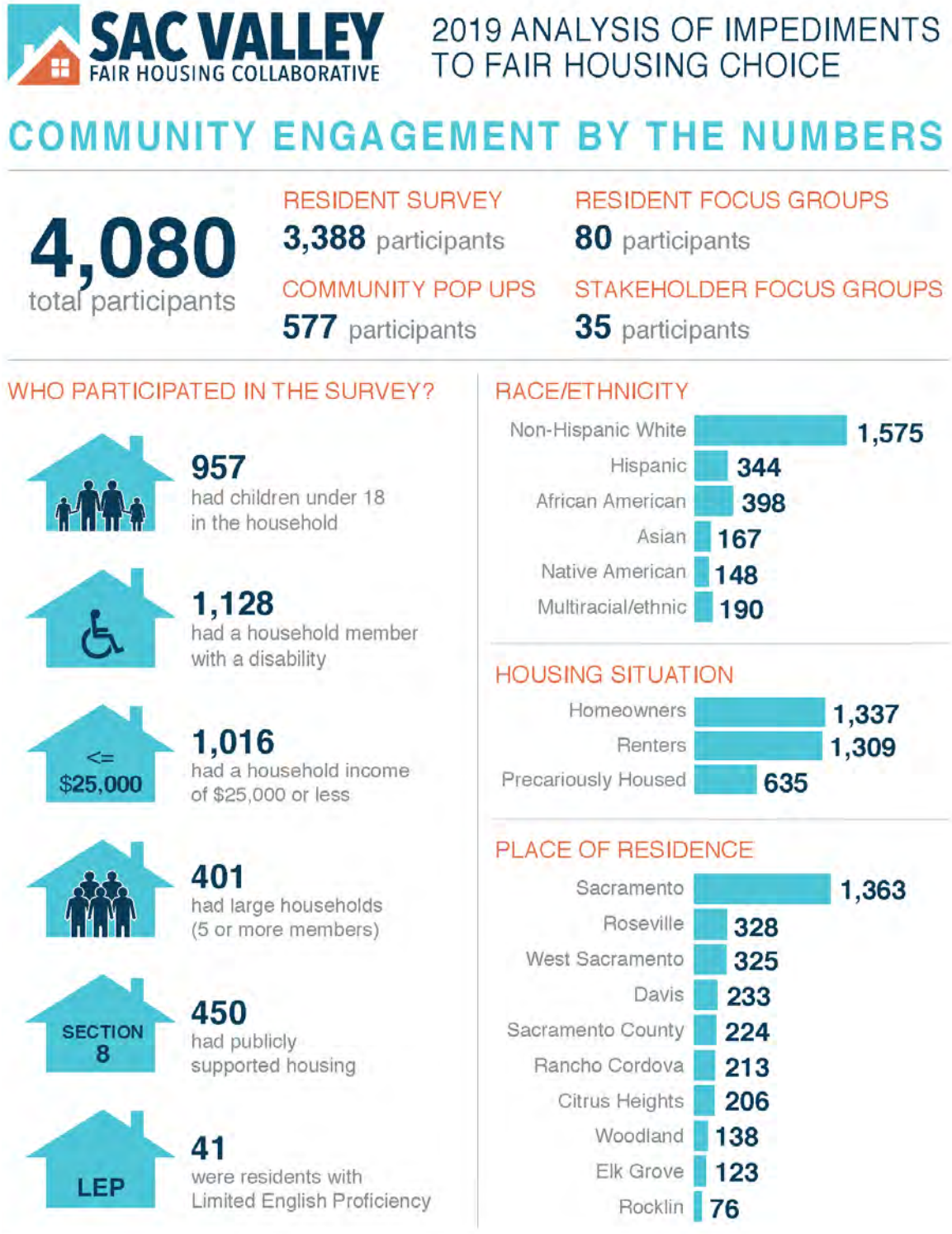
SECTION VI.
Community Engagement Findings

This section reports the findings from the community engagement process for the Sacramento Valley AI. It explores residents' housing choices and preferences, challenges and experiences with displacement and housing discrimination, and access to opportunity.

Community Engagement Elements

Figure VI-1 summarizes the community engagement process for the Sacramento Valley AI.

Figure VI-1.
Community Engagement Participants



Source: Root Policy Research.

The community engagement process included focus groups with residents and stakeholders, "pop up" engagement at local events, and a resident survey. Stakeholder focus groups were supplemented with in-depth interviews as needed and as opportunities arose.

Focus groups. In partnership with the participating jurisdictions and nonprofit organizations throughout the region the project team facilitated six resident focus groups and six stakeholder focus groups. The 80 resident focus group participants included:

- African American mothers hosted by Her Health First;
- African American and Hispanic residents hosted by Sacramento Self-Help Housing;
- Low income families with children hosted by the Folsom Cordova Community Partnership/Family Resource Center;
- Residents with disabilities hosted by Advocates for Mentally Ill Housing;
- Residents with disabilities hosted by Resources for Independent Living; and
- Transgender residents hosted by the Gender Health Center.

Stakeholder focus groups included a total of 35 participants representing the following organizations:

- California Tax Credit Allocation Committee
- Center of Hope
- CommuniCare Health Centers
- Elk Grove United Methodist Church
- Habitat for Humanity
- The John Stewart Company
- Legal Services of Northern California
- Lighthouse
- Meals on Wheels
- Mutual Housing Management
- Next Move Homeless Services
- Placer Collaborative Network
- Placer Independent Resource Services
- Project GO, Inc.
- Project Sentinel
- Resources for Independent Living
- Sacramento Area Council of Governments (SACOG)
- Sacramento Housing Alliance
- Sacramento LGBTQ Center
- Sacramento Self-Help Housing
- Self-Awareness and Recovery
- South County Services
- Stockton Boulevard Partnership
- Uplift People of Elk Grove
- Veterans Resource Centers of America
- Waking the Village
- Yolo County Housing
- Yolo County Resolution Center

Pop up events. A total of 577 residents participated in engagement activities at local events. About 36 percent of pop up participants are non-Hispanic White, 29 percent Asian, 17 percent African American, and 15 percent Hispanic. About 16 percent of participants attended the event with children under age 18, about 2 percent of participants had visible disabilities, and 1 percent spoke a language other than English. (Materials were available in English, Spanish, Chinese, Vietnamese, Korean, and Arabic, and Spanish language interpreters staffed the Elk Grove Multicultural Festival.)

"Pop ups" occurred at:

- ACC Senior Services (formerly the Asian Community Center of Sacramento Valley);
- Davis Farmer's Market in Davis;
- Del Paso Heights Library;
- Denio's Market in Roseville;
- Elk Grove Multicultural Festival;
- The Galt Farmers Market in Galt;
- Isleton Library;
- LGBTQ Mental Health Respite;
- The Oak Park Housing Fair;
- The Mack Park Family Game at the Mack Community Center in south Sacramento;
- Meals on Wheels in Sacramento;
- Placer County Library in Rocklin;
- The Promise Zone Health Fair hosted by SHRA;3,
- The South Sacramento Free Community Housing Fair;
- Student HART Connect in Citrus Heights;
- Sunriver Community Dinner in Rancho Cordova;
- The Valley Mack Safety Meeting in South Sacramento; and
- West Sacramento Library.

Resident survey. The resident survey was available online and in postage-paid paper format in Chinese, English, Korean, Russian, Spanish, and Vietnamese. In addition to language access, the online survey was accessible to participants using assistive devices (e.g., screen readers), and residents who would prefer to take the survey by phone could do so by calling the project team's 800 number.

Survey outreach and promotion. Outreach and promotional efforts included myriad broad and targeted activities. In addition to promoting the survey directly to residents, the participating partners asked local organizations to extend their reach by to encouraging their clients, residents, consumers, and members to participate in the survey. In addition to supporting regional public relations efforts, participating partners' outreach and promotion included:

City of Citrus Heights outreach activities

- Distribution of resident survey information through social media efforts and City communication channels.

City of Davis outreach activities

- Promotion of the resident survey through posted flyers in community spaces, social media outreach, and resident communications.

City of Elk Grove outreach activities

- Conducted outreach and survey promotion through This Week #InElkGrove. The newsletter is distributed via email to 1,009 subscribers, advertised through the City's facebook page, and posted on the City website.

- Conducted outreach and survey promotion through the City of Elk Grove Newsletter. Print copies were mailed throughout Elk Grove with 58,419 in circulation. The newsletter was also posted online and print copies made available at City Hall. https://issuu.com/cityofelkgrove/docs/sep_oct_2018_web

- Hosted a "pop up" activity booth at the Elk Grove Multicultural Festival in partnership with BBC Research & Consulting. Residents who visited the booth were asked to participate in an "outcomes exercise," selecting their top five outcomes related to improved fair housing choice and access to opportunity. A total of 148 adults participated in the exercise and 82 paper surveys were distributed. The Festival drew an estimated 8,500 - 10,000 people from throughout the Sacramento region

- Conducted outreach and survey promotion through the Elk Grove Insider employee newsletter reaching 332 readers.

City of Folsom outreach activities

- Posted flyers promoting the resident survey Folsom City Hall, Library, Senior Center, Police Station, Sports Complex, Folsom Lake College and Twin Lakes Foodbank in August and October 2018;

- Email distribution of the resident survey links in six languages to local food bank and human services providers; and

- Posted information about the resident survey on the City of Folsom's website and Twitter feed.

City of Galt outreach activities

- Promotion of the resident survey on the City's website.

City of Isleton outreach activities

- Distributed information about the resident survey on the Isleton website.

City of Rancho Cordova outreach activities

- Promotion of the resident survey to residents through social media outreach, City website, and by email to local organizations.

City of Rocklin outreach activities

- City website presence—posting information and links about the resident survey to the City of Rocklin website with two links on the front page in the "What's Happening" and "Recent News" sections. A link can also be found in the general "News" section of the website (https://rocklin.ca.us/post/housing-survey-influence-regional-policies);

- Email outreach—Article promoting the resident survey in the July and August 2018 City newsletters. The July newsletter survey link received 19 clicks and the August newsletter survey link received 10 clicks.

- Distribution of survey promotional flyer to the Placer Collaborative Network of Care list serve, which includes more than 300 contacts with organizations including The Gathering Inn, Stand Up Placer, and Placer Food Bank.

- Social media promotions—The City of Rocklin posted two tweets in July on the housing survey, with a July 24 tweet receiving five engagements and 450 impressions and a July 11 tweet receiving two engagements and 420 impressions. A Facebook post to the July newsletter which included the housing survey had a reach of 780 people, six likes and a share.

City of Roseville outreach activities

- Distribution of survey promotional paper flyers to local service providers;
- Placement of survey promotional paper flyers in city and housing authority offices;

- Distribution of survey email links to local service providers and the Continuum of Care
- Promotion of resident survey on the City of Roseville webpage (https://www.roseville.ca.us/news/what_s_happening_in_roseville/tell_us_your_housing_story), and the City Facebook, Twitter, and Nextdoor social media channels;
- Promotion of the resident survey in all city electronic newsletters;
- Inclusion of survey availability in the Invest Health newsletters;
- Distributing information about the survey Roseville's lower income neighborhoods—Cherry Glen, Roseville Heights, and Thieles Neighborhood;
- Presenting information about engagement opportunities in the City Council staff report and PowerPoint for public access at the September 19, 2018 discussion of the CDBG annual report (CAPER)

City of Sacramento outreach activities

- Promotion of the resident survey through city public relations, City email newsletters, social media channels, and to partner community organizations.

City of West Sacramento outreach activities

- Promotion of the resident survey through City email newsletters, social media channels, and community partners.

City of Woodland outreach activities

- Promotion of the resident survey in six languages to the city's 14 CDBG subrecipients with the request that the survey be shared with residents and staff;
- Promotion of the resident survey by email to all City staff. The email included links to the survey in six languages and a link for the Sac Valley Fair Housing Collaborative website;
- Outreach to Woodland's City Councilmembers, including an email with links to the survey in six languages and a request to share the survey with constituents and encourage participation.
- Promotion of the resident survey and the Sac Valley Fair Housing Collaborative website on the City of Woodland's website.
- Posted flyers promoting the resident survey in the lobby area of the Woodland Community and Senior Center. The flyers included a link for the Sac Valley Fair Housing Collaborative webpage and the phone number/email for the City staff member that administers the CDBG program.
- The staff report on the FY 2017/18 CDBG CAPER for the September 18 City Council meeting included information about the resident survey and included promotional flyers and links to the collaborative website. The staff report and attachments were posted to the City's website starting on September 14, 2018. A City staff member

made a televised verbal presentation at the September 18, 2018 Woodland City Council meeting that included information on the Fair Housing Survey, encouraging residents to participate.

Housing Authority of Sacramento outreach activities

- Promotion of the resident survey to residents and community organization partners.

Sacramento County outreach activities

- Sacramento County's Communications and Media staff promoted the availability of the resident survey on the County's social media channels, including NextDoor posts reaching more than 60,000 Sacramento county residents.

Sacramento Housing and Redevelopment Agency (SHRA) outreach activities

- Distribution of survey promotional flyers to 146 organizations and agencies paired with a request that partner organizations promote or distribute the resident survey to their clients;
- Distribution of flyers and paper surveys at local events including the District 8 Latino Community Festival, Sacramento County Environmental Justice community meetings, Sacramento Take Back the Night, Meals on Wheels congregant meal sites, and public housing resident meetings;
- Distributing the paper version of the resident survey to more than 1,000 Housing Choice Voucher program participants;
- Promoting the availability of the resident survey on the Housing Choice Voucher program Application portal from September 2018 through November 2018;
- Promoting the survey to 2,700 SHRA residents through Resident Advisory Board newsletter;
- Supporting Legal Services of Northern California (LSNC) to distribute flyers, paper surveys, and online survey information to residents at events;
- Participating in a KFBK radio interview to promote the resident survey; and
- Promoting the survey on all SHRA email lists, communications, and to all partner organizations.

Yolo County Housing outreach activities

- Distribution of flyers and posters promoting the resident survey throughout the City of Davis and to Yolo County Housing residents, and affordable housing partners in the County.

Stakeholder outreach activities. A number of local organizations and coalitions promoted the survey to their members, clients, and residents. We would like to thank all

of the organizations who promoted the survey; without their help, the outreach would not have been as successful. In particular, the AI project team would like to thank the staff of the Society for the Blind for testing the accessibility of the online survey and distributing the survey to their members; Meals on Wheels for distributing the paper survey to all of its congregant meal sites in the participating jurisdictions; the Gathering Inn for distributing surveys to meal clients; and the Sacramento Veterans Resource Centers for distributing paper survey to those they serve.

Summary of public comments received and how addressed. During the public comment period, local organizations provided input on the analysis and goals. This led to inclusion of new analyses, corrections to the discussion of SHRA's local preferences, and informed the goals and strategies. The comment letter from Legal Services of Northern California and the Sac Valley Fair Housing Collaborative's joint response letter are included as Appendix B.

Sampling note. The survey respondents do not represent a random sample of the regional population. A true random sample is a sample in which each individual in the population has an equal chance of being selected for the survey. The self-selected nature of the survey prevents the collection of a true random sample. Important insights and themes can still be gained from the survey results however, with an understanding of the differences of the sample from the larger population.

Sample size note. When considering the experience of members of certain groups, the sample sizes are too small (n<30 respondents) to express results quantitatively. In these cases, we describe the survey findings as representative of those who responded to the survey, but that the magnitude of the estimate may vary significantly in the overall population (i.e., large margin of error). Survey data from small samples are suggestive of an experience or preference, rather than conclusive. Figure VI-2 presents the sample by jurisdiction overall (total responses) and for selected characteristics.

Geographic note. Throughout this section, survey data reported for Sacramento County ***exclude*** responses from residents of Citrus Heights, Elk Grove, Rancho Cordova, and the city of Sacramento; as such, the Sacramento County data are inclusive of only the unincorporated areas and the non-entitlement communities of Folsom, Isleton, and Galt. The sample sizes for residents of the cities of Galt (n=11), Folsom (n=29), and Isleton (n=5) are too small to report individually and were considered qualitatively. Data for the Region as reported in throughout this section include all survey respondents living in both incorporated and unincorporated areas in Sacramento, Placer, and Yolo counties.

Figure VI-2.
Resident Survey Sample Sizes by Jurisdiction and Selected Characteristics

	Citrus Heights	Elk Grove	Rancho Cordova	Sacramento	Sacramento County	Rocklin	Roseville	Davis	West Sacramento	Woodland	Region
Total Responses	**206**	**123**	**213**	**1,363**	**224**	**76**	**328**	**233**	**325**	**138**	**3,388**
Race/ethnicity											
African American	10	21	21	282	31	2	13	5	7	1	398
Asian	2	14	12	59	8	5	9	20	26	6	167
Hispanic	12	12	18	168	18	3	24	15	42	21	344
Native American	4	5	15	70	13	1	7	1	14	3	148
Multiracial/ethnic	3	6	18	104	15	1	7	6	17	5	190
Non-Hispanic White	129	37	90	463	101	44	216	147	175	82	1,575
LEP	2	7	0	18	1	0	2	7	2	1	41
Children under 18	51	42	63	374	62	22	102	74	90	48	957
Large family	27	18	26	175	25	8	31	20	40	14	401
Disability	66	35	63	560	107	15	81	39	86	26	1,128
Tenure											
Homeowner	110	42	98	271	65	46	202	127	205	96	1,337
Renter	61	41	64	673	101	21	95	92	79	33	1,309
Precariously housed	28	35	38	373	48	8	27	10	31	9	635
Household Income											
Less than $25,000	58	42	50	618	85	7	43	23	40	13	1,016
$25,000 up to $50,000	47	7	21	170	41	9	39	28	41	15	443
$50,000 up to $100,000	39	19	49	154	32	17	72	66	107	45	626
$100,000 or more	18	18	31	86	13	22	108	80	63	42	512

Note: Precariously housed includes residents who are currently homeless, those staying with friends or family, but not on the lease ("couch-surfing"), or living in transitional or temporary housing. Disability indicates that a member of the household has a disability. Numbers do not aggregate either due to multiple response or that respondents did not choose to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Current Housing Choice

This section explores residents' housing preferences, including the factors most important to them when they chose their current housing.

Most important factors in choosing current home. When asked what factors were most important to choosing their home the most frequently mentioned responses among regional resident survey respondents identified cost, liking the neighborhood, low crime rate/safe, proximity to work, and that the housing unit was available to rent or buy. When considered by jurisdiction the responses are very similar, with some differences in the order of the top five factors. For example, quality public schools/school district was in the top five for residents of Elk Grove, Rocklin, Roseville, and Davis. In Citrus Heights and Roseville, being close to family/friends was in the top five, and the type of home/layout of home was in the top five in West Sacramento and Woodland, as shown in Figure VI-3.

Figure VI-4 examines the factors most important to homeowners, renters, precariously housed residents, households with incomes less than $25,000 and voucher households.[1] As with regional and jurisdictional respondents, the greatest proportion of respondents by housing situation, income, and voucher status identified cost/affordability as a top factor. For each group, at least one factor distinguished the segment from others. Among the top five most important factors are:

- For homeowners—"Being close to quality public schools";
- For renters—"Needed somewhere to live and it was available";
- Among the precariously housed—"Needed somewhere to live and it was available" and "landlord would rent to me despite bad credit/past eviction history";
- Household income less than $25,000—"Close to bus/light rail/transit stops" and "Landlord would rent to me despite bad credit/past eviction history"; and
- Voucher households—"Landlord takes Section 8" was the top factor and the top five included "needed somewhere to live and it was available" and "close to bus/light rail/transit stops."

[1] Voucher households include recipients of housing vouchers, including the Housing Choice Voucher/Section 8 and VASH.

Figure VI-3.
Most Important Factors in Choosing Current Home, by Jurisdiction

CITRUS HEIGHTS

1. Cost/I could afford it
2. Like the neighborhood
3. Low crime rate/safe
4. Close to work/job opportunities
5. Close to family/friends

SACRAMENTO

1. Cost/I could afford it
2. Needed somewhere to live and it was available
3. Like the neighborhood
4. Close to work/job opportunities
5. Low crime rate/safe

ROSEVILLE

1. Cost/I could afford it
2. Low crime rate/safe
3. Like the neighborhood
4. Close to quality public schools
5. Close to family/friends

WOODLAND

1. Cost/I could afford it
2. Like the neighborhood
3. Close to work/job opportunities
4. Low crime rate/safe
5. (tie) Like the type of home, Large yard/size of yard

ELK GROVE

1. Cost/I could afford it
2. Low crime rate/safe
3. Close to quality public schools
4. Like the neighborhood
5. Needed somewhere to live and it was available

SACRAMENTO COUNTY

1. Cost/I could afford it
2. Like the neighborhood
3. Needed somewhere to live and it was available
4. Close to work/job opportunities
5. Low crime rate/safe

DAVIS

1. Cost/I could afford it
2. Walkable/bikeable area
3. Close to quality public schools
4. Close to work/job opportunities
5. Like the neighborhood

REGION

1. Cost/I could afford it
2. Like the neighborhood
3. Low crime rate/safe
4. Close to work/job opportunities
5. Needed somewhere to live and it was available

RANCHO CORDOVA

1. Cost/I could afford it
2. Like the neighborhood
3. Close to work/job opportunities
4. Needed somewhere to live and it was available
5. Low crime rate/safe

ROCKLIN

1. Low crime rate/safe
2. Cost/I could afford it
3. Like the neighborhood
4. Close to quality public schools
5. Close to work/job opportunities

WEST SACRAMENTO

1. Cost/I could afford it
2. Close to work/job opportunities
3. Like the neighborhood
4. Low crime rate/safe
5. (tie) Layout of home, Large yard/size of yard

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-4. Most Important Factors in Choosing Current Home, by Housing situation, Low Income, Voucher Status

Note:

Voucher Households have a housing voucher that subsidizes the rent in the private rental market; the majority are participating in the Section 8/Housing Choice Voucher program.

Source:

Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

HOMEOWNERS

1. Cost/I could afford it
2. Like the neighborhood
3. Low crime rate/safe
4. Close to work/job opportunities
5. Close to quality public schools

INCOME LESS THAN $25,000

1. Cost/I could afford it
2. Needed somewhere to live and it was available
3. Low crime rate/safe
4. Close to bus/light rail/transit stops
5. Landlord would rent to me despite bad credit/past evictions/history

RENTERS

1. Cost/I could afford it
2. Needed somewhere to live and it was available
3. Low crime rate/safe
4. Close to work/job opportunities
5. Like the neighborhood

VOUCHER HOUSEHOLD

1. Landlord takes Section 8
2. Cost/I could afford it
3. Needed somewhere to live and it was available
4. Low crime rate/safe
5. Close to bus/light rail/transit stops

PRECARIOUSLY HOUSED

1. Cost/I could afford it
2. Needed somewhere to live and it was available
3. Landlord would rent to me despite bad credit/past evictions/history
4. Low crime rate/safe
5. Close to work/job opportunities

REGION

1. Cost/I could afford it
2. Like the neighborhood
3. Low crime rate/safe
4. Close to work/job opportunities
5. Needed somewhere to live and it was available

Among members of protected classes, housing choice preferences are similar to regional respondents overall. For all, cost/affordability is most important factor identified by the greatest proportion of respondents, and all included "low crime rate/safe" in the top five. Some differences in the top five important among protected class groups include:

- "Needing somewhere to live and it was available"—was in the top five for all protected class groups examined except Asian and LEP residents;
- "Close to bus/light rail/transit stops"—top five for African American respondents and respondents whose household includes a member with a disability;
- "Landlord would rent to me despite bad credit/past evictions history"—top five for African American respondents'
- "Close to quality public schools"—top five for Asian respondents, LEP respondents, households with children under age 18, and large families.
- "Close to parks and open space" and "walkable/bikeable area" were in the top five for LEP respondents.

In focus groups, housing that they could afford often the first factor mentioned when participants were asked about the factors important to them when choosing their current place to live. After affordability, quality of life factors, including good schools, close to work, and access to public transit were important factors. Residents who had experienced housing insecurity emphasized the importance of being safe.

Figure VI-5. Most Important Factors in Choosing Current Home, Selected Protected Classes

Source:

Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

AFRICAN AMERICAN

1. Cost/I could afford it
2. Needed somewhere to live and it was available
3. Low crime rate/safe
4. Close to bus/light rail/transit stops
5. Landlord would rent to me despite bad credit/past evictions/history

NATIVE AMERICAN

1. Cost/I could afford it
2. Needed somewhere to live and it was available
3. Like the neighborhood
4. Close to work/job opportunities
5. Low crime rate/safe

LARGE FAMILY

1. Cost/I could afford it
2. Needed somewhere to live and it was available
3. Low crime rate/safe
4. Close to quality public schools
5. Number of bedrooms

ASIAN

1. Cost/I could afford it
2. Low crime rate/safe
3. Like the neighborhood
4. Close to quality public schools
5. Close to work/job opportunities

NON-HISPANIC WHITE

1. Cost/I could afford it
2. Like the neighborhood
3. Close to work/job opportunities
4. Low crime rate/safe
5. Needed somewhere to live and it was available

CHILDREN UNDER 18

1. Cost/I could afford it
2. Close to quality public schools
3. Low crime rate/safe
4. Needed somewhere to live and it was available
5. Like the neighborhood

HISPANIC

1. Cost/I could afford it
2. Like the neighborhood
3. Low crime rate/safe
4. Needed somewhere to live and it was available
5. Close to work/job opportunities

DISABILITY

1. Cost/I could afford it
2. Needed somewhere to live and it was available
3. Low crime rate/safe
4. Like the neighborhood
5. Close to bus/light rail/transit stops

LEP

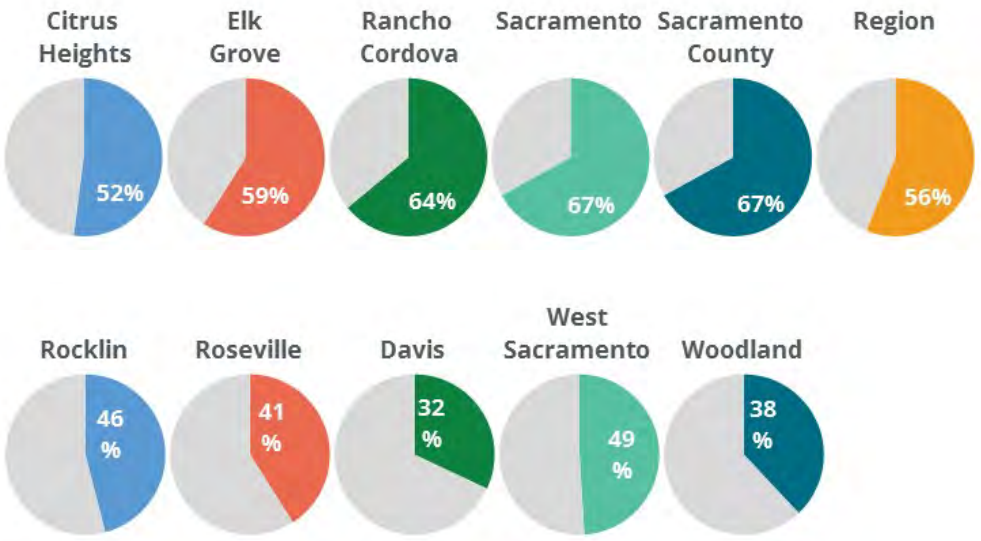
1. Cost/I could afford it
2. Low crime rate/safe
3. Close to quality public schools
4. Close to parks and open space
5. Walkable/bikeable area

Desire to Move

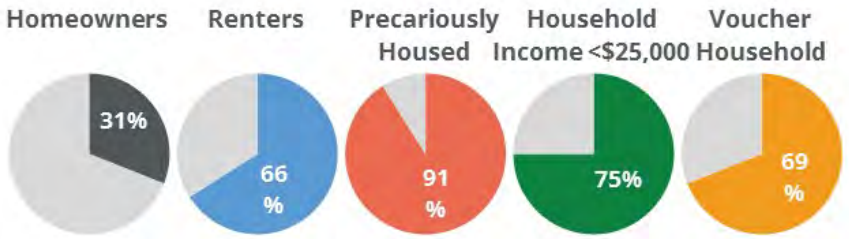
When asked, "if you had the opportunity, would you move from your current home or apartment?" more than half (56%) of regional respondents would move if they had the opportunity. This varied by jurisdiction from about one-third of Davis residents to two-thirds of Sacramento County residents. Not surprisingly, homeowners are least likely to desire to move and those who are precariously housed are most likely. The vast majority of renters, low income households, and voucher households would move if they could.

Figure VI-6.
Percent Who Would Move if Given the Opportunity

By Jurisdiction and Selected Characteristics



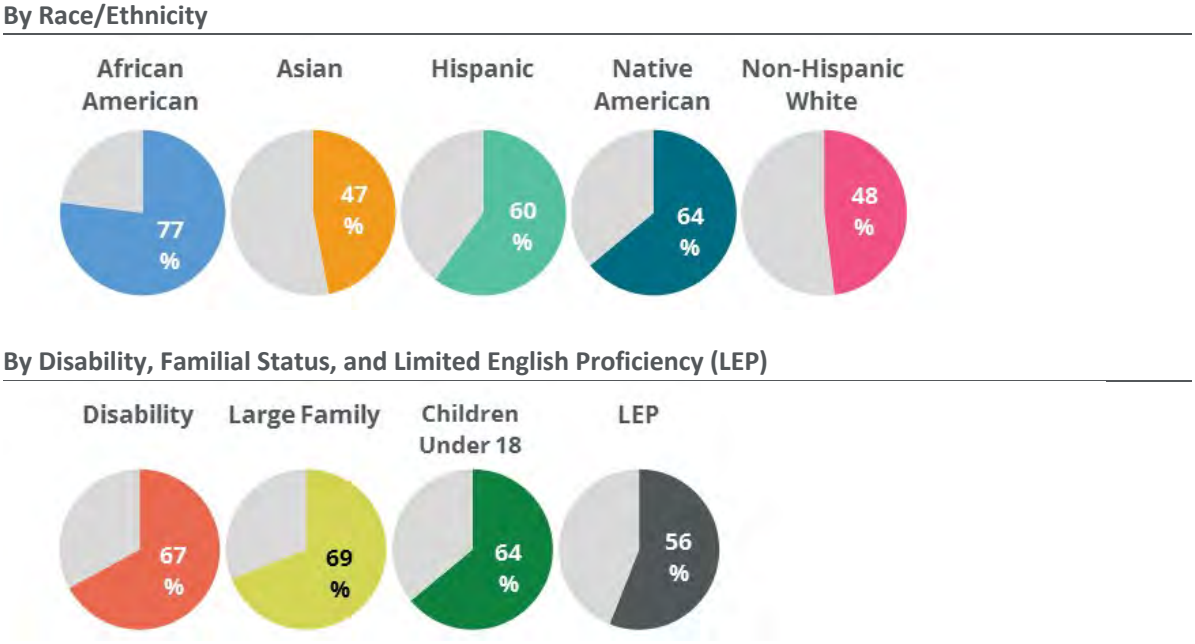
By Region, Housing Situation, and Income



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

The desire to move also varied among members of protected classes. Slightly less than half of Asian respondents and non-Hispanic White respondents would move if they could, while more than three in four (77%) African American households would move.

Figure VI-7.
Percent Who Would Move if Given the Opportunity



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Why do residents want to move? Among regional respondents, the most common reasons for wanting to move are:

- A bigger home/apartment;
- Buy a home;
- Move to a different neighborhood;
- Get something less expensive; and
- Get own place or live with fewer people.

Figure VI-8 presents the top five responses for why residents desire to move by jurisdiction. Differences in the top five reasons to move that vary from the region include:

- "Move to different city/county"—top five in Citrus Heights, Rocklin, and Woodland;
- "Crime/safety reasons"—Citrus Heights, Rancho Cordova, and Sacramento;
- "Cannot afford my current rent"—Elk Grove and Rocklin; and
- "Smaller house/downsize"—Davis.

Figure VI-9 presents the top five reasons for wanting to move by housing situation, low income, and voucher households. Differences from the region top five for these groups include:

- "Crime /safety reasons"—homeowners and voucher households;
- "Smaller house/downsize"—homeowners;
- "Cannot afford my current rent"—renters and households with incomes less than $25,000;
- "Family friends/I was living with kicked me out" and "Move out of unsafe conditions (e.g., domestic assault, harassment)"—precariously housed; and
- "Move to a difference city/county"—homeowners and voucher households.

Among focus group participants, residents' who would like to move if they had the opportunity often described a desire to live with fewer people or move out of homes they currently share with other adult family members. Many would like to move to less expensive housing or to a safer neighborhood or neighborhood with better access to employment and transportation.

Figure VI-8. Top 5 Reasons Residents Want to Move, by Jurisdiction

Source:

Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

SACRAMENTO

1. Bigger house/apartment
2. Move to different neighborhood
3. Want to buy a home
4. Crime/safety reasons
5. Get something less expensive

ROSEVILLE

1. Want to buy a home
2. Bigger house/apartment
3. Get something less expensive
4. Move to different neighborhood
5. Get own place

WOODLAND

1. Want to buy a home
2. Bigger house/apartment/more bedrooms
3. Get something less expensive
4. Move to different neighborhood
5. Move to different city/county

SACRAMENTO COUNTY

1. Want to move to different neighborhood
2. Bigger house/apartment
3. Get something less expensive
4. Want to buy a home
5. Get own place/live with fewer people

DAVIS

1. Want to buy a home
2. Get something less expensive
3. Bigger house/apartment
4. Move to different neighborhood
5. Smaller house/downsize

REGION

1. Bigger house/apartment
2. Want to buy a home
3. Want to move to different neighborhood
4. Get something less expensive
5. Get own place/live with fewer people

ROCKLIN

1. Get something less expensive
2. Bigger house/apartment
3. Want to buy a home
4. Move to different city/county
5. (tie) Cannot afford my current rent, Move to different neighborhood

WEST SACRAMENTO

1. Bigger house/apartment
2. Want to buy a home
3. Move to different city/county
4. Move to different neighborhood
5. (tie) Get something less expensive, Get own place

Figure VI-9. Top 5 Reasons Residents Want to Move, by Housing Situation, Low Income, and Voucher Households

Source:

Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

HOMEOWNERS

1. Move to different neighborhood
2. Move to different city/county
3. Bigger house/apartment
4. Crime/safety reasons
5. Smaller house/downsize

INCOME LESS THAN $25,000

1. Bigger house/apartment
2. Get own place
3. Move to different neighborhood
4. Get something less expensive
5. Cannot afford my current rent

RENTERS

1. Want to buy a home
2. Bigger house/apartment
3. Get something less expensive
4. Move to different neighborhood
5. Cannot afford my current rent

VOUCHER HOUSEHOLD

1. Bigger house/apartment
2. Move to different neighborhood
3. Crime/safety reasons
4. Want to buy a home
5. Move to different city/county

PRECARIOUSLY HOUSED

1. Get own place
2. Bigger house/apartment
3. Want to buy a home
4. Family/friends I was living with kicked me out
5. Move out of unsafe conditions (e.g., domestic assault, harassment)

REGION

1. Bigger house/apartment
2. Want to buy a home
3. Want to move to different neighborhood
4. Get something less expensive
5. Get own place/live with fewer people

Reasons for wanting to move if they had the opportunity among members of protected classes are very similar to the region overall.

Homeownership. Homeownership is one of the most common reasons why members of protected classes want to move. More than half (59%) of Asian, non-Hispanic White (54%), and Hispanic renters 53%), 46 percent of African American renters, 44 percent of Native American renters, want to move and become homeowners. A similar proportion of renters whose household includes a member with a disability want to buy a home (43%).

Less expensive housing. Reducing housing costs was a top factor in wanting to move for African American, Asian, Native American, non-Hispanic White, disability, large family households, and households with children.

Neighborhood change/gentrification. Regionally, fewer than one in 10 (7%) of residents who want to move identified "My neighborhood is changing/gentrifying and I no longer feel welcome" as one of the reasons they want to move. This rate of wanting to move due to neighborhood change is consistent with the region across all protected

classes. In focus groups, participants rarely specifically discussed gentrification but more broadly addressed rising housing costs in all neighborhoods and communities, including those which used to be comprised of naturally occurring affordable housing and landlords willing to rent to people with bad credit, poor rental histories, or criminal histories. Oak Park in Sacramento was frequently referenced as one of the last affordable neighborhoods that are quickly becoming expensive. Similar losses of naturally occurring affordable housing were described among residents of Rocklin and Roseville, where former low income residents of those communities are moving out in Placer County to find affordable units. A number of resident focus group participants pointed to the affordable housing crisis in San Francisco as partly to blame for population growth—and rising housing prices—in the Sacramento Valley.

Figure VI-10. Top 5 Reasons Residents Want to Move, Selected Protected Classes

Source:

Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

AFRICAN AMERICAN	NATIVE AMERICAN	LARGE FAMILY
1 Bigger house/apartment	1 Bigger house/apartment	1 Get own place
2 Want to buy a home	2 Get something less expensive	2 Bigger house/apartment
3 Move to different neighborhood	3 Want to buy a home	3 Want to buy a home
4 Get own place	4 Get own place	4 Move to different neighborhood
5 Get something less expensive	5 Move to different neighborhood	5 Get something less expensive

ASIAN	NON-HISPANIC WHITE	CHILDREN UNDER 18
1 Want to buy a home	1 Want to buy a home	1 Bigger house/apartment
2 Bigger house/apartment	2 Bigger house/apartment	2 Want to buy a home
3 Move to different neighborhood	3 Move to different neighborhood	3 Move to different neighborhood
4 Crime/safety reasons	4 Get something less expensive	4 Get own place
5 Get something less expensive	5 Crime/safety reasons	5 Get something less expensive

HISPANIC	DISABILITY	LEP
1 Can't afford to live anywhere else	1 Bigger house/apartment	1 -
2 Bigger house/apartment	2 Want to buy a home	2 -
3 Want to buy a home	3 Move to different neighborhood	3 -
4 Get own place	4 Get something less expensive	4 -
5 Move to different neighborhood	5 (tie) Cannot afford my current rent, Get own place	5 -

Why haven't they moved yet? For those with a desire to move, economic and housing market factors are the primary reasons why they remain in their current housing situation. As shown in Figure VI-11, "can't afford to live anywhere else" and "can't pay moving expenses/deposits" are the top two reasons for staying followed by "can't find a better place to rent" and "can't find a better place to live." In addition to cost issues and lack of supply, the fifth most common reasons why residents who want to move have not yet moved is "can't find a landlord due to credit or rental history." Variation from the regional economic and housing supply reasons include:

- Job location factors—Elk Grove, Roseville, Davis, West Sacramento, and Woodland; and
- Proximity to family and friends—Elk Grove, Rocklin, Roseville, Davis, West Sacramento, and Woodland.

For homeowners, job and family reasons comprise four of the top five reasons why they have not yet moved. For renters, housing affordability, costs of moving, and lack of supply ("rentals are full; can't find a place to rent") are the top reasons for not moving when they would prefer to move. For voucher households, the #1 reason why they have not moved when they would like to is, "Landlords don't take Section 8".

Overall, 12 percent of renters who want to move but cannot say they "can't find a landlord to rent to me due to my credit history/eviction history." Poor credit/rental history is an impediment for one in three (33%) precariously housed residents. In contrast, barriers associated with criminal history impact one percent of renters overall and one in 25 (4%) precariously housed residents.

Figure VI-11.
Why haven't you moved yet? Top Five Reasons, By Jurisdiction

CITRUS HEIGHTS

1. Can't afford to live anywhere else
2. Can't pay moving expenses/deposits
3. Can't find a better place to live
4. Rentals are all full; can't find a place to rent
5. Can't find a landlord due to credit or rental history

SACRAMENTO

1. Can't afford to live anywhere else
2. Can't pay moving expenses/deposits
3. Rentals are all full; can't find a place to rent
4. Can't find a better place to live
5. Have submitted applications, but haven't secured housing

ROSEVILLE

1. Can't afford to live anywhere else
2. Can't find a better place to live
3. Job is here
4. Need to find a new job
5. Family/friends are here

WOODLAND

1. Can't afford to live anywhere else
2. Can't find a better place to live
3. Job is here
4. Need to find a new job
5. Family/friends are here

ELK GROVE

1. Can't afford to live anywhere else
2. Can't find a better place to live
3. Job is here
4. Need to find a new job
5. Family/friends are here

SACRAMENTO COUNTY

1. Can't afford to live anywhere else
2. Can't pay moving expenses/deposits
3. Rentals are all full; can't find a place to rent
4. Need to find a new job
5. Can't find a better place to live

DAVIS

1. Can't afford to live anywhere else
2. Can't find a better place to live
3. Job is here
4. Need to find a new job
5. Family/friends are here

REGION

1. Can't afford to live anywhere else
2. Can't pay moving expenses/deposits
3. Can't find a place to rent
4. Can't find a better place to live
5. Can't find a landlord due to credit or rental history

RANCHO CORDOVA

1. Can't afford to live anywhere else
2. Can't pay moving expenses/deposits
3. Rentals are all full; can't find a place to rent
4. Can't find a better place to live
5. Have submitted applications, but haven't secured housing

ROCKLIN

1. Can't afford to live anywhere else
2. Can't pay moving expenses/deposits
3. Rentals are all full; can't find a place to rent
4. Family/friends are here
5. Can't find a better place to live

WEST SACRAMENTO

1. Can't afford to live anywhere else
2. Can't find a better place to live
3. Job is here
4. Need to find a new job
5. Family/friends are here

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-12.
Why haven't you moved yet? Top Five Reasons, By Housing Situation, Low Income Households

HOMEOWNERS

1. Can't afford to live anywhere else
2. Can't find a better place to live
3. Job is here
4. Family/friends are here
5. Other family reasons

INCOME LESS THAN $25,000

1. Can't afford to live anywhere else
2. Can't pay moving expenses, deposits
3. Need to find a new job
4. Can't find a better place to live
5. Rentals are all full; can't find a place to rent

RENTERS

1. Can't afford to live anywhere else
2. Can't pay moving expenses, deposits
3. Can't find a better place to live
4. Job is here
5. Need to find a new job

REGION

1. Can't afford to live anywhere else
2. Can't pay moving expenses, deposits
3. Can't find a better place to live
4. Job is here
5. Need to find a new job

PRECARIOUSLY HOUSED

1. Can't afford to live anywhere else
2. Can't pay moving expense, deposits
3. Can't find a landlord to rent to me due to my credit, eviction or foreclosure history
4. Family/friends are here
5. Need to find a new job

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

For members of protected classes, cost factors, lack of suitable housing unit supply, and personal history reasons are the primary reasons why those who want to move continue to live in their current housing situation.

Cost factors. For each protected class considered, "can't afford to live anywhere else" was the top factor cited by the greatest proportion of respondents and was also a theme among focus group participants. Other cost-related factors include 3X the rent income requirements, and deposit requirements and moving costs.

3X the rent policies. Many renters identify 3X the rent income requirements as a significant barrier to moving.

Lack of suitable housing supply. "Rentals are full; can't find a place to rent" and "can't find a better place to live" were top five reasons for not moving when they would prefer to for most protected classes examined.

Past rental or personal history. Among regional respondents, 16 percent identify their credit history or eviction history as an impediment to moving and two percent city their criminal history as a barrier. Among those who want to move:

A history of eviction or foreclosure limits the housing choice of:

- One in three (33%) precariously housed residents;
- 28 percent of large families;
- One in four (24%) of households with incomes less than $25,000;
- One in four (24%) of Hispanic respondents;
- One in four (24%) of households with children;
- 22 percent of households that include a member with a disability;
- 22 percent of Native American households;
- 18 percent of African American respondents;
- 13 percent of non-Hispanic White respondents;
- 9 percent of Asian respondents; and
- 8 percent of voucher households.

A criminal history (arrest or conviction) limits the housing choice of:

- 6 percent of Native American respondents;
- 4 percent of African American respondents;
- 3 percent of Hispanic respondents;
- 3 percent of Asian respondents;
- 3 percent of households that include a member with a disability; and
- 3 percent of households with incomes less than $25,000.

Figure VI-13. Why haven't you moved yet? Top 5 Reasons, Selected Protected Classes

Note:

- indicates too few responses

Source:

Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

AFRICAN AMERICAN

1. Can't afford to live anywhere else
2. Can't pay moving expenses/deposits
3. Rentals are all full; can't find a place to rent
4. Have submitted applications, but haven't secured housing
5. Can't find a better place to live

NATIVE AMERICAN

1. Can't afford to live anywhere else
2. Can't pay moving expenses/deposits
3. Rentals are all full; can't find a place to rent
4. Have submitted applications, but haven't secured housing
5. (tie) Can't find a better place to live, Rental/credit history

LARGE FAMILY

1. Can't afford to live anywhere else
2. Can't pay moving expenses/deposits
3. Can't find a landlord due to my credit/rental history
4. Rentals are all full; can't find a place to rent
5. Can't find a better place to live

ASIAN

1. Can't afford to live anywhere else
2. Can't find a better place to live
3. Can't pay moving expenses/deposits
4. Need to find a new job
5. Rentals are all full; can't find a place to rent

NON-HISPANIC WHITE

1. Can't afford to live anywhere else
2. Can't pay moving expenses/deposits
3. Can't find a better place to live
4. Rentals are all full; can't find a place to rent
5. Can't find a landlord due to my credit/rental history

CHILDREN UNDER 18

1. Can't pay moving expenses/deposits
2. Rentals are all full; can't find a place to rent
3. Can't find a better place to live
4. Can't find a landlord to rent to me due to my credit history/eviction or
5. Have submitted applications, but haven't secured housing

HISPANIC

1. Can't pay moving expenses/deposits
2. Rentals are all full; can't find a place to rent
3. Can't find a better place to live
4. Can't find a landlord due to my credit/rental history
5. Have submitted applications, but haven't secured housing

DISABILITY

1. Can't afford to live anywhere else
2. Can't pay moving expenses/deposits
3. Rentals are all full; can't find a place to rent
4. Can't find a better place to live
5. Can't find a landlord due to my credit history/rental history

LEP

1. -
2. -
3. -
4. -
5. -

Housing Challenges

Figures VI-14 through VI-17 present the proportion of residents who report experiencing different types of housing challenges and concerns. The challenges and concerns presented are the top 12 concerns identified regionally (out of 20 included in the survey).

Housing challenges—jurisdiction, housing situation and income.

Among regional survey respondents, the greatest proportion worry about their rent increasing to an amount they can't afford (50%), wanting to buy a home but being unable to afford the downpayment (41%) and worrying that property taxes will increase to an amount they can't afford (31%). Figures VI-14 and VI-15 present the housing challenges experienced by the greatest proportion of regional respondents by jurisdiction.

Compared to the region:

- Residents of Citrus Heights more likely to worry about property taxes increasing to an amount they can't afford; struggling to pay rent; and to be limited in housing choice due to poor credit and rental history;
- Sacramento residents are more likely to worry about high crime in their neighborhood and that their home is in poor condition (e.g., mold or needs repairs);
- Renters in Rocklin, Roseville, Davis, and West Sacramento are more likely than regional renters to worry that their rent will increase to an amount they can't afford;
- Renters in Roseville, West Sacramento and Woodland are more likely to want to buy a home but to be unable to afford the downpayment; and
- Renters in Woodland are more likely to say they struggle to pay their rent and renters in West Sacramento are more likely to worry that if they request a repair they will receive a rent increase or be evicted.

Differences in housing challenges occur based on housing situation and income.

- Rising housing costs, including both rent and property tax increases, are a significant concern for both renters and homeowners. More than half (51%) of low income homeowners worry about property tax increases.
- Renters are more than three times as likely as homeowners to note that their home is in poor condition (26% v. 7%).
- More than one in three (34%) voucher households worry about high crime in their neighborhood, compared to 16 percent of regional respondents and 9 percent of homeowners.
- Precariously housed respondents are more than twice as likely as respondents regionally to say that their home is not big enough for their family members (30% v. 16%). This is not surprising, since many precariously housed respondents are "doubled up" or couch-surfing.

Figure VI-14.
Top 12 Housing Challenges Experienced by Residents by Jurisdiction

Higher than Region (>5ppt)

About the same as Region (+/- 5 ppt)

Lower than Region (<5 ppt)

Percent of Residents Experiencing a Housing Challenge	Citrus Heights	Elk Grove	Rancho Cordova	Sacramento	Sacramento County	Region
I worry about my rent going up to an amount I can't afford	44%	39%	40%	49%	42%	50%
I want to buy a house but can't afford the downpayment	45%	42%	33%	38%	37%	41%
I worry about property taxes increasing to an amount I can't afford	43%	21%	32%	30%	25%	31%
I struggle to pay my rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	39%	30%	25%	31%	32%	30%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	29%	18%	22%	22%	19%	21%
I worry that if I request a repair it will result in a rent increase or eviction (be kicked out)	16%	13%	20%	20%	13%	18%
Too much traffic/too much street/highway noise	23%	14%	13%	20%	20%	17%
I have bad/rude/loud neighbors	18%	11%	18%	21%	17%	16%
High crime in my neighborhood	17%	4%	12%	29%	21%	16%
My house or apartment isn't big enough for my family members	14%	14%	16%	21%	17%	16%
My home/apartment is in poor condition (such as mold or needs repairs)	17%	8%	14%	22%	17%	16%
I am afraid I may get evicted (kicked out)	13%	13%	13%	17%	15%	14%

Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-15.
Top 12 Housing Challenges Experienced by Residents by Jurisdiction

- Higher than Region (>5ppt)
- About the same as Region (+/- 5 ppt)
- Lower than Region (<5 ppt)

Percent of Residents Experiencing a Housing Challenge	Rocklin	Roseville	Davis	West Sacramento	Woodland	Region
I worry about my rent going up to an amount I can't afford	59%	61%	70%	59%	55%	50%
I want to buy a house but can't afford the downpayment	31%	52%	46%	60%	52%	41%
I worry about property taxes increasing to an amount I can't afford	33%	32%	19%	36%	35%	31%
I struggle to pay my rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	31%	28%	18%	27%	40%	30%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	14%	12%	7%	24%	14%	21%
I worry that if I request a repair it will result in a rent increase or eviction (be kicked out)	3%	16%	15%	25%	12%	18%
Too much traffic/too much street/highway noise	20%	21%	8%	15%	9%	17%
I have bad/rude/loud neighbors	11%	11%	7%	15%	17%	16%
High crime in my neighborhood	3%	4%	0%	7%	9%	16%
My house or apartment isn't big enough for my family members	9%	11%	10%	13%	12%	16%
My home/apartment is in poor condition (such as mold or needs repairs)	9%	6%	12%	16%	8%	16%
I am afraid I may get evicted (kicked out)	3%	7%	5%	14%	7%	14%

Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-16.
Top 12 Housing Challenges Experienced by Residents by Housing Situation and Low Income

- Higher than Region (>5ppt)
- About the same as Region (+/- 5 ppt)
- Lower than Region (<5 ppt)

Percent of Residents Experiencing a Housing Challenge	Homeowners	Renters	Precariously Housed	Voucher Household	HH Income <$25,000	Region
I worry about my rent going up to an amount I can't afford	n/a	61%	27%	38%	45%	50%
I want to buy a house but can't afford the downpayment	n/a	47%	29%	31%	25%	41%
I worry about property taxes increasing to an amount I can't afford	31%	n/a	n/a	n/a	51%	31%
I struggle to pay my rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	n/a	30%	31%	20%	36%	30%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	n/a	13%	35%	10%	27%	21%
I worry that if I request a repair it will result in a rent increase or eviction (be kicked out)	n/a	23%	8%	18%	18%	18%
Too much traffic/too much street/highway noise	15%	21%	14%	18%	19%	17%
I have bad/rude/loud neighbors	12%	21%	17%	27%	21%	16%
High crime in my neighborhood	9%	21%	22%	34%	25%	16%
My house or apartment isn't big enough for my family members	5%	21%	30%	16%	24%	16%
My home/apartment is in poor condition (such as mold or needs repairs)	7%	26%	17%	25%	24%	16%
I am afraid I may get evicted (kicked out)	n/a	14%	14%	18%	18%	14%

Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-17.
Housing Challenges Experienced by Residents who are Members of Selected Protected Classes

Higher than Region (>5ppt)
About the same as Region (+/- 5 ppt)
Lower than Region (<5 ppt)

Percent of Residents Experiencing a Housing Challenge	African American	Asian	Hispanic	Native American	Non-Hispanic White	Disability	Children Under 18	Large Family	LEP	Region
I worry about my rent going up to an amount I can't afford	41%	54%	52%	51%	59%	50%	52%	47%	46%	50%
I want to buy a house but can't afford the downpayment	39%	46%	42%	40%	47%	40%	52%	46%	36%	41%
I worry about property taxes increasing to an amount I can't afford	46%	22%	39%	34%	34%	45%	33%	39%	20%	31%
I struggle to pay my rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	33%	18%	37%	31%	31%	36%	42%	37%	11%	30%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	24%	16%	29%	22%	19%	26%	31%	38%	11%	21%
I worry that if I request a repair it will result in a rent increase or eviction (be kicked out)	16%	19%	22%	19%	20%	21%	23%	22%	14%	18%
Too much traffic/too much street/highway noise	19%	13%	20%	18%	19%	20%	19%	17%	11%	17%
I have bad/rude/loud neighbors	18%	12%	23%	20%	16%	20%	19%	19%	13%	16%
High crime in my neighborhood	24%	10%	22%	21%	14%	22%	20%	21%	11%	16%
My house or apartment isn't big enough for my family members	31%	16%	23%	18%	12%	21%	29%	38%	24%	16%
My home/apartment is in poor condition (such as mold or needs repairs)	22%	16%	19%	18%	15%	24%	20%	22%	13%	16%
I am afraid I may get evicted (kicked out)	17%	13%	18%	18%	14%	20%	20%	20%	11%	14%

Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Housing challenges—members of protected classes. With respect to housing challenges, worry about rent increases, being unable to buy a home, and worry about property taxes are among the concerns identified by the greatest proportions of members of protected classes. As shown in Figure VI-17, there are some meaningful differences in the housing challenges experienced across protected classes. Asian American and Native American respondents' experiences with housing challenges most closely aligned with the regional overall and large families differed from the region on the greatest number of challenges.

African American respondents are more likely than regional respondents overall to:

- Worry about property taxes increasing (46% v. 31%);
- Worry about high crime in the neighborhood (24% v. 16%);
- Live in a home that is not big enough for the household (31% v. 16%); and
- Live in a home in poor condition (22% v. 16%).

Hispanic respondents are more likely than regional respondents overall to:

- Worry about property taxes increasing (39% v. 31%);
- Struggle to pay the rent (37% v. 30%);
- Be unable to find a different place to rent due to poor credit or rental history (29% v. 21%)
- Have "bad/rude/loud neighbors" (23% v. 16%);
- Live in a home that is not big enough for the household (23% v. 16%); and
- Worry about high crime in the neighborhood (22% v. 16%).

Non-Hispanic White respondents are more likely than regional respondents to:

- Worry about their rent going up more than they can afford (59% vs. 50%); and
- Want to buy home but are unable to afford a downpayment (47% vs. 41%).

Respondents whose household includes a member with a disability are more likely than regional respondents to:

- Worry about property taxes increasing (45% v. 31%);
- Struggle to pay the rent (36% v. 30%);
- Be unable to find a different place to rent due to poor credit or rental history (26% v. 21%);
- Worry about high crime in the neighborhood (22% v. 16%);

- Live in a home in poor condition (24% v. 16%); and
- Worry that they may get evicted (20% v. 14%).

Large family households are both more likely than regional respondents to:

- Want to buy a home but are unable to afford a downpayment (46% v. 41%);
- Worry about property taxes increasing (39% v. 31%);
- Struggle to pay the rent (37% v. 30%);
- Be unable to find a different place to rent due to poor credit or rental history (38% v. 21%);
- Live in a home that is not big enough for the household (38% v. 16%);
- Live in a home in poor condition (22% v. 16%); and
- Worry that they may get evicted (20% v. 14%).

Renter respondents with limited English proficiency (LEP) are more likely than regional respondents to live in a home that is not large enough for their family (24% v. 16%).

Focus group participant perspectives on housing challenges. As with survey participants, housing costs and lack of available housing to rent or buy are significant challenges for residents. Other common challenges discussed by focus group participants include barriers to renting due to rental requirements, poor housing conditions, overcrowding, lack of options for voucher holders, and difficulties with publicly supported housing policies and practices.

Lack of affordable housing. In every focus group, participants described the impact of the lack of affordable housing in the region on their households. Searching for a place to live is "frustrating" and includes "denials after denials."

- *"In Sacramento there is a maximum need for low, low income housing, not something more." (Disability focus group participant)*
- *"If you are low income, there is not enough for rents." (Rancho Cordova low income focus group participant)*
- *"I can't afford to live anywhere else. There is such a long waitlist for housing programs." (Disability focus group participant)*
- *"There isn't enough low income housing in Placer County. New buildings go up and none of them are affordable. The City Councils and Superintendents don't see the need for affordable housing. I have a year left in my AMIH house; where am I supposed to go after that?" (Disability focus group participant)*

- *"I lived in senior housing and rents kept going up and up. It was supposed to be low income senior housing! It was $400 and it went up to $515. I think that has to be against the law." (Sacramento low income focus group participant)*

- *"I'm homeless now. I was priced out of my studio three weeks ago." (Transgender focus group participant)*

Housing in poor condition. Resident focus group participants shared stories of poor housing condition, ranging from units in need of repair, problems with mold, and pest infestations. Many shared that they were afraid to request repairs or remediation out of fear of being evicted or having the rent increase. Evictions resulting from code enforcement actions were described in nearly all resident focus groups, regardless of the community where they were held.

- *"I was evicted due to poor conditions, and a code enforcement violation." (Rancho Cordova low income focus group participant)*

- *"When I lived in the Heights, my landlord was a dirtbag. The city was going to do eminent domain so he just stopped taking care of the place." (Sacramento low income focus group participant)*

- *"I used to live in a place in Oak Park we called the house of horrors. I had half a living room and the house made me sick; there was animal feces and rats, and I paid $700 a month. They'd taken a one bedroom apartment and split it in half with a blanket. Slumlords have people living in horrible conditions." (Sacramento low income focus group participant)*

- *"I stayed in a place in Oak Park that took cash only. They wouldn't take money orders. I wanted to call code enforcement on them, because it was dangerous. It wasn't safe; always looking over my shoulder." (Sacramento low income focus group participant)*

- *"In Del Paso Heights, my bedroom window was broken, cabinets were hanging off, it had roaches, but I just did what I had to do because I needed a place to stay." (Sacramento low income focus group participant)*

Overcrowding. Participants in a number of resident focus groups discussed how they live with extended family, roommates, or other friends in order to afford their housing. Sometimes two or more households share a unit; large families have an especially difficult time finding affordable housing that is large enough to accommodate their family.

- *"I'm doubled up." (Rancho Cordova low income focus group participant)*

- *"In 2017 I moved here, and I have to stay with family. I've been on the house search ever since. Every place has a waitlist, no openings, or it's for sale not for rent." (African American focus group participant)*

- *"I was living with my three aunties, my grandma, grandpa, two uncles and cousins all in a three bedroom. It was gloomy and the people upstairs let the water run and we got mold. The windows were broke, and the manager wouldn't fix any of it." (Sacramento low income focus group participant)*

- *"I'd prefer to live alone, but that's practically impossible because of rent." (Transgender focus group participant)*

3X the rent income policies and high deposit requirements. Requirements that tenants have incomes of at least 3X (three times) the rent are very common among Sacramento Valley housing providers. Residents described these policies as a significant barrier to housing choice.

- *"They always want the income to be three times the rent or double deposit. The Asians and Hispanics have savings, so when we're in competition for them, they get the place. You can't have any bills, and if you have bad credit, you're out of luck." (African American focus group participant)*

- *"There may be reasonably priced rentals out there, but they require a 650 credit score and 3x the rent income." (African American focus group participant)*

- *"I get social security disability income and when I apply, I feel discriminated against because of my income, because of SSI. They won't give me a chance." (Sacramento low income focus group participant)*

Lack of options for voucher holders. Focus group participants who are voucher holders described the difficulty they have experienced when faced with finding an new place to rent.

- *"The housing market sucks. I have a long, good history, but people won't take someone with a voucher." (African American focus group participant)*

- *"They only give you three months to find housing. It's so hard." (Sacramento low income housing focus group participant)*

- *"My apartment building raised the rent on everyone, and Section 8 won't pay the increase. I'm on disability, so I don't know what I'm going to do." (African American focus group participant)*

- *"Vouchers should be easier to use. How can they ask for 3X the rent when you have a voucher?" (Transgender focus group participant)*

Bad credit, poor rental history, criminal history. Focus group participants with bad credit, including outstanding SMUD bills, and those with an eviction history, and those with a criminal history have an extremely difficult time finding housing to rent.

- *"If you have evictions, that really hits you. There's no hope." (Sacramento low income focus group participant)*

- *"I get discouraged. They bring up your background, and I can't believe they still bring that up. Could be a cable bill from 15 years ago. Could be a charge from 20 years ago. I can't believe they'd bring up a phone bill from 35 years ago, crazy they were tripping on that." (Sacramento low income focus group participant)*

Barriers to collective/communal living. Participants in the transgender resident focus group discussed the challenges that some had encountered in trying to create "intentional communal living," which these participants felt was the ideal housing situation for them to be part of a community. In their experience, the typical landlord renting by the room thinks of tenants/roommates as interchangeable and *"actively discriminated against persons with disabilities resulting in a failure to rent."* Being repeatedly denied housing creates the sense that *"you are not welcome."* Trying to set up the housing collective is difficult because *"fair housing laws are murky, the civil codes on websites are hard to read, and we can't find out what our rights are. Knowing your rights is half the battle. In San Francisco, a group is setting up a master lease building that could be a good model."*

Publicly supported housing provider policies and practices. Residents who live in publicly supported housing developments of any type shared their experiences as tenants. In general, maintenance and management issues are similar to those raised by residents living in privately-provided housing. Navigating the affordable housing system, including waitlist processes, was a frequent topic of discussion.

Maintenance and condition issues—

- *"Quality of housing depends on the management and on the maintenance men. This has gone downhill at Pin Yuen. There are no services after hours or on weekends. The elevator breaks often, and they tell you to use the freight elevator, but you can't use the freight elevator when people are moving in." (Disability focus group participant)*

- *"I used to live in the Comstock which is owned by SHRA. The elevator frequently goes down and people are trapped; they can't get downstairs. In 2017, the elevator was down for three or four days." (Disability focus group participant)*

- *"If there are inspections, they don't give any notice. They just come in no matter what." (Disability focus group participant)*

Navigating the affordable housing system and waitlists—

- *"If you're late on the rent, you get a $50 late charge. If you're on Section 8 and it's late, you get a late charge, when SHRA is the one late on the payment!" (Disability focus group participant)*

- *"The CPS lady from the county couldn't give me any help. The qualifications are crazy, even for food stamps. Why should my daughter have to have another baby to get help? Especially if she was born and raised in the county?" (African American focus group participant)*

- *"There are all of these numbers and all of these lists. You don't have anyone to advocate for you to get on a list." (Sacramento low income focus group participant)*

- *"There is no communication between entities that take the paperwork and people that need the system. You don't know where to go to get what kind of service. If you're in low income housing, it's not always appropriate housing for your situation, but they don't take your disability into account." (Disability focus group participant)*

- *"You have to "know" someone to get housing. You have to know how to present yourself and you have to have a relationship with the people who work in the housing office (SHRA). They pick and choose who they help. They'll put you higher on the list." (African American focus group participant)*

- *"I had Section 8 one time. But it didn't allow people to get on their feet. Because you start working, and then you lose the support. It's a cliff. You can't get on your feet. Can't build a new foundation." (Disability focus group participant)*

Housing challenges—stakeholder perspectives. Stakeholders' estimations of residents' housing challenges were very similar to those of residents. Most common challenges discussed included cost burdened households, lack of affordable housing, income requirements of private landlords, and lack of publicly supported housing. In addition to issues similar to resident discussions, stakeholders discussed factors that limit the housing supply in the region, including funding, the cost of construction/development, and public policies and processes.

Cost burdened households. Most of the households served by the stakeholders participating in the focus groups are severely cost burdened and struggle to pay their housing costs.

- *"Rising housing costs have people choosing between rent and health care." (Stakeholder focus group participant)*

- *"The cost of housing is by far the biggest obstacle people face." (Stakeholder focus group participant)*

Lack of available, affordable housing. The lack of available, affordable housing was the top concern and most frequently discussed issue in the stakeholder focus groups.

- *"There are not enough one bedroom units for any population, much less people with mental health issues." (Stakeholder focus group participant)*

- *"There is no workforce housing in Davis. People are seeing rent increases of $375/month." (Stakeholder focus group participant)*

- *"In downtown Sacramento, near the arena area, affordable housing, senior housing, SRO housing is being pushed out next to 'hot properties.'" (Stakeholder focus group participant)*

- *"There is nothing available anywhere in Placer County. People who used to live in market rate affordable housing in Rocklin are being pushed out into the county. Others are being pushed out of the county." (Stakeholder focus group participant)*

- *"Oftentimes, affordable housing is located in the neighborhood where residents who have experienced trauma were traumatized. Among homeless LGBT youth, 70-80% have been victims of a crime, including sex trafficking, and it is unsafe to locate them back in the neighborhoods where their abusers are." (Stakeholder focus group participant0*

Housing condition issues. Poor housing conditions due to disrepair, mold, or pests are not uncommon, especially in "housing of last resort" that may be affordable to very low income households or provided by landlords who are willing to rent to residents with poor rental histories (i.e., history of eviction).

- *"We have a migrant worker health center, and see really substandard housing for primarily immigrant populations. They are also very overcrowded." (Stakeholder focus group participant)*

- *"We had a client who moved into a house and found it had a leaky roof. She asked the owner to fix it, but he wouldn't. She eventually called us in a panic, because she'd received a 60 day notice to vacate. The landlord's side was "these tenants are a pain, and they'll probably sue me, so I'll just evict them, and sell the house so I don't have to worry about the problem and the repairs." (Stakeholder focus group participant0*

- *"Code enforcement is put into a tough position. A landlord rented a home "as is"—it didn't have heat and it wasn't habitable. We found out about it because the tenant thought there was a gas leak. The landlord didn't have the money to fix the problem, so he wants the tenants out." (Stakeholder focus group participant)*

Poor prior rental history. In the experience of stakeholders, residents who have an eviction on their rental history are nearly impossible to house in the current Sacramento Valley housing market, and housing providers willing to rent to such households are frequently described as "slumlords".

- *"Impossible to find a place to live if you have an eviction." (Stakeholder focus group participant)*

- *"People will put up with bedbugs, roaches, in the 'housing of last resort' or 'slumlord' housing because they're the only places that take people with an eviction." (Stakeholder focus group participant)*

Limited options for voucher holders. From stakeholders' perspective, too few landlords in the region accept Section 8, and in their experience more and more landlords or properties are opting out of the Section 8 program, particularly as the rental market in the Sacramento Valley remains hot.

- *"There is a reluctance among market rate landlords to accept people with housing subsidies. They're pretty much opposed to it." (Stakeholder focus group participant)*
- *"There is a bias against voucher holders, but I think it's more about class than race." (Stakeholder focus group participant)*
- *"Private landlords with longtime Section 8 voucher tenants are issuing 90 day notices of terminations. They don't want to engage with the Housing Authorities any longer. They can't get rent increases and the fair market rents greatly exceed payment standards." (Stakeholder focus group participant)*
- *"Landlords can refuse to accept Section 8, and people have these policies, like 3X the rent, credit score minimums, that have the result of keeping out people with vouchers or people of color. As a result, tenant-based voucher holders are having a very difficult time leasing up. SHRA has been doing a better job in the last year extending lease up time limits for voucher holders." (Stakeholder focus group participant)*
- *"People being pushed out of the Bay Area are porting their vouchers to Sacramento, further increasing demand among the shrinking pool of landlords who will accept vouchers." (Stakeholder focus group participant)*

3X income policies. Many stakeholders shared that they thought the relatively recent (last few years) requirement among housing providers for tenants to have incomes of 3X the rent has the effect of being discriminatory, especially for households on fixed incomes.

- *"Minimum income requirements are a big barrier for people with disabilities." (Stakeholder focus group participant)*
- *"Because there is such a shortage of housing, landlords are pickier. They require 3X the rent for income, they are charging 3X the rent for deposits." (Stakeholder focus group participant)*
- *"People may have a Section 8 voucher, but requiring income of 3X the rent ends up being discriminatory. It's impossible for those on SSI or SSDI." (Stakeholder focus group participant)*

Hardest to house populations. Families with children, large families, including refugee families; and transgender residents often face the most difficult time securing housing in the region.

- *"Single women without kids are also very difficult to house. There are no programs, no units, that single women without kids qualify for." (Stakeholder focus group participant)*

- *"The 'hardest to house' are trans women of color. Many haven't been able to change their ID, they're often crime victims or human trafficking victims. They have a difficult time getting a job. It is very easy to discriminate against trans women." (Stakeholder focus group participant)*

- *"Family size—large families are also very hard to house. I worked with a family of 8 that had a severe mold issue, but the family was afraid to complain because it had been so hard to find a place to live." (Stakeholder focus group participant)*

- *"Refugees might have 12 people in the home, and they don't know how to work the system, how to ask for help due to language access, and are afraid to speak up out of fear of retaliation. Some people refuse services they qualify for out of fear." (Stakeholder focus group participant)*

- *"(Housing) industry practice—property guidelines—to limit occupancy to two people per room. Refugee service providers in particular, run into trouble with these restrictions, especially since the building code is more generous. But, "it's the industry standard." (Stakeholder focus group participant)*

Factors limiting housing supply. In the course of stakeholder focus groups, participants discussed a number of factors they believe have the effect of limiting housing supply overall, and particularly the supply of affordable housing. These include development financing and funding for affordable housing, construction and development costs, public policies and practices, and the lack of opportunity for households to move along the housing spectrum as their life circumstances change.

Development financing:

- *"The #1 issue is there is no money to build new housing. We have had a seven acre lot since 2010. We sought money to build affordable housing. We've been turned down for tax credits over and over. We could put 149 units on seven acres. But LIHTC is so competitive." (Stakeholder focus group participant)*

- *City Councils are restricted in how they can generate revenue, so how can they afford incentives to pay for infrastructure, inspectors, other cost pressures? What doesn't get funded if they redirect money to affordable infill? (Stakeholder focus group participant)*

Construction and development costs:

- *"On the development side, we need to lower the cost of construction. That will help get rents in control." (Stakeholder focus group participant)*

- *"There is not enough profit margin in infill in the region; building costs are too high, labor costs, zoning, building codes/design standards that increase costs." (Stakeholder focus group participant)*

- *"Building costs in Sacramento region are as high as the Bay Area." (Stakeholder focus group participant)*

- *"Environmental standards that increase costs—electrical water heater, environmental shower heads, add to the cost of development." (Stakeholder focus group participant)*

Public policies and processes:

- *"Fees/costs on lots add up to $130,000 per lot—CEQA, building codes, dealing with nonconforming uses, density, length of time the process takes." (Stakeholder focus group participant)*

- *"It's a LONG process to get any new housing built. Local government plays a big role. NIMBY, bills they pass." (Stakeholder focus group participant)*

- *"In south Sacramento—MLK and 43rd—no one wants to build there. There's only one owner occupied home in that place. It's full of foreclosed, empty lots, with no investment or development. We want to build. We're being charged $40,000 in fees for each house. For this project to get any traction, [the nonprofit] had to get the County Supervisor involved. SHRA owned the land! Working with SHRA means constant delays, unnecessary bureaucracy; it took well over six months to get through their process."*

- *"Prevailing wage requirements increase the cost of construction by 30 to 35 percent." (Stakeholder focus group participant)*

- *"Have to piece together parcels, and this requires changes in zoning that are not use by right—uncertainty, location/land scarcity." (Stakeholder focus group participant)*

- *"Jurisdictions get greedy. If they defer fees as part of an affordable housing waiver, don't charge interest on the deferral time!" (Stakeholder focus group participant)*

- *"Uncertainty due to NIMBY, process to get approvals, time is money."*

- *"Land, environmental reviews, approvals—all increase costs and don't get you new development/infill in places where there is transit or close to services." (Stakeholder focus group participant)*

- *"There are so many codes to go through. If you have more than six people you need to get special approvals." (Stakeholder focus group participant)*

Lack opportunity to move along the housing spectrum:

- *"If we had better affordable housing for seniors, that would free up larger single family homes for families." (Stakeholder focus group participant)*
- *"High rents are a symptom of a deeper issues—a lack of housing stock across the spectrum. People who in other markets or in the past could move out of being renters into homeowners can't afford to buy, so they're still renting, "taking up" units that others need. This forces people out who are at the margins, leading to increased homelessness." (Stakeholder focus group participant)*
- *"There is no path for renters to become homeowners, so they stay renters." (Stakeholder focus group participant)*
- *"Housing has to be a complete spectrum, and we have to be able to move people through the spectrum. Transitioning from one aspect to another, from housing the chronically homeless to eventually having people move out of public housing into the private market because they can be self-sufficient. How can we move people out of poverty to become sustainable?" (Stakeholder focus group participant)*

Disability-related housing challenges. Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. Overall, **one in three (35%) households** that include a member with a disability **live in a home that does not meet the needs of the resident with a disability**.

Among these households, the improvements or modifications needed include:

- Grab bars in bathrooms (44%);
- Service or emotional support animal allowed in home (26%);
- Walk/roll in shower (25%);
- Reserved accessible parking (20%);
- Ramps (19%);
- Wider doorways (17%);
- Stair lifts (13%);
- Fire alarm/doorbell made accessible for person with hearing disability/deaf (12%);
- Lower countertops (10%); and
- Alarm to notify if a non-verbal child leaves the home (7%).

Figure VI-18 presents housing challenges that may be experienced by households that include a member with a disability. As shown, the types of challenges experienced vary by the respondent's housing situation and the needs of the member of the household with a

disability. Overall, one in five (22%) renters with a disability worry about retaliation if they report harassment by neighbors/staff/landlord. More than one in 10 (15%) households that include a member with a disability can't afford the housing that has the accessibility features they need, and this increases to 22 percent of the precariously housed. Nearly one in four (23%) worry that their rent will be increased if they request an accommodation for their disability. Fewer than one in 20 households have experienced a landlord denying an accommodation or modification request or refused an emotional support or service animal.

Figure VI-18.
Housing Challenges Experienced by Residents with Disabilities

- Higher than All (>5ppt)
- About the same as All (+/- 5 ppt)
- Lower than All (<5 ppt)

Housing Challenges Experienced by Residents with Disabilities	Homeowners	Renters	Precariously Housed	All
I worry about retaliation if I report harassment by my neighbors/building staff/landlord.	7%	22%	12%	16%
I can't afford the housing that has accessibility features we need.	5%	17%	22%	15%
I cannot get around the neighborhood because of broken sidewalks/no sidewalks/poor street lighting/dangerous traffic.	11%	15%	17%	15%
I worry if I request an accommodation for my disability my rent will go up or I will be evicted.	n/a	23%	12%	14%
My landlord refused to make an accommodation for my or my household member's disability.	n/a	8%	6%	5%
My landlord refused to make a modification for my or my household member's disability.	n/a	7%	5%	5%
My landlord refused to accept my therapy/companion/emotional support animal.	n/a	5%	8%	4%
I am afraid I will lose my in-home health care.	1%	5%	5%	4%
My landlord refused to accept my service animal.	n/a	4%	6%	3%

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Lack of affordable and accessible housing units. Residents with disabilities who participated in focus groups discussed the challenges they experienced when trying to find housing they could afford that met their accessibility needs.

- *"If you're in low income housing, it's not always appropriate housing for your situation, but they don't take your disability into account." (Disability focus group participant)*
- *"Incredibly difficult to find accessible place to live." (Disability focus group participant)*
- *"Nothing is built accessible. In Oak Park, only one of the new buildings is accessible, and that one is priced out of range for someone on SSI. In the Triangle, there are new apartments and condos, but they are so much more than SSI." (Disability focus group participant)*

Lack of access to supportive services and mental health care. Supportive services, including case management and mental health care services, are a critical need for many residents with disabilities, including mental illness. Residents who need, but do not have access to these supports, are very vulnerable to housing insecurity.

- *"The trans community has disproportionate mental health and substance abuse issues. If they don't have the capacity to do self care, they struggle with everything and can get evicted." (Transgender focus group participant)*

Other ADA and disability accommodation challenges. Many of the focus group participants with disabilities shared that they were not clear on their rights, especially with respect to making reasonable accommodation requests, especially pertaining to emotional support animals. They also shared their perspective that many small mom and pop landlords or building staff do not understand fair housing law.

- *"It's really difficult to take care of yourself, especially when you need an emotional support animal and a program doesn't allow emotional support animals." (Transgender focus group participant)*

Stakeholder perspectives—housing challenges of people with disabilities. With respect to the housing challenges of people with disabilities, stakeholders' comments centered on the lack of accessible, affordable units in the region; other ADA and disability accommodation challenges; and a lack of supportive services or full spectrum of housing options for people with disabilities.

Lack of accessible, affordable housing units. For residents with disabilities, particularly those relying on disability benefit income, finding affordable housing that also meets their accessibility needs in the home is incredibly difficult. Market rate units that are accessible are financially out of reach. Older units that may be naturally-occurring affordable housing, including properties in less transit-rich environments are rarely accessible. Finding an accessible and affordable unit is like finding a needle in a haystack.

- *"The nexus of accessible housing, affordable housing, and access to transit limits you to being able to live in a very small part of the city (of Sacramento)." (Stakeholder focus group participant)*

- *"People with a disability are more likely to endure conditions that are substandard due to lack of other options." (Stakeholder focus group participant)*

- *"Accessibility is a HUGE problem, especially because the housing in the neighborhoods that have the best transit connections is old with old construction." (Stakeholder focus group participant)*

- *"For many working age adults with disabilities, senior housing is the best option because it's accessible, but they are not seniors. Young people with disabilities are excluded." (Stakeholder focus group participant)*

- *"There is a real need for housing that is affordable to people with disabilities on SSI who are not elderly; there is basically no housing they can afford. Really need 0-30%." (Stakeholder focus group participant)*

Other ADA and disability accommodation challenges. In addition to other challenges, residents who rely in part on disability benefit income must carefully balance their employment earnings. For many, especially those with cognitive difficulties, this is a difficult task with serious consequences for their housing situation. Lack of ADA accessible infrastructure or infrastructure in disrepair further narrows where residents with mobility disabilities can seek housing.

- *"Public accommodation/ADA access issues are prevalent throughout the region. Lack of sidewalks are a serious impediment." (Stakeholder focus group participant)*
- *"Seniors and people with mental health issues who need modifications or accommodations don't know their rights. Don't know how to ask for what they need." (Stakeholder focus group participant)*
- *"Most calls to Project Sentinel or Sac Self-Help Housing are residents asking for assistance with obtaining reasonable accommodations, especially for emotional support animals, and to extend search time limits for vouchers. People are afraid to make a complaint because they do not want to lose their housing. So, from their perspective, actual rates of housing discrimination are likely much higher than they see from their hotlines." (Stakeholder focus group participant)*
- *"We had a client who was a mother living in an income-restricted apartment with her adult son with a disability and a roommate with a disability. Both got jobs and are trying to live as independently as possible. When both people with disabilities got a raise, it bumped their income up just enough so that they no longer qualify to live in the building where they live. They got a notice, and there was no other two bedroom unit they could afford in Davis to rent.* ***How can getting a raise create a housing crisis?****" (Stakeholder focus group participant)*

Lack of supportive services or spectrum of supportive housing options. Stakeholders focus group participants identified a lack of supportive housing services as a

critical need in helping the region's most vulnerable residents, including those with mental illness, to remain living in the most independent setting possible.

- *"There is a lack of quality care providers to help with activities of daily living or other supports; housing staff aren't qualified to provide these services." (Stakeholder focus group participant)*
- *"People who are homeless are often members of protected classes, especially disability. We see the same people over and over; they slip through the cracks, because they are not given case management to help them transition into housing and to live sustainably and independently." (Stakeholder focus group participant)*
- *"There is a dearth of supportive housing for mental health and substance abuse; supportive services make the difference between homelessness and stability in housing." (Stakeholder focus group participant)*
- *"People with mental are the most difficult to house and keep housed. It is not uncommon for there to be conflicts with neighbors, and living in close quarters can be extremely difficult for these residents." (Stakeholder focus group participant)*
- *"Many people with severe mental illness, especially the formerly homeless, become hoarders when they get housed. This is an extremely difficult challenge. Case management is critical." (Stakeholder focus group participant)*

Displacement and Recent Experience Seeking Housing

This section explores residents' experience seeking a place to rent or buy in the region and the extent to which displacement—having to move when they do not want to move—is prevalent.

Displacement experience. Overall, one in four (25%) of survey respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. Figure VI-19 presents displacement rates by jurisdiction and housing situation and the most common reasons for displacement—rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions.[2]

Current residents of Woodland, Davis, Roseville, and Rocklin are less likely than regional respondents to have experienced displacement. Sacramento residents are the most likely—one in three (33%). Residents of Rancho Cordova are more likely than regional residents to have experienced displacement due to rent increases, while Citrus Heights and Elk Grove residents are more likely to have been displaced due to personal reasons (e.g., divorce or other change in household composition). Residents of Davis are more likely to have experienced displacement due to their landlord selling their home, a fairly common

[2] Here unsafe conditions refer to factors unrelated to the housing unit, i.e., harassment or domestic assault.

reason for displacement in university towns. Nearly one in five (19%) Citrus Heights residents experienced displacement due to living in unsafe conditions.

It is not surprising that among residents who are currently precariously housed that more than half (56%) experienced displacement in the past five years.

Figure VI-19.
Displacement Experience and Reasons for Displacement by Jurisdiction, Housing Situation

Higher than Region (>5ppt)

About the same as Region (+/- 5 ppt)

Lower than Region (<5 ppt)

		Reason for Displacement			
	Percent Displaced	Rent Increased More than I Could Pay	Personal Reasons	Landlord Selling Home	Was living in unsafe conditions*
Region	**25%**	**25%**	**21%**	**15%**	**11%**
Jurisdiction					
Citrus Heights	23%	26%	35%	9%	19%
Elk Grove	29%	20%	30%	17%	7%
Rancho Cordova	24%	34%	17%	10%	7%
Sacramento	33%	24%	21%	16%	12%
Sacramento County	28%	24%	20%	22%	11%
Rocklin	19%	-	-	-	-
Roseville	17%	31%	15%	12%	4%
Davis	13%	24%	14%	28%	0%
West Sacramento	20%	33%	19%	16%	14%
Woodland	13%	-	-	-	-
Tenure					
Homeowners	7%	23%	16%	15%	2%
Renters	30%	27%	16%	18%	10%
Precariously housed	56%	23%	29%	13%	14%

Note: Displacement did not necessarily occur within current community of residence. The respondents' current housing situation (i.e., homeowner) may be a different type of housing situation than when displacement occurred. *e.g., domestic assault, harassment.
- indicates sample size too small to report.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

When examined for members of protected classes and by income, experience with displacement varies widely. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall. While displacement rates are higher, the reasons for displacement are generally the same as those of regional respondents.

Lower income households are much more likely than higher income households to have experienced displacement in the past five years. Both the lowest income households and households with incomes of $25,000 up to $50,000 experienced displacement at rates higher than the region. Higher income households were less likely than regional respondents overall to have experienced displacement; those that did were more likely to have been displaced due to the landlord selling their home.

Figure VI-20.
Displacement Experience and Reasons for Displacement by Selected Protected Classes, Income

Higher than Region (>5ppt)

About the same as Region (+/- 5 ppt)

Lower than Region (<5 ppt)

	Percent Displaced	Reason for Displacement			
		Rent Increased More than I Could Pay	Personal Reasons	Landlord Selling Home	Was living in unsafe conditions*
Region	**25%**	**25%**	**21%**	**15%**	**11%**
Race/Ethnicity					
African American	36%	23%	23%	12%	14%
Asian	14%	-	-	-	-
Hispanic	32%	28%	24%	14%	13%
Native American	35%	14%	18%	16%	18%
Non-Hispanic White	22%	26%	22%	20%	10%
Disability	34%	28%	21%	16%	13%
Large family	35%	29%	26%	15%	11%
Children under 18	31%	30%	21%	18%	16%
LEP	3%	-	-	-	-
Voucher Household	27%	24%	20%	17%	17%
Household Income					
Less than $25,000	37%	25%	25%	12%	14%
$25,000 up to $50,000	31%	31%	17%	18%	11%
$50,000 up to $100,000	16%	29%	14%	25%	5%
$100,000 or more	7%	17%	20%	23%	3%

Note: Displacement did not necessarily occur within current community of residence. The respondents' current housing situation (i.e., homeowner) may be a different type of housing situation than when displacement occurred. *e.g., domestic assault, harassment.
- indicates sample size too small to report.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Recent experience seeking housing. Housing discrimination can occur during the search process as well as while residents are housed. Survey respondents indicated whether they experienced challenges related the home search process as a method for examining the extent to which differential treatment in the search process on the basis of protected class status may occur in the region. Overall, nearly two-thirds (65%) of regional survey respondents seriously looked for housing in the past five years. Sacramento

residents were more likely than regional respondents to have seriously looked for housing and residents of Citrus Heights, Rocklin, West Sacramento, and Woodland were less likely to have seriously looked for housing.

Compared to the region overall:

- Sacramento residents were more likely to experience a landlord not returning calls about a unit;
- Woodland residents were more likely to say that a bank or lender would not give them a home loan and that a bank or lender charged a high interest rate on their home;
- With respect to factors associated with the rental market search experience, residents of Rocklin, Roseville, Davis, West Sacramento, and Woodland were less likely than the regional home seekers to experience negative search challenges—not having their calls or emails returned; having a unit become unavailable between the time of an inquiry and showing up to view the unit; and being discouraged from applying for units due to ad restrictions.

When considered by housing situation and income, renters, precariously housed residents, low income households, and voucher households were much more likely than regional residents to have seriously looked for housing. Among these groups, no differences from the region overall were found for experiences related to the homeownership process. Precariously housed, low income households, and voucher households were more likely than regional residents and renters in general to experience rental housing search challenges.

Figure VI-21.
Experience Looking for Housing the Sacramento Valley in the Past Five Years by Jurisdiction

- Higher than Region (>5ppt)
- About the same as Region (+/- 5 ppt)
- Lower than Region (<5 ppt)

Percent of Residents Experiencing a Challenge in Recent Housing Search	Citrus Heights	Elk Grove	Rancho Cordova	Sacramento	Sacramento County	Region
Respondents who seriously looked for housing in the region in the past five years	58%	68%	61%	73%	70%	65%
Landlord did not return calls asking about a unit	15%	10%	12%	22%	19%	16%
Landlord did not return emails asking about a unit	15%	8%	15%	18%	16%	13%
I was told the unit was available over the phone, but when I showed up in person, the landlord told me it was no longer available	11%	15%	11%	16%	12%	11%
I was discouraged from applying for units due to restrictions in the ads	12%	7%	8%	15%	12%	11%
A bank or other lender would not give me a loan to buy a home	6%	7%	3%	5%	6%	5%
A bank or other lender charged me a high interest rate on my home loan	2%	3%	1%	2%	1%	2%
I requested a disability accommodation for myself or my family and it was not made	1%	4%	0%	3%	3%	2%
The real estate agent only showed me homes in neighborhoods where most people were of my same race or ethnicity	2%	4%	2%	2%	1%	2%

Note: Includes only those respondents who seriously looked for housing in the past five years. Experience with housing provider occurred in the region, but not necessarily in the resident's current community.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-22.
Experience Looking for Housing the Sacramento Valley in the Past Five Years by Jurisdiction

- Higher than Region (>5ppt)
- About the same as Region (+/- 5 ppt)
- Lower than Region (<5 ppt)

Percent of Residents Experiencing a Challenge in Recent Housing Search	Rocklin	Roseville	Davis	West Sacramento	Woodland	Region
Respondents who seriously looked for housing in the region in the past five years	56%	62%	62%	59%	49%	65%
Landlord did not return calls asking about a unit	5%	6%	4%	9%	9%	16%
Landlord did not return emails asking about a unit	5%	5%	4%	9%	6%	13%
I was told the unit was available over the phone, but when I showed up in person, the landlord told me it was no longer available	3%	4%	1%	6%	3%	11%
I was discouraged from applying for units due to restrictions in the ads	5%	4%	2%	5%	5%	11%
A bank or other lender would not give me a loan to buy a home	0%	3%	2%	4%	12%	5%
A bank or other lender charged me a high interest rate on my home loan	3%	0%	0%	1%	9%	2%
I requested a disability accommodation for myself or my family and it was not made	0%	0%	0%	0%	0%	2%
The real estate agent only showed me homes in neighborhoods where most people were of my same race or ethnicity	0%	1%	0%	1%	2%	2%

Note: Includes only those respondents who seriously looked for housing in the past five years. Experience with housing provider occurred in the region, but not necessarily in the resident's current community.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-23.
Experience Looking for Housing in the Sacramento Valley by Housing Situation and Low Income

- Higher than Region (>5ppt)
- About the same as Region (+/- 5 ppt)
- Lower than Region (<5 ppt)

Percent of Residents Experiencing a Challenge in Recent Housing Search	Homeowners	Renters	Precariously Housed	Income <$25,000	Voucher Household	Region
Respondents who seriously looked for housing in the region in the past five years	53%	73%	76%	72%	76%	65%
Landlord did not return calls asking about a unit	2%	18%	30%	24%	24%	16%
Landlord did not return emails asking about a unit	2%	15%	28%	20%	22%	13%
I was told the unit was available over the phone, but when I showed up in person, the landlord told me it was no longer available	2%	12%	24%	19%	19%	11%
I was discouraged from applying for units due to restrictions in the ads	1%	12%	22%	18%	20%	11%
A bank or other lender would not give me a loan to buy a home	2%	7%	4%	4%	6%	5%
A bank or other lender charged me a high interest rate on my home loan	1%	2%	1%	2%	2%	2%
I requested a disability accommodation for myself or my family and it was not made	1%	1%	3%	3%	2%	2%
The real estate agent only showed me homes in neighborhoods where most people were of my same race or ethnicity	0%	2%	3%	3%	5%	2%

Note: Includes only those respondents who seriously looked for housing in the past five years. Experience with housing provider occurred in the region, but not necessarily in the resident's current community.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-24.
Experience Looking for Housing in the Sacramento Valley in the Past Five Years by Selected Protected Class Characteristics

- Higher than Region (>5ppt)
- About the same as Region (+/- 5 ppt)
- Lower than Region (<5 ppt)

Percent of Residents Experiencing a Challenge in Recent Housing Search	African American	Asian	Hispanic	Native American	Non-Hispanic White	Disability	Children Under 18	Large Family	LEP	Region
Respondents who seriously looked for housing in the region in the past five years	74%	68%	70%	70%	61%	68%	70%	70%	60%	65%
Landlord did not return calls asking about a unit	24%	4%	22%	24%	13%	25%	21%	49%	-	16%
Landlord did not return emails asking about a unit	22%	3%	16%	21%	12%	20%	18%	45%	-	13%
I was told the unit was available over the phone, but when I showed up in person, the landlord told me it was no longer available	21%	5%	16%	22%	8%	19%	16%	39%	-	11%
I was discouraged from applying for units due to restrictions in the ads	17%	4%	15%	17%	9%	16%	17%	40%	-	11%
A bank or other lender would not give me a loan to buy a home	5%	4%	7%	10%	5%	7%	7%	19%	-	5%
A bank or other lender charged me a high interest rate on my home loan	2%	1%	4%	4%	1%	3%	2%	8%	-	2%
I requested a disability accommodation for myself or my family and it was not made	3%	1%	2%	8%	1%	4%	1%	1%	-	2%
The real estate agent only showed me homes in neighborhoods where most people were of my same race or ethnicity	3%	0%	2%	1%	1%	2%	2%	5%	-	2%

Note: - sample size too small to report. Experience with housing provider occurred in the region, but not necessarily in the resident's current community.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Compared to other members of protected classes, African Americans were the only segment more likely to have recently searched for housing. Most of the divergence between the housing search experience of members of protected classes from regional residents pertains to the rental market. The exception are that large family households were much more likely than households regionally to have had a bank or other lender not give them a loan to buy a home (19% v. 5%) and to be charged a high interest rate (8% v. 2%).

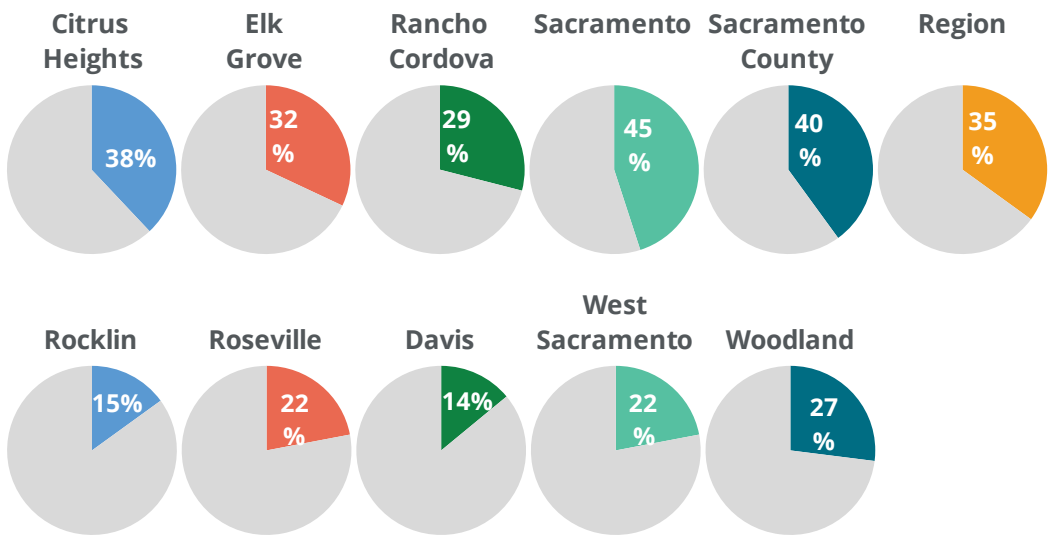
Experience with challenges associated with the rental housing search of non-Hispanic White residents and Asian residents are the same or less than the regional experience rates overall. For members of other protected classes, particularly large families, the rental housing search experience differed from the region. For example:

- Nearly half of large families seriously looking for housing had a landlord not return calls about a unit (49%) or did not receive replies to email inquiries (45%) compared to 16 percent and 13 percent of home seekers regionally.
- Nearly two in five (39%) large families, 21 percent of African American respondents, 22 percent of Native American respondents, and 19 percent of disability respondents, experienced being told a unit was available over the phone but once they showed up in person the "landlord told me it was no longer available". Regionally 11 percent of respondents had this experience.
- Two in five (40%) large families were discouraged from applying to units due to restrictions in the ads, compared to 11 percent of regional respondents. Nearly one in five (17%) African American respondents, Native American respondents, and households with children experienced this discouragement.

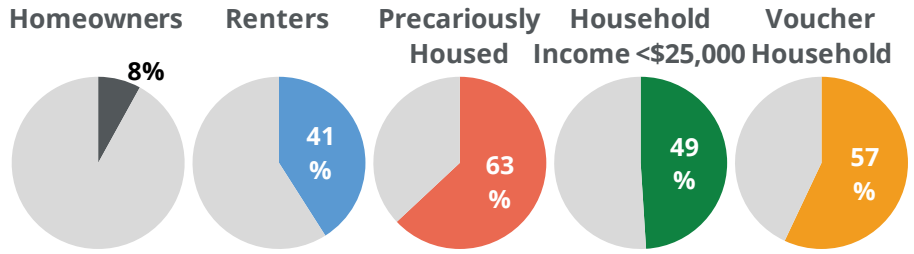
Denial of housing to rent or buy. When they seriously looked for housing in the region in the past five years, more than one in three (35%) respondents experienced being denied housing to rent or buy. Figure VI-25 presents the proportion of those who seriously looked for housing who experienced denial by jurisdiction, housing situation and income. Among jurisdictions, current residents of Sacramento experienced the highest incidence of housing denial (45%) and residents of Davis experienced the lowest rate (14%). It is not surprising that residents who are currently precariously housed are most likely to have experienced housing denial (63%); the majority (57%) of voucher households who seriously looked for housing were denied.

Figure VI-25.
Percent Denied Housing to Rent or Buy in the Region in the Past Five Years

By Jurisdiction and Selected Characteristics



By Housing Situation and Low Income

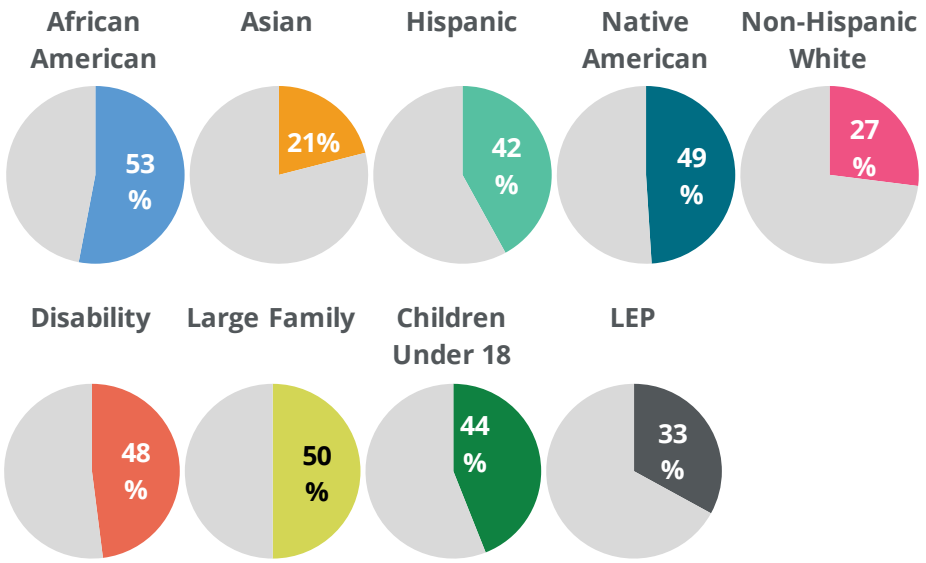


Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

When considered by race and ethnicity, African American (53%), Native American (49%), and Hispanic respondents (42%) were more likely than non-Hispanic White (27%) or Asian respondents (21%) to have experience denial of housing to rent or buy. Large families, households that include a member with a disability, and households with children under age 18 all experienced housing denial at rates higher than the region overall.

Figure VI-26.
Percent Denied Housing to Rent or Buy in the Region in the Past Five Years

By Selected Protected Classes



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Reasons for denial. Figures VI-27 through VI-29 present the reasons why the respondent thought they were denied housing to rent or buy. For most residents, income and credit factors and the landlord not "accepting the type of income I earn (e.g., social security or disability benefits)", eviction history, and another renter willing to pay more are the top five most common reasons why they experienced denial of housing to rent or buy. When considered by jurisdiction of current residence—not necessarily the jurisdiction where housing denial occurred—there are differences in the most commonly identified reasons for denial, including:

- Lack of a stable housing record—Citrus Heights and Sacramento County;
- Having a housing voucher—Elk Grove and Sacramento;
- Landlord didn't allow pets—Roseville and West Sacramento; and
- Homelessness—Sacramento County.

Differences from the region by housing situation and income include:

- Homeowners were more likely than regional respondents overall to have been outbid for a home or to have been denied because another buyer was willing to pay cash.

- Having a housing voucher was a top reason for denial among renters in general, low income households, and voucher households.
- Current homelessness and a lack of a stable housing record are barriers experienced by those who are precariously housed.

Among members of protected classes, reasons for denial that differ significantly from the region overall include:

- Having a housing voucher was a top reason for denial experienced by African American and Asian respondents, and respondents whose household includes a member with a disability.
- Current homelessness is a top reason for denial experienced by African American respondents; and
- Large family households are more likely to have been denied due to their family size than other respondents.

Figure VI-27.
When you looked for housing the Sacramento Valley region in the past five years, were you ever denied housing to rent or buy? Why were you denied? By Jurisdiction and Selected Characteristics

CITRUS HEIGHTS	SACRAMENTO	ROSEVILLE	WOODLAND
1 Income too low	1 Income too low	1 Income too low	1 -
2 Bad credit	2 Bad credit	2 Bad credit	2 -
3 Landlord didn't accept the type of income I earn	3 Landlord didn't accept the type of income I earn	3 Landlord didn't allow pets	3 -
4 Eviction history	4 Eviction history	4 Other renter willing to pay more	4 -
5 (tie) Lack of stable housing record, Other renter willing to pay more	5 (tie) I have a housing voucher, Other renter willing to pay more	5 (tie) Eviction history, Disability, Other buyer offered higher price	5 -

ELK GROVE	SACRAMENTO COUNTY	DAVIS	REGION
1 Bad credit	1 Income too low	1 -	1 Income too low
2 Income too low	2 Bad credit	2 -	2 Bad credit
3 Landlord didn't accept the type of income I earn	3 Landlord didn't accept the type of income I earn	3 -	3 Landlord didn't accept the type of income I earn
4 Other renter willing to pay more	4 Lack of stable housing record	4 -	4 Eviction history
5 (tie) I have a housing voucher, Other buyer offered higher price	5 Because I am homeless	5 -	5 Other renter willing to pay more for rent

RANCHO CORDOVA	ROCKLIN	WEST SACRAMENTO
1 Income too low	1 -	1 Income too low
2 Bad credit	2 -	2 Bad credit
3 Eviction history	3 -	3 Eviction history
4 Because I am homeless	4 -	4 Other renter willing to pay more
5 Other renter willing to pay more	5 -	5 (tie) Landlord didn't allow pets, Other buyer offered higher price

Note: Experience of housing denial occurred in the region but not necessarily in the place of current residence. – Insufficient data. "Landlord didn't accept the type of income I earn" includes social security and disability income.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-28.
When you looked for housing the Sacramento Valley region in the past five years, were you ever denied housing to rent or buy? Why were you denied? By Housing Situation, Voucher Households, and Low Income

HOMEOWNERS

1. Income too low
2. Other buyer offered a higher price
3. Other buyer offered to pay cash
4. Bad credit
5. I didn't get my rental application in on time

INCOME LESS THAN $25,000

1. Income too low
2. Bad credit
3. Landlord didn't accept the type of income I earn
4. I have housing voucher
5. Eviction history

RENTERS

1. Income too low
2. Bad credit
3. Other renter willing to pay more
4. Landlord didn't allow pets
5. (tie) I have a housing voucher, Landlord didn't accept the type of income I earn

VOUCHER HOUSEHOLD

1. I have a housing voucher
2. Income too low
3. Bad credit
4. Landlord didn't accept the type of income I earn
5. Landlord didn't allow pets

PRECARIOUSLY HOUSED

1. Income too low
2. Bad credit
3. Eviction history
4. Because I am homeless
5. Lack of stable housing record

REGION

1. Income too low
2. Bad credit
3. Landlord didn't accept the type of income I earn
4. Eviction history
5. Other renter willing to pay more for rent

Note: Experience of housing denial occurred in the region but not necessarily in the place of current residence.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-29. When you looked for housing in the Sacramento Valley region in the past five years, were you ever denied housing to rent or buy? Why were you denied? By Selected Protected Classes

Note:

- sample size too small to report. Experience of housing denial occurred in the region but not necessarily in the place of current residence.

Source:

Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

AFRICAN AMERICAN

1. Income too low
2. Bad credit
3. Eviction history
4. I have a housing voucher
5. Because I am homeless

NATIVE AMERICAN

1. Income too low
2. Bad credit
3. Landlord didn't accept the type of income I earn
4. Landlord didn't allow pets
5. Other renter willing to pay more

LARGE FAMILY

1. Income too low
2. Bad credit
3. Eviction history
4. Size of my family; too many people
5. Lack of stable housing record

ASIAN

1. Income too low
2. Bad credit
3. I have a housing voucher
4. Other renter willing to pay more
5. Eviction history

NON-HISPANIC WHITE

1. Income too low
2. Bad credit
3. Landlord didn't allow pets
4. Landlord didn't accept the type of income I earn
5. Other renter willing to pay more

CHILDREN UNDER 18

1. Income too low
2. Bad credit
3. Eviction history
4. Other renterwilling to pay more
5. Landlord didn't accept the type of income I earn

HISPANIC

1. Income too low
2. Bad credit
3. Landlord didn't accept the type of income I earn
4. Landlord didn't allow pets
5. Other renter willing to pay more

DISABILITY

1. Income too low
2. Bad credit
3. Landlord didn't accept the type of income I earn
4. Eviction history
5. I have a housing voucher

REGION

1. Income too low
2. Bad credit
3. Landlord didn't accept the type of income I earn
4. Eviction history
5. Other renter willing to pay more

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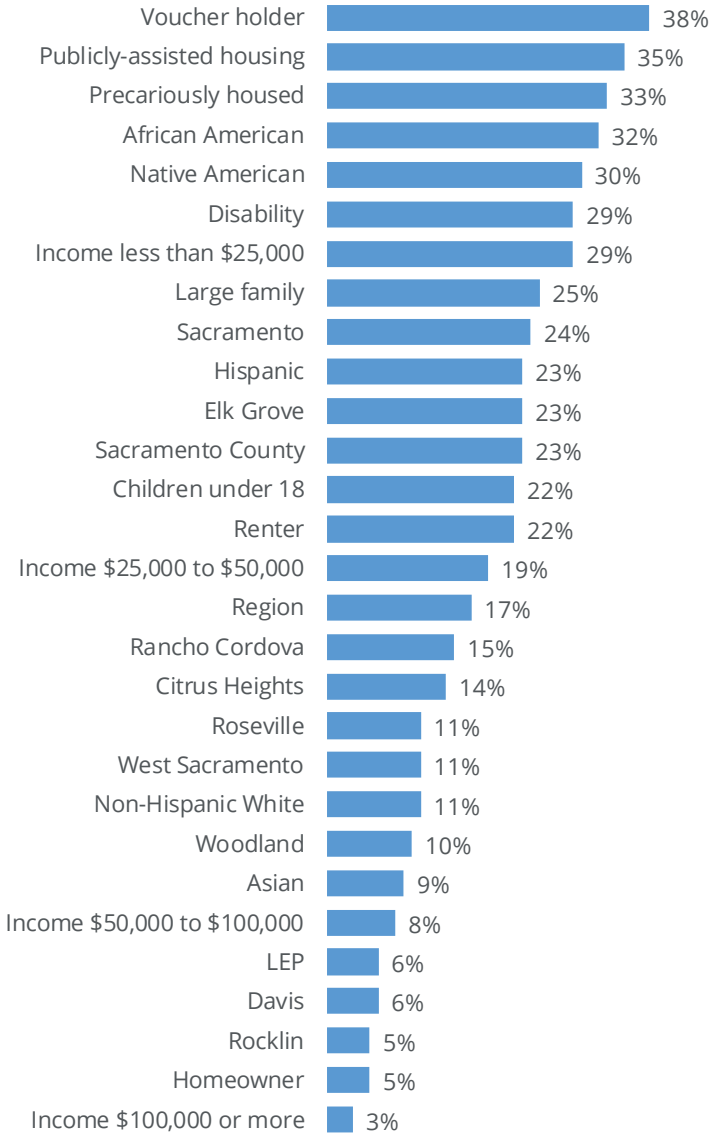
Experience with housing discrimination. Overall, 17 percent of survey respondents said that they experienced discrimination when they were looking for housing in the region. As shown in Figure VI-30 the proportion of residents who believe they experienced housing discrimination ranges widely, from 3 percent of the highest income households to nearly two in five (38%) voucher households. Among the jurisdictions, about one in four residents of Sacramento, Elk Grove, and Sacramento County experienced housing discrimination. Among members of protected classes, African American respondents, Native American respondents, and households that include a member with a disability had the highest rates of housing discrimination experiences.

Figure VI-30.
When you looked for housing in the region, did you ever feel you were discriminated against?



Note:

Experience with housing discrimination occurred in the region, but not necessarily in the place of current residence.

Source:

Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Reasons for discrimination. Respondents who believed they experienced discrimination when looking for housing in the region provided the reasons why they thought they were discriminated against. Note that the basis offered by residents is not necessarily protected by federal, state, or local fair housing law and that residents could provide multiple reasons why they thought they were discriminated against. Overall, the reasons include:

- Race/ethnicity (29%);
- Income/income too low (23%);
- Age (18%);
- Familial status/having children (18%);
- Disability (16%);
- Looks/appearance ("how I look") (14%);
- Having a housing voucher (10%);
- History of eviction, foreclosure, or bad credit (8%);
- National origin (5%);
- Sex or gender (4%);
- LGBTQ (4%);
- Criminal history (3%);
- Being homeless (2%);
- Religion (1%); and
- Language spoken (1%).

In focus groups, participants discussed their **experience with housing discrimination**:

- ***African American*** participants described being treated differently in their housing search because of their race and having children.
    - *"I think there is flat out discrimination. I make four to five times the rent. A friend went to house viewings in Green Haven for me when I was at work, and the landlord asked all of these personal questions about my kids, because, 'she didn't want her house destroyed'. They were asking for $2,100, and I was willing to pay it. But she went with "an older couple" who could only pay $1,500. That's flat out discrimination because I'm black and I have kids." (African American focus group participant)*
    - *"It's harder to rent a single family home than it used to be. The private owners have started going to property management companies, and there's a lot of*

discrimination by property management companies." (African American focus group participant)

- ***Households with children and large families*** described being treated differently by in their housing search because they have children as well as being harassed or treated unfairly because of their children.
    - *"I received a 30 day notice due to my having an additional child." (Rancho Cordova low income resident focus group)*
    - *"People don't want to rent to me. Because I have three kids, or I don't have a man, or because of race, or I don't have enough income. It's discouraging." (African American focus group participant)*
- ***Residents with disabilities*** described differential treatment by housing providers and building staff, difficulties experienced when trying to request reasonable accommodations; challenges associated with how housing providers account for in-home care providers; and difficulty communicating with housing providers.
    - *"Management doesn't treat residents respectfully and it's painful and disheartening to feel like you don't matter. Suddenly, the office is closed every day. They're training us to get frustrated enough so that we don't bother complaining anymore." (Disability focus group participant)*
    - *"I was harassed out of HUD housing by the property manager and neighbors because of my mental illness." (Disability focus group participant)*
    - *"People look at the mentally ill and look at you like you're a rancid dog." (Disability focus group participant)*

  Several tenants of publicly supported housing who participated in a disability focus group experienced SHRA is treating their in-home caregivers as residents, and counting the caregiver's income toward the household income, resulting in unfair rent increases. They also believe that they were told to request accommodations for their disability *after* moving into a unit even though the accommodation request was for a larger unit in order to accommodation in-home caregivers.

    - *"You have to ask for an accommodation after you get into housing; if you need an in-home caregiver, they'll still make you have a one bedroom first then ask for a caregiver. SHRA requires you to treat a caregiver like a secondary resident, and that's not right." (Disability focus group participant)*
- ***Transgender residents*** described differential treatment by housing providers and building staff, and neighbors both during the housing search and when housed. This treatment includes being denied housing and being bullied and harassed. Further, participants discussed their experience that trans residents are disproportionately impacted by domestic violence, often resulting in homelessness.

- *"There is this stigma that trans people are a risk or a liability as a tenant or a roommate; it's discrimination and unfair." (Transgender focus group participant)*
- *"There is a domestic violence epidemic in the trans population that's overlooked. There need to be accommodations for trans people in domestic violence." (Transgender focus group participant)*

Housing discrimination—stakeholder perspectives. Stakeholders shared their perceptions of housing discrimination in the region:

- **Discrimination in the private sector.** In their experience, some property managers/landlords discriminate against certain tenants by differentially charging them fees, fines, or not refunding security deposits. Fear of eviction or rent increases keeps some tenants living in substandard condition or not requesting needed repairs.
    - *"Some property managers in Davis seem to target or discriminate against certain groups. Usually over small money issues; fees, fines. Tenants have to "suck it up" and live in bad conditions because landlords refuse to make repairs." (Stakeholder focus group participant)*
    - *"There are apartment complexes in Placer County that serve a lot of people with disabilities. We receive a lot of complaints about the landlords, because they won't make repairs." (Stakeholder focus group participant)*
    - *"It often comes down to property managers not knowing anything about fair housing—especially mental illness or trauma. People with mental illness often have SSI as their only source of income. Their payment comes in on the 5th, and they forget to pay their rent, due to their disability. They get charged a fee. And things snowball from there." (Stakeholder focus group participant)*
    - *"Barriers around service animals. Many of the calls that Independent Living Centers get are about addressing issues with service animals and consumers and property managers don't know their rights and responsibilities." (Stakeholder focus group participant)*
    - *"People are hesitant to complain about conditions; they don't want to be seen as troublemakers, or they have more occupants than the landlord knows about and they don't want to get evicted." (Stakeholder focus group participant)*
    - *"Security deposits are a big issue; people are not getting back money they they're owed. If they don't get their money back, they're behind or coming up short of funds for the next place." (Stakeholder focus group participant)*
    - *"When people with disabilities try to find private housing, they have a very difficult time with landlords about service animals and emotional support animals." (Stakeholder focus group participant)*

- *"Roseville and Rocklin are old farming communities. The huge influx of people—mostly higher income families—has led to hostility to low income and immigrant communities." (Stakeholder focus group participant)*

- **In the public sector**, lack of services needed for people with disabilities to live independently put them at risk for institutionalization. For people with mental illness, especially those with hoarding disorders, interactions with code enforcement or other resident-facing city/county services may jeopardize their housing because frontline staff are not equipped to accommodate their needs and resolve the situation. Public policies or practices may disparately impact people with disabilities.

  - *"Lack of supportive services with people with mental health and other disabilities disparately impacts them as these residents become chronically homeless or are institutionalized. 'When there are supportive services, they're much more successful, and landlords don't get complaints.' Example of doing this right: Beemer Place in Woodland where units are directed for people with severe mental illness and has onsite case management." (Stakeholder focus group participant)*
  - *"Hoarding is a disability and it is a very big issue. Neighbors complain, city code enforcement doesn't know how to handle it, and there are no funds to help these people." (Stakeholder focus group participant)*
  - *"Opiods are a huge problem. There are a thousand places to buy drugs here, but no places to get help. Addicts are robbing people, living on the streets, and the NIMBY and NOPE types prevent help from occurring. Tried to convert a vacant to basic housing, and couldn't get it done. Placer County is in crisis, and that includes the cities." (Stakeholder focus group participant)*

Neighborhood and Community

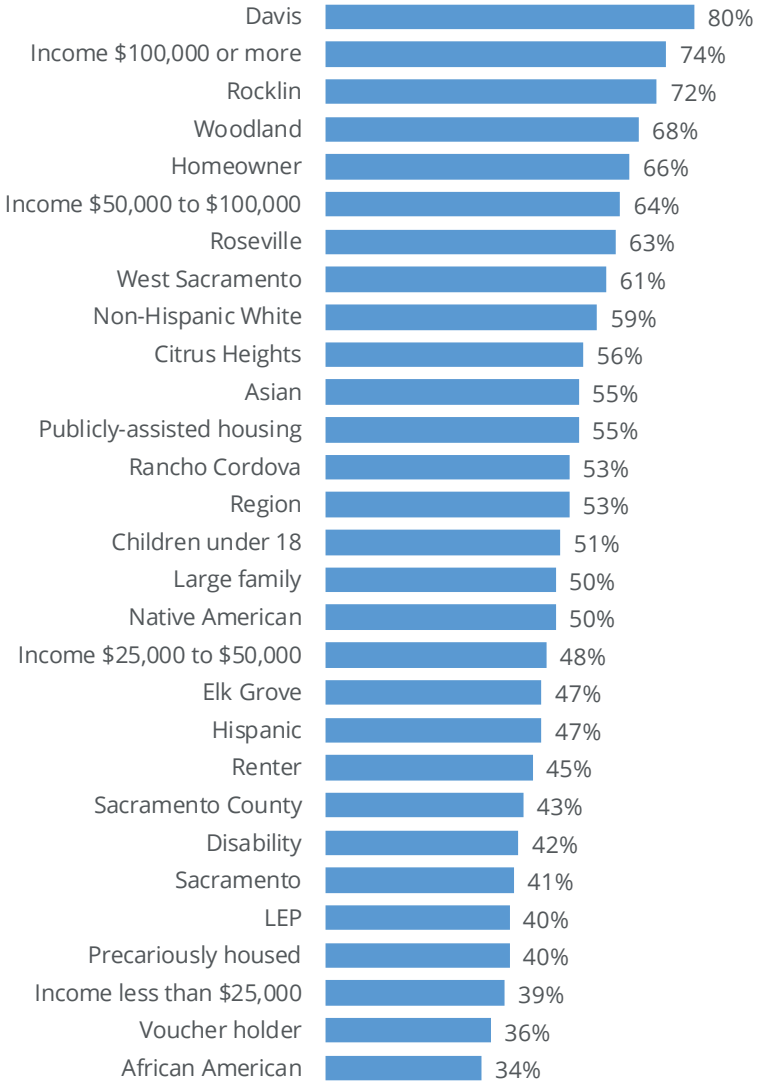
Fair housing choice is more than just choice in a home. This section builds on the access to opportunity findings discussed in a previous section and focuses on the extent to which residents would welcome different types of people moving to their neighborhood. We conclude with an analysis of indicators of Not-In-My-Backyard (NIMBY) attitudes that may impact land use and planning decisions related to housing.

Welcoming neighborhoods. To understand the extent to which Sacramento Valley residents feel welcome in their community, respondents rated their degree of agreement with the following statement: *"I feel that people like me and my family are welcome in all neighborhoods in my city."* As shown, the proportion of respondents who agree or strongly agree with this statement range widely, from about one in three African American respondents (34%) to four in five (80%) Davis residents. Overall, 53 percent of regional residents feel that people like themselves and their family are welcome in all neighborhoods in their community. Agreement in feeling welcome in all neighborhoods in their community is higher than the region in Davis, Rocklin, Woodland, and Roseville. It is

lower in Sacramento and Sacramento County. Homeowners are more likely than renters to feel welcome, as are higher income households. Voucher households are second least likely to agree that they are welcome in all of their community's neighborhoods.

Figure VI-31. "I feel that people like me and my family are welcome in all neighborhoods in my city." (% Strongly Agree/Agree)

Source:
Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.



Perceptions of neighbor support for diversity. Another measure of being welcoming is based on residents' perceptions of how supportive their neighbors are of different types of people moving to their neighborhood. Respondents rated their level of agreement with a series of statements on a scale of 1-10 where a rating of 1 means strongly disagree and a rating of 10 means strongly agree. Each statement began with "Most of my neighbors would be supportive of people of another…" followed by "race or ethnicity," "religion," "sexual orientation" or "who are transgender." Figures VI-32 through VI-34 present these ratings by jurisdiction, housing situation and income, and selected protected classes.

On average, survey respondents agree that most of their neighbors would be supportive of people of a different race or ethnicity, religion, sexual orientation, or who is transgender moving into the neighborhood. On average, residents are more likely to agree that most of their neighbors would be supportive of people of another race/ethnicity, religion, or another sexual orientation and somewhat less likely to be supportive of people who are transgender. These findings are generally consistent when explored by jurisdiction, housing situation, income, and protected class.

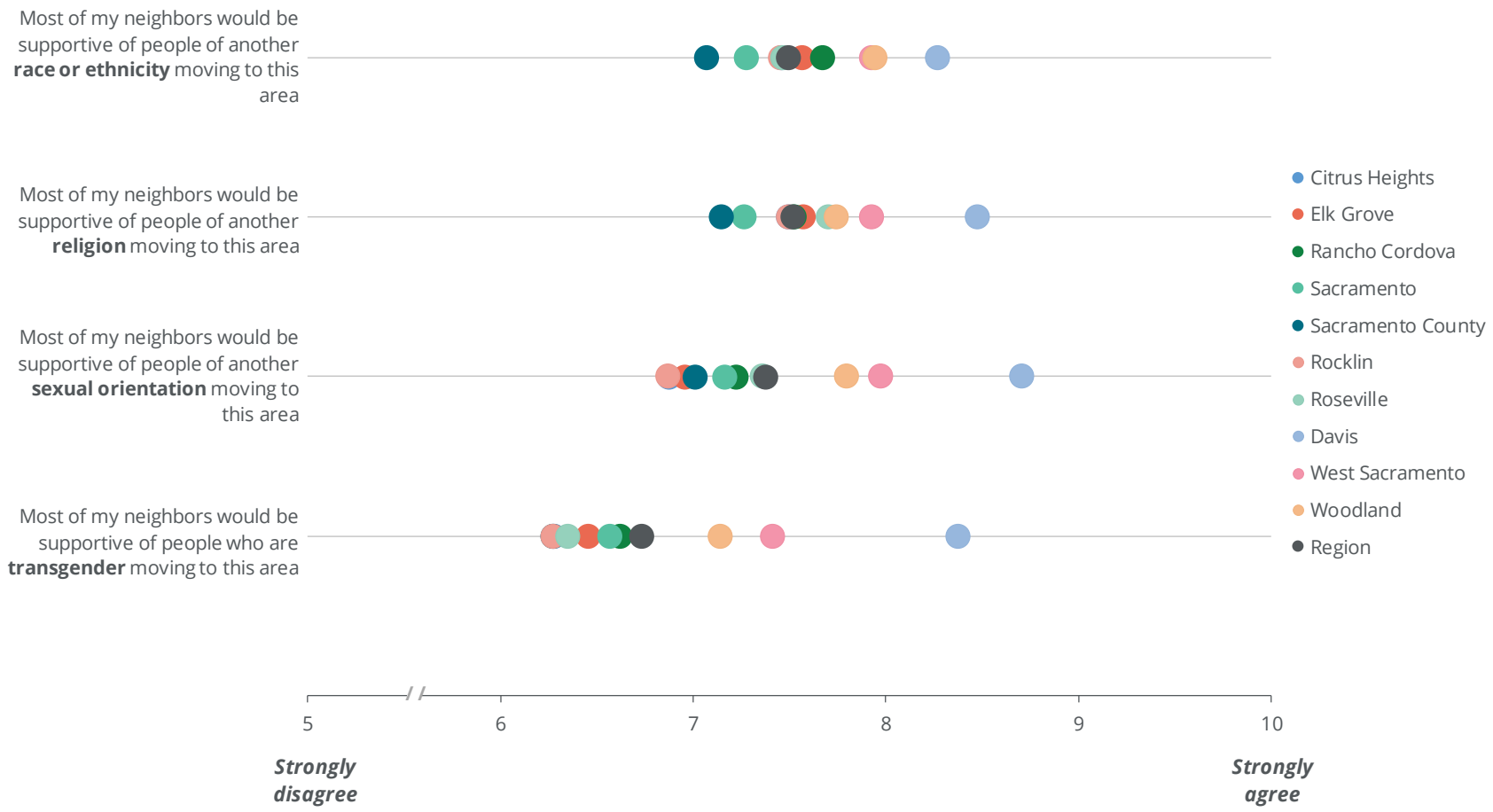
As shown in the figures, perceptions of neighbor vary across population segments and across the categories considered.

- Among the jurisdictions, perceptions of neighbor support are strongest among residents of Davis, West Sacramento, and Woodland. In general, while still agreeing, residents are somewhat less likely to agree that their neighbors would be supportive of people of another sexual orientation or who are transgender, than for people of a different race/ethnicity or religion.

- Higher income households are more likely than lower income households to agree that their neighbors would be supportive of different types of people moving into the area. Voucher holders, low income households, and precariously housed residents are more likely to only "somewhat" agree that their neighbors would be supportive of different types of people moving to the area.

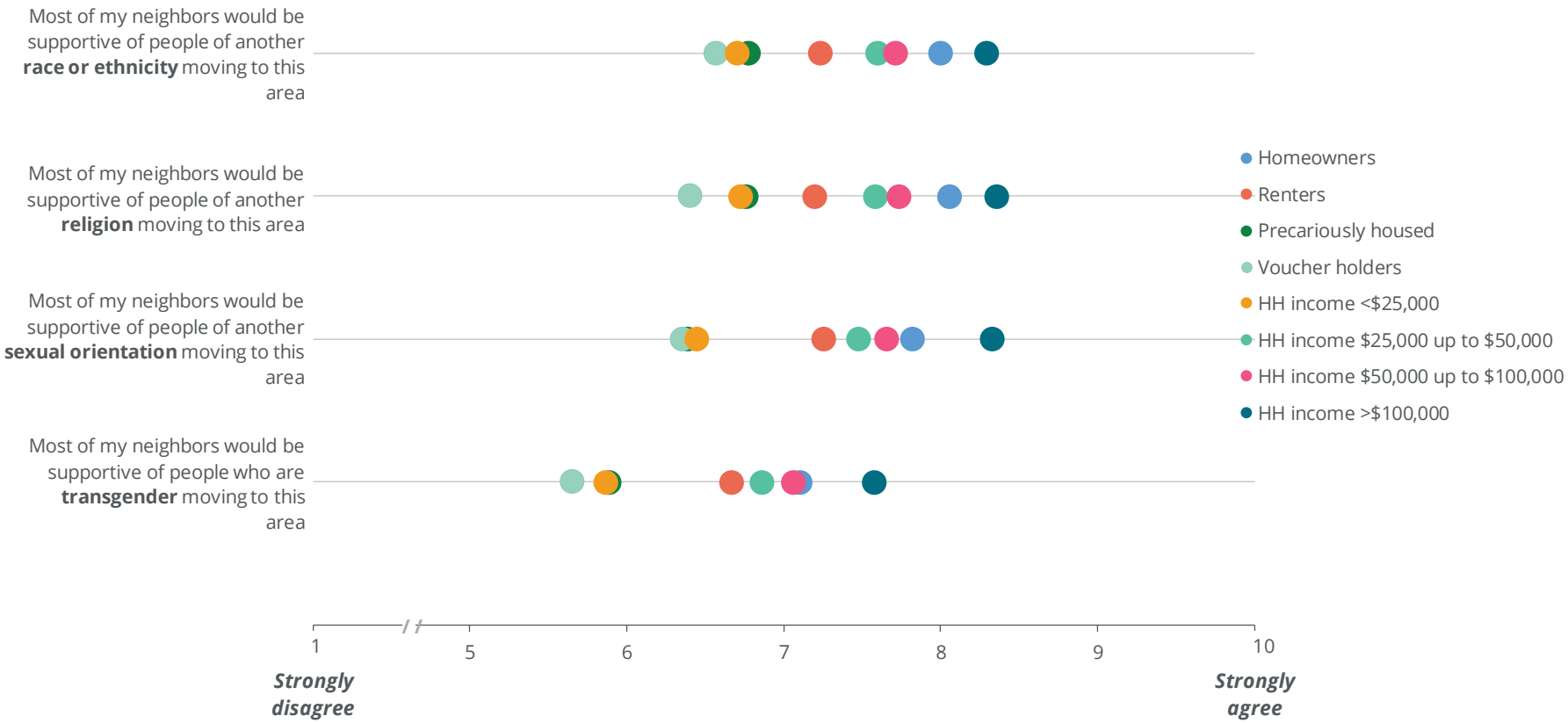
- With some variation, members of protected classes agree that most of their neighbors would be supportive of different types of people moving into the area. As with previous analyses, they are slightly less likely to this that most of their neighbors would be supportive of people who are transgender. African American and LEP respondents were comparatively less likely to think their neighbors would be supportive and non-Hispanic White residents were most likely.

Figure VI-32.
Jurisdiction: Most of my neighbors would be supportive of people of another … race or ethnicity, religion, sexual orientation, or people who are transgender … moving to this area.



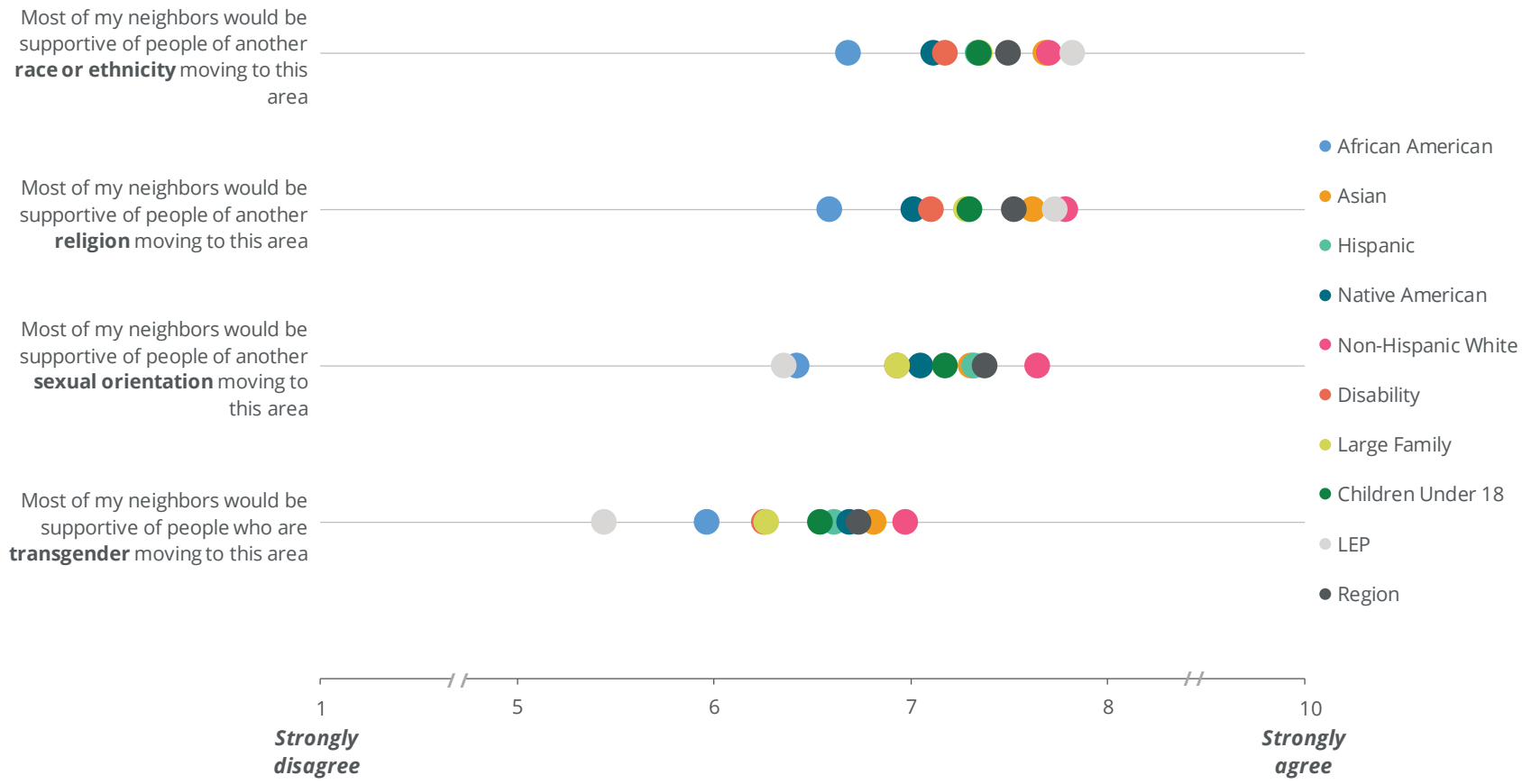
Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-33.
Situation and Income: Most of my neighbors would be supportive of people of another … race or ethnicity, religion, sexual orientation, or people who are transgender … moving to this area.



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-34.
Selected Protected Classes: Most of my neighbors would be supportive of people of another ... race or ethnicity, religion, sexual orientation, or people who are transgender ... moving to this area.



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

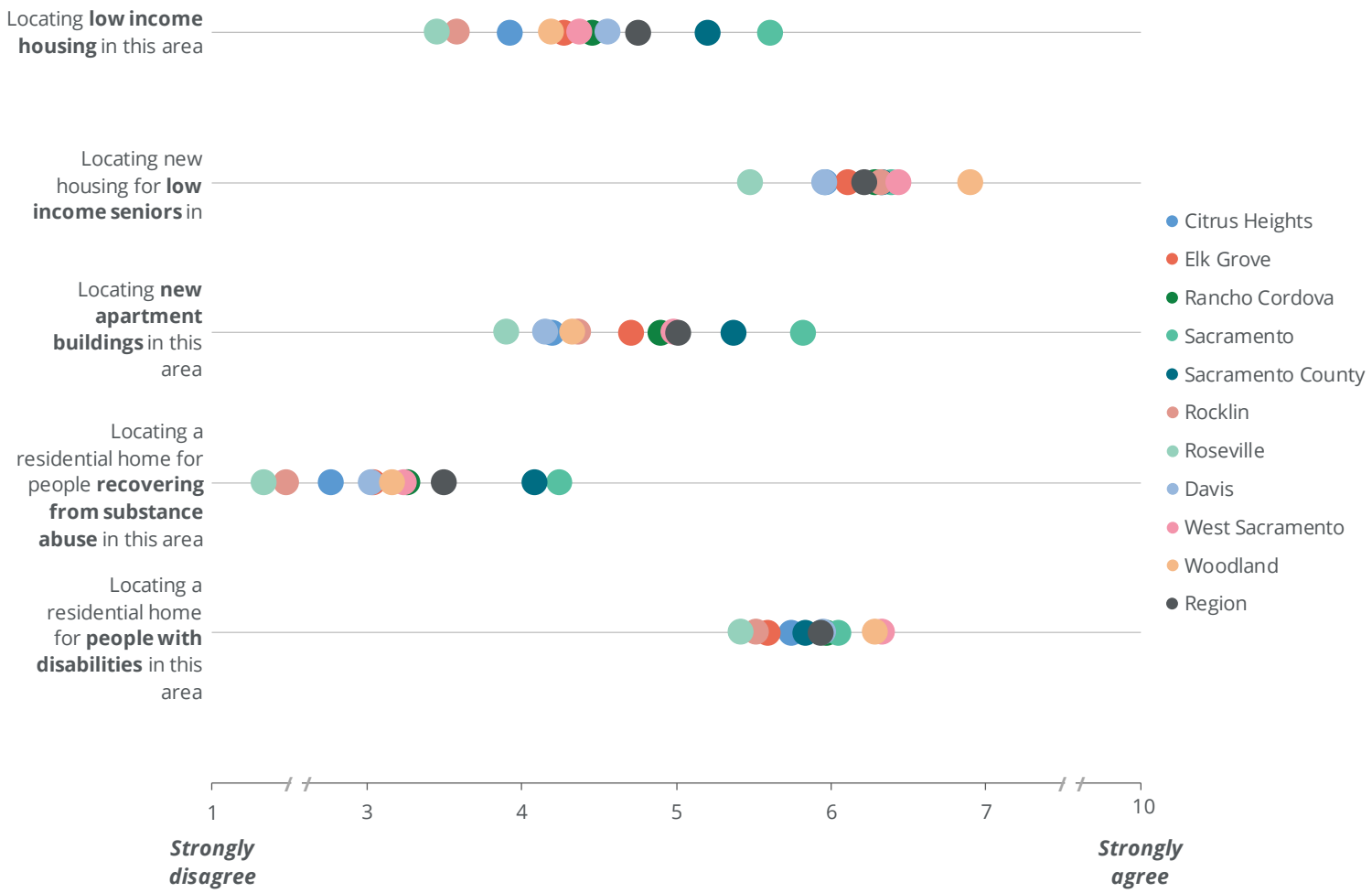
NIMBY. Figures VI-35 through VI-37 present respondents' perceptions of community support for different types of housing—low income housing and apartment buildings—and housing uses—housing for low income seniors, housing for people recovering from substance abuse, and housing for persons with disabilities. While previous figures demonstrate that most respondents think most of their neighbors would welcome different types of people to their neighborhood, the response is quite different for housing types and uses.

On average, residents are neutral (neither agreeing nor disagreeing) that most of their neighbors would support new low income housing or new apartment buildings in their area. They express weak agreement that most neighbors would support new housing for low income seniors and people with disabilities, and they disagree that their neighbors would support housing for people recovering from substance abuse.

- There is some variation in the degree of agreement (or disagreement) found among the jurisdictions.
    - With respect to support for low income housing, Sacramento respondents are most likely to think their neighbors would be supportive, and Roseville and Rocklin residents are least supportive.
    - Woodland residents are most likely to support low income senior housing and Roseville residents are least likely.
    - Sacramento and Sacramento County residents are more likely to be supportive of new apartment buildings, Roseville, Davis, Citrus Heights, Woodland, and Rocklin are least likely.
    - While disagreeing that their neighbors would be supportive of recovery housing, Sacramento and Sacramento County residents are more likely to be supportive and Roseville and Rocklin are least supportive.
    - With respect to housing for people with disabilities, there is very little differentiation among the jurisdictions.
- When considered by housing situation and income, the results are more varied for low income housing, new apartment buildings, and recovery housing and very similar to the region for low income senior housing and housing for people with disabilities.
    - High income households and homeowners are least likely to think their neighbors would be supportive of any of low income housing, new apartment buildings, and recovery housing.
    - There are no appreciable differences by housing situation or income regarding perceived neighbor support for housing for low income seniors or people with disabilities.

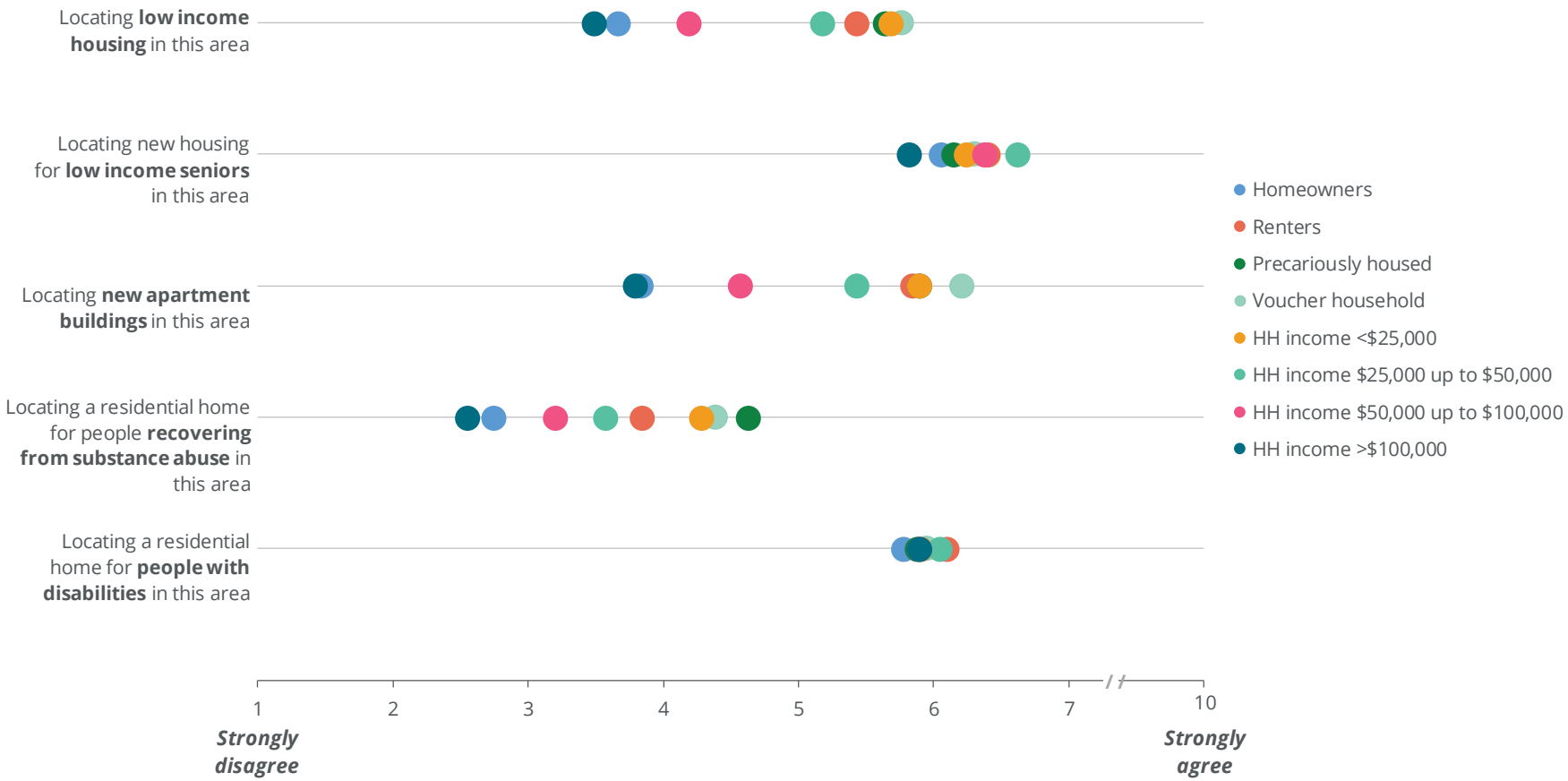
- With a few exceptions, members of protected classes have similar perspectives to the region overall.
    - Households that include a member with a disability, African American households, Hispanic households, and LEP households are somewhat more likely than regional residents to think their neighbors would be supportive of low income housing.
    - African American, LEP, Hispanic, and disability households are more likely to think their neighbors would be supportive of new apartment buildings;
    - While still disagreeing, African American households are more likely, and Asian and non-Hispanic White households are less likely, to think their neighbors would support recovery housing.

Figure VI-35.
Most of my neighbors would be supportive of locating...low income housing...housing for low income seniors...new apartment buildings...a residential home for people recovering from substance abuse... a residential home for people with disabilities ... in this area. By Jurisdiction and Selected Characteristics



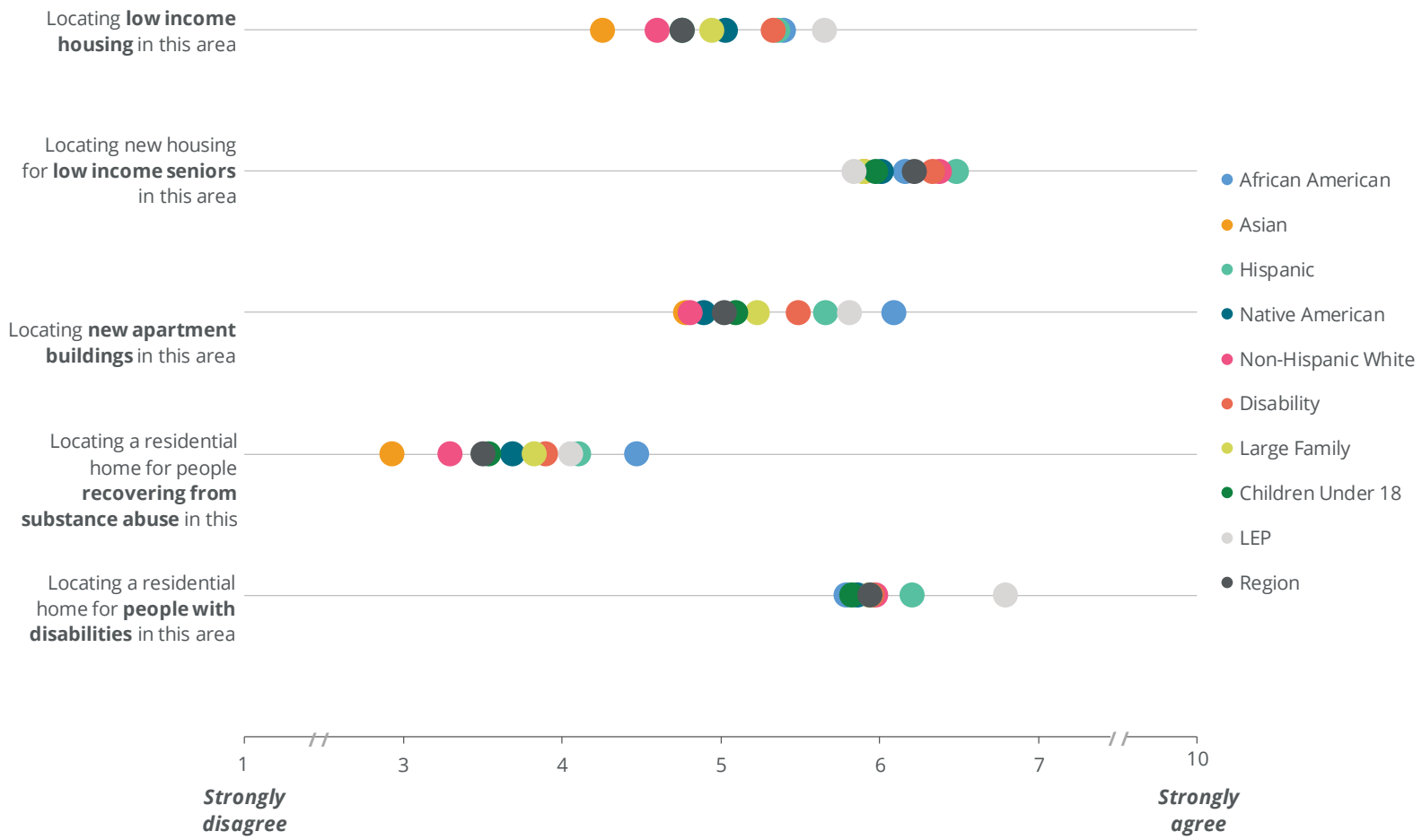
Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-36.
Most of my neighbors would be supportive of locating...low income housing...housing for low income seniors...new apartment buildings...a residential home for people recovering from substance abuse... a residential home for people with disabilities ... in this area. By Situation and Income



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-37.
Most of my neighbors would be supportive of locating...low income housing...housing for low income seniors...new apartment buildings...a residential home for people recovering from substance abuse... a residential home for people with disabilities ... in this area. By Selected Protected Class Characteristics



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Priority Outcomes

Residents attending local events, farmers markets, visiting libraries or participating in community meetings had the opportunity to prioritize housing and community outcomes most important to them.[3] Where other engagement elements captured information about housing choice, challenges, and needs, the "pop up" engagement activities focused on desired outcomes—whether these outcomes are achieved in response to findings from the AI or resulting from other community efforts. Each participant was given five beans to allocate across 20 potential outcomes, including an option for the resident to "write in" their own preferred outcome; limiting choice to five outcomes reflected scarcity and forced residents to prioritize. The priorities each resident selected may already be true for the resident or are outcomes the resident wants to see from future community efforts.

At least one in three (33% or more) event attendees prioritize:

- "My neighborhood is safe" (55%);
- "Schools in my neighborhood are of good quality" (48%);
- "My neighborhood has quality parks and recreation centers (44%);
- "The sidewalks, street lights, and streets are well-maintained in my neighborhood" (37%);
- "Housing is well-maintained in my neighborhood" (36%);
- "I live close to where I work, or I have a short commute (less than 20 minutes)" (36%); and
- "I can easily get to the places I need to go using my preferred method of transportation" (33%).

[3] Pop up engagement events were held: ACC Senior Services, Davis Farmer's Market, Del Paso Heights Library, Denio's Market in Roseville, Elk Grove Multicultural Festival, the Galt Farmers Market, Isleton Library, LGBTQ Mental Health Respite, the Oak Park Housing Fair, the Mack Park Family Game at the Mack Community Center, Meals on Wheels in Sacramento, Placer County Library in Rocklin, the Promise Zone Health Fair, the South Sacramento Free Community Housing Fair, Student HART Connect in Citrus Heights, Sunriver Community Dinner in Rancho Cordova, the Valley Mack Safety Meeting in South Sacramento; and the West Sacramento Library.

Figure VI-38. Outcomes Prioritized by Event Attendees

Source:

Root Policy Research from the 2018 Pop Up Event Outcome Prioritization Exercise.

% of Participants Choosing Outcome as One of their Five Priorities	All Events
My neighborhood is safe.	55%
Schools in my neighborhood are of good quality.	48%
My neighborhood has quality parks and recreation centers.	44%
The sidewalks, street lights, and streets are well-maintained in my neighborhood.	37%
Housing is well-maintained in my neighborhood.	36%
I can live close to where I work, or I have a short commute (less than 20 minutes).	36%
I can easily get to the places I need to go using my preferred type of transportation.	33%
My family or my neighbors won't need to leave our neighborhood because of rising rents.	24%
I can sell my home and make enough money to move somewhere else.	22%
My neighborhood has more housing that is accessible and affordable for people with disabilities.	21%
I have enough of a downpayment to afford to buy a home.	21%
My family or my neighbors won't need to leave our neighborhood because of rising property taxes.	20%
I have enough of a security deposit to rent an apartment or house.	20%
I have good enough credit to be able to afford to buy a home.	19%
I can find a rental unit without a "3 times rent in income" rule.	18%
I have the option to house family members, friends, roommates if they need a place to live.	15%
I can find a rental unit even though I have a conviction on my record.	9%
I can only be evicted for cause (e.g., not paying rent, being a nuisance) with certain exemptions for small properties.	8%
I can find a rental unit that accepts me even though I have a history of eviction and/or no or poor credit.	7%

SECTION VII.

GOALS AND STRATEGIES

SECTION VII.
Goals and Strategies

This section discusses the goals and strategies the Sacramento Valley Fair Housing Collaborative partners will take to address fair housing and economic opportunity barriers.

Considerations in Goal Development

The AI examines the many factors that contribute to equal housing choice and access to opportunity in the Sacramento Valley region. Many of the barriers are difficult to address and will require long-term regional solutions and resource commitments. Some are easier to address and can be accomplished quickly. In determining which challenges should be tackled first, and where resources should be allocated, the participating partners considered disproportionate needs and prioritization of fair housing issues.

Disproportionate needs. It is very important to note that many of the most significant challenges in the region affect residents who are "under" and "less" resourced compared to other residents. This is very often the result of historical patterns of segregation, denial of homeownership opportunities (a key component of wealth building in this country), limited access to good quality schools, and discrimination in both employment and housing markets. In many cases, these residents are also disproportionately likely to be racial and ethnic minorities, residents who have limited English proficiency, residents with disabilities, large families, and children living in poverty.

Residents with disproportionate needs and limited resources were given the most consideration in crafting solutions.

Prioritization of fair housing issues. Prioritization of the fair housing issues was guided by HUD's direction in the Assessment of Fair Housing (AFH) rule, as the AI guidance provides less direction on prioritization. In prioritizing the contributing factors to address, highest priority was given to those contributing factors that, for one or more protected classes:

- Limit or deny fair housing choice;
- Limit or deny access to opportunity; and
- Negatively impact fair housing or civil rights compliance.

Fair Housing Barriers and Contributing Factors

The primary housing barriers—and the factors that contributed to those barriers—identified in the research conducted for this AI include the following. Where protected classes are disproportionately impacted, those are noted.

Barrier: The harm caused by segregation is manifest in disproportionate housing needs and differences in economic opportunity.

Contributing factors: Past actions that denied housing opportunities and perpetuated segregation have long limited opportunities for many members of protected classes. This continues to be evident in differences in poverty rates, homeownership, and access to economic opportunity throughout the region.

Disproportionate impact: Across the region, Non-Hispanic White residents have very low poverty rates relative to Black and Hispanic families, and compared to Asian families in some jurisdictions (cities of Sacramento and Davis, and the Balance of Sacramento County).[1] The narrowest homeownership gap among the jurisdictions between Black and Non-Hispanic White households is 18 percentage points (Roseville) and exceeds 30 percentage points in Citrus Heights, Davis, Rancho Cordova, the Balance of Sacramento County, and Woodland. Compared to the Black/White difference, the homeownership gap between Hispanic and Non-Hispanic White households ranges from 10 percentage points in Elk Grove and Rocklin to more than 20 percentage points in Citrus Heights, Davis, Rancho Cordova, Woodland, and the Balance of Sacramento County.

Barrier: Affordable rental options in the region are increasingly limited.

Contributing factors: 1) Growth in the region—particularly demand for rental housing—has increasingly limited the areas where low income households can live affordably, evidenced by the high rates of households with disproportionate housing needs. This perpetuates the limited economic opportunity that began with segregation. 2) Constraints on affordable housing development and preservation, ranging from lack of funding, the cost of development or preservation, public policies and processes[2], and lack of adequate infrastructure for infill redevelopment, all constrain the affordable rental market. 3) Suburban areas in the Sacramento Valley are rarely competitive for state or federal affordable housing development funds, further straining the capacity for creation or

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[1] Throughout, Balance of Sacramento County refers to areas of the County which exclude Citrus Heights, Elk Grove, Rancho Cordova, and the city of Sacramento, as data for these jurisdictions are reported independently.

[2] Stakeholders discussed a range of public policies and processes that they believe contribute to a lack of affordable rental housing by making it more costly to develop rental housing. In some instances, public policies for environmental review or public comment are wielded by the public to prevent or decrease the density of development. These include CEQA, length of time required to navigate public permitting process (not specific to any jurisdiction; all considered about the same), loss of redevelopment agencies, and prevailing wage requirements.

preservation of affordable rental housing. 4) For residents participating in the Housing Choice or other housing voucher programs, too few private landlords accept vouchers.[3] This leads to concentration of vouchers in certain neighborhoods and lack of mobility for voucher holders.

Disproportionate impact: African American and Hispanic households in the region have the highest rates of experiencing a housing problem (e.g., cost burden, crowding). White, non-Hispanic households are the least likely to experience housing problems across the region and in each jurisdiction. Through the community engagement process, residents participating in voucher programs described difficulty finding a landlord to accept their voucher; an analysis of concentration of voucher holders by neighborhood found that areas with greater proportions of voucher holders also tended to be Racially or Ethnically Concentrated Areas of Poverty (R/ECAP neighborhoods) or neighborhoods with less access to economic opportunity.

Barrier: Residents with disabilities need for and lack of access to affordable, accessible housing.

Contributing factors and disproportionate impact: 1) Insufficient number of mobility and sensory accessible units affordable to people living on SSI/SSDI (i.e., ADA accessible market rate units are unaffordable to those who need them most). 2) Much of the naturally occurring affordable housing stock is older and not accessible to residents with mobility disabilities. 3) Lack of transit access outside of the downtown core further limits the pool of accessible, affordable housing options for transit-dependent residents.

Barrier: Stricter rental policies further limit options.

Contributing factors and disproportionate impacts: 1) "3x income requirements" for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from "unearned" sources such as child support. 2) Voucher tenants are not protected under California's source of income protections. 3) Onerous criminal look back periods that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color, persons with mental illness, and persons in recovery.

Barrier: Disparities in the ability to access homeownership exist.

[3] Effective January 1, 2020, SB 329 and SB 322 require landlords to accept Section 8 Housing Choice vouchers, VASH vouchers, and other forms of rent assistance as part of the applicant's source of income.

Contributing factors: 1) Past actions that have limited economic opportunity for certain residents (i.e., redlining, lending discrimination, other barriers to wealth). 2) Disparities in access to lending, including home improvement and refinance products.

Disproportionate impact: Analysis of lending data finds that denial rates for Hispanic applicants (24%) and other non-Asian minority groups (24%) were significantly higher than for non-Hispanic White applicants (15%), and gaps persist (albeit narrower) after controlling for income. Across the board, all minority groups experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance).

Barrier: Public transportation has not kept up with growth.

Contributing factors: Outside of the downtown Sacramento "grid" public transportation has not kept up with regional growth and lacks inner and intra city connections. Costs are high, especially for very low income households.[4]

Disproportionate impact: A lack of access to affordable public transportation (e.g., routes, connections, days/hours of service) is the 2nd most frequently cited barrier to economic opportunity mentioned by members of protected classes. (Lack of affordable housing was consistently the top barrier identified by residents and stakeholders.)

Barrier: Educational inequities persist in the region.

Contributing factors and disproportionate impacts: 1) Housing prices near high performing schools and school districts are out of reach for many low and moderate income families. 2) In north and south Sacramento and in Woodland, children from predominantly African American and Hispanic neighborhoods are less likely to attend proficient schools. 3) Impact of 2013 education equity reforms (e.g., Local Control Funding Formula, Smarted Balanced Assessment System, educator prep standards) not yet fully realized. 4) Disparities in discipline/suspension rates of African American, Latino, and special needs children.

Barrier: Disparities in labor market engagement exist.

Contributing factors and disproportionate impact: 1) Unequal school quality across the region disproportionately disadvantages low and moderate income families. 2) Lack of

[4] Note that all community engagement and publicly available data on access to public transit was collected prior to SacRT Forward implementation on September 8, 2019. Implementation should be carefully monitored to assess impacts on members of protected classes and the extent to which this impediment is mitigated with implementation of SacRT Forward.

economic investment directed to building skilled earning capacity in communities of color. 3) Lack of market rate job opportunities for people with disabilities.

Barrier: Residents with disabilities lack access to supportive services and a spectrum of housing options to enable them, especially those with mental illness, achieve and maintain housing stability.

Contributing factors and disproportionate impact: 1) Lack of affordable housing. 2) Significant state budget cuts since the 1990s with little progress toward funding restoration. 3) Lack of funding for case management, mentors, other peer-supported services to support navigating systems and independent living skill development. 4) Loss of naturally occurring affordable housing options, including boarding homes, other small group living environments.

Solutions

This section summarizes proposed solutions to addressing the contributing factors discussed above. The participating partners focused on strategies that:

1) Increase homeownership among under-represented groups

2) Expand affordable rental opportunities; and

3) Focus on a range of equity issues in accessing opportunity.

Implementation. It is the intention of the participating partners to incorporate the AI strategies into their individual and regional Housing Elements, Consolidated Plans, Annual Action plans, and other regional and municipal planning processes as applicable.

Goals and Strategies to Address Fair Housing Barriers

Goal 1. Incentivize and increase opportunities for development and continued availability of affordable homeownership products. Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners.

Goal 2. Expand and preserve affordable rental opportunities.

a) ***Encourage reasonable policies for tenant criminal history, rental history, and credit history.*** Educate landlords and developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history, and to consider applicants with poor rental/credit histories on a case-by-case basis, as detailed in the April 4, 2016 HUD Guidance on Criminal

History (https://www.hud.gov/sites/documents/HUD_OGCGUIDAPPFHASTANDCR.PDF).

b) ***Increase affordable housing opportunities:*** Implement strategies that improve progress in meeting the Regional Housing Needs Allocation (RHNA) in all four income levels (very low, low, moderate, above moderate).

c) ***Increase housing units that are both accessible and affordable to people with disabilities:*** Identify strategies for increasing units that are accessible to people with mobility and/or sensory disabilities in housing elements. Increasing accessible opportunities for people with disabilities may include providing resources for accessibility modification of existing units.

d) ***Encourage preservation of existing affordable rental housing.*** Monitor expiring use credits and opportunities to support preservation of naturally occurring affordable housing.

e) ***Encourage residential infill opportunities.*** Increase residential infill opportunities through changes in zoning and long range plans, including opportunities to add to the housing stock through "gentle density" (affordable attached homes and innovative housing solutions).

f) ***Engage the private sector in solutions.*** Through strategies including, but not limited to affirmative marketing, education, and /or requirements when local agency funding is involved, development incentives, and negotiation of affordable housing contributions, further the private sector commitment to addressing barriers to housing choice.

Goal 3. Expand equity in access to economic opportunity.

a) ***Improve infrastructure and public transportation access*** in disadvantaged communities (as applicable). Upgrade underground infrastructure that is required to develop residential units. Advocate for or improve the availability and frequency of public transportation to connect disadvantaged communities to jobs, schools and essential services.

b) ***Connect low income residents to job opportunities.*** Improve connections between low-income populations, especially Public Housing residents, and employment opportunities.

c) ***Reduce housing instability by closing service gaps.*** Partner with mental health, recovery, and disability service providers to develop strategies for filling gaps in services and housing types to prevent housing instability and risk of re-institutionalization.

Regional Action Items

The following Action Items are the steps the participating jurisdictions in the Sacramento Valley region plan to take over the next five years to implement the regional AI goals and strategies.

FAIR HOUSING PLAN for the Sacramento Valley Region

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
1	**1. Incentivize and increase opportunities for development and continued availability of affordable homeownership products.**	1.a) Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners.	Fund development projects	Sacramento Housing and Redevelopment Agency (SHRA)	SHRA to follow its Affirmative Marketing Policy.
			Land purchase	SHRA	SHRA to fund land and/or SHRA-owned land purchases for affordable housing development as funding becomes available.
			Infrastructure funding	SHRA	SHRA to follow the Action Plan process to fund infrastructure projects
				City of Sacramento	City of Sacramento to follow its Capital Improvement Plan (CIP) process to fund infrastructure projects.
				County of Sacramento	County of Sacramento to follow its Capital Improvement Plan (CIP) process to fund infrastructure projects.
			Affordable Housing Ordinance	County of Sacramento	County of Sacramento to review and consider updates to its Affordable Housing Ordinance.
			Mixed Income Housing Ordinance	City of Sacramento	City of Sacramento to review and update Housing Impact Fee levels for the Mixed Income Housing Ordinance.
			Inclusionary Housing Ordinance	City of Folsom	City of Folsom will continue to partner with NeighborWorks Sacramento to support resale opportunities of existing affordable for-sale inclusionary housing units.
			Housing Trust Fund Ordinance	County of Sacramento	County of Sacramento will review and assess its Housing Trust Fund Ordinance to determine if revisions or updates are needed.
				City of Folsom	City of Folsom will review and assess its Housing Trust Fund Ordinance to determine if revisions or updates are needed.
			Density bonuses and other planning/zoning initiatives	City of Sacramento	City of Sacramento will review its density bonus and other housing-related sections of the Planning and Development Code to determine if revisions or updates are needed.

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	1. (Continued) Incentivize and increase opportunities for development and continued availability of affordable homeownership products.	1.a) (Continued) Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners.	Density bonuses and other planning/zoning initiatives	County of Sacramento	County of Sacramento will review its density bonus and other housing-related sections of planning documents such as the General Plan, Zoning Code, and Design Guidelines to determine if revisions or updates are needed.
				City of Folsom	City of Folsom will review its density bonus and other housing-related sections of planning documents such as the General Plan, Zoning Code, and Design Guidelines to determine if revisions or updates are needed.
			Fee waivers and deferrals	City of Sacramento	City of Sacramento will review and assess fee exemptions/reductions and deferral policies for housing developments to determine if revisions or updates are needed.
				County of Sacramento	County of Sacramento will review and assess fee waivers and deferral policies to determine if revisions or updates are needed.
			Seek affordable housing opportunities in high opportunity areas	CIty of Sacramento	During the 2040 General Plan Update and 2021-2029 Housing Element Update, the City of Sacramento will explore policies that increase affordable housing opportunities in high opportunity areas that are close to public transit, jobs and educational opportunities.
				City of Folsom	During the 2021-2029 Housing Element Update, the City of Folsom will explore policies that increase affordable housing opportunities in high opportunity areas that are close to public transit, jobs and educational opportunities.
			Homebuyers downpayment assistance	SHRA	SHRA will continue to provide homebuyers downpayment assistance to eligible participants when funding is available.

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	1. (Continued) Incentivize and increase opportunities for development and continued availability of affordable homeownership products.	1.a) (Continued) Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners.	Continue to adminster Affordable Housing program convenants and existing down payment assistance loans. Continue to update and post current marketing information for projects within the City's Affordable Housing program as well as any projects outside the program that serve lower income households.	City of Rocklin	Anticipate average of 20 housing units (depending on the market) transferred to income-qualified buyers per year.
			Mortgage Credit Certificates (MCC)	SHRA	SHRA will continue to provide MCC assistance to eligible participants.
			Affirmative marketing plan adopted for SHRA funded properties	SHRA	SHRA will continue implementing affirmative marketing plans for SHRA funded properties.
			Consider adopting an affirmative marketing plan adopted for housing developments	City of Sacramento	During the City of Sacramento's 2021-2029 Housing Element Update, the City will consider adding an affirmative marketing plan for multi- and single-family developments.
				City of Folsom	During the City of Folsom's 2021-2029 Housing Element Update, the City will consider adding an affirmative marketing plan for multi- and single-family developments.
			Continue to enforce the City's inclusionary housing ordinance	City of Davis	Monitor the affordable resale program, provide information on Mortgage Credit Certificate Program and other homeownership incentive programs
2	**2. Expand and preserve affordable rental opportunities.**	2.a) Encourage reasonable policies for tenant criminal history, rental history, and credit history.	Fair housing workshops to SHRA monitored properties	SHRA	SHRA to offer fair housing workshops to management agents of SHRA monitiored properties.
			SHRA Multifamily lending policies	SHRA	SHRA to follow its Multifamily Lending and Mortgage Revenue Bond Policies (Multifamily Policies).
			Public Housing and Housing Choice Vouchers	Housing Authority	Housing Authority will continue to follow its fair housing policies for its programs.
			Fair housing activities	Sacramento County and SHRA (on behalf of the Cities of Sacramento, Folsom, Isleton, and Galt)	County of Sacramento and SHRA to continue to fund the Renters Helpline (administered by Sacramento Self-Help Housing), a regional resource for fair housing education, landlord-tenant dispute mediation, and legal guidance.

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	2. (Continued) Expand and preserve affordable rental opportunities.	2.a) (Continued) Encourage reasonable policies for tenant criminal history, rental history, and credit history.	Fair housing activities	Sacramento Self Help Housing's subcontractor: California Rental Housing Association (CalRHA)	CalRHA to conduct fair housing workshops as part of the Sacramento Region Fair Housing Collaboration.
				Sacramento Self Help Housing's subcontractor: Project Sentinel	Project Sentinel to conduct fair housing workshops and provide landlord/tenant education, testing and litigation as part of the Sacramento Region Fair Housing Collaboration.
				Legal Services of Northern California	LSNC to conduct fair housing workshops and provide landlord/tenant education, implicit basis training, investigation, liitigatiion and training as part of the Sacramento Region Fair Housing Collaboration.
			Obtain or create educational flyers and distribute to relevant landlords	City of Rocklin	Once per year as part of the Apartment Survey.
			Landlord education	City of Davis	Support annual regional fair housing conference and ongoing landlord education around reasonable policies for VAWA, criminal history and fair housing issues and target Davis landlords.
		2.b) Increase affordable housing opportunities.	Seek affordable housing opportunities in high opportunity areas	CIty of Sacramento	During the 2040 General Plan Update and 2021-2029 Housing Element Update, the City of Sacramento will explore policies that increase affordable housing opportunities in high opportunity areas that are close to public transit, jobs and educational opportunities.
				City of Folsom	During the 2021-2029 Housing Element Update, the City of Folsom will explore policies that increase affordable housing opportunities in high opportunity areas that are close to public transit, jobs and educational opportunities.
			Inclusionary Housing Ordinance	City of Folsom	City of Folsom will continue to partner with NeighborWorks Sacramento to support resale opportunities of existing affordable for-sale inclusionary housing units.

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	2. (Continued) Expand and preserve affordable rental opportunities.	2.b) (Continued) Increase affordable housing opportunities.	Continue to adminster Affordable Housing program convenants and existing down payment assistance loans. Continue to update and post current marketing information for projects within the City's Affordable Housing program as well as any projects outside the program that serve lower income households.	City of Rocklin	Anticipate average of 20 housing units (depending on the market) transferred to income-qualified buyers per year.
			Address available sites inventory as part of the 2021 - 2029 Housing Element Update	City of Rocklin	City of Rocklin will monitor inventory on an ongoing basis to ensure compliance with RHNA.
			Provide grant opportunities in support of developing affordable units	City of Davis	
			Provide planning and community development support for housing development	City of Davis	Completion of new Housing Element and completion of 3 development projects in the proposed pipeline.
			Affordable housing units for persons with disabilities	All	SHRA, City and County of Sacramento will continue to seek gap funding for the construction of affordable housing units including rehabilitaton and preservation of existing units.
		2.c) Increase housing units that are both accessible and affordable to people	SHRA MF lending guidelines require 5% and encourage 10% for accessible units	SHRA	SHRA to follow its Multifamily Policies.
			Housing Incentive Program	County of Sacramento	As a part of the Housing Element Update, the County of Sacramento will review and consider updates to the Housing Incentive Program. Amendments may include giving additional incentives to projects which include units which are accessible and include universal design features.
			Work with development applicants to incorporate accessible units in proposed projects and encourage retrofit of units in existing projects as opportunities occur	City of Rockin	Staff will initiate discussions in pre-application meetings as applicable.

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	2. (Continued) Expand and preserve affordable rental opportunities.	2.c) (Continued) Increase housing units that are both accessible and affordable to people with disabilities.	Provide planning and community development support for infill	City of Davis	Completion of downtown master plan and support planning applications for infill development.
		2.d) Encourage preservation of existing affordable rental housing.	Home Repair Program	SHRA	SHRA will continue to provide the Home Repair Program to eligible participants.
			Home Assistance Repair Program for Seniors (HARPS)	Rebuilding Together (SHRA subrecipient)	This program will continue to provide home repair assistance to eligible participants.
			Safe at Home Program	Rebuilding Together (SHRA subrecipient)	This program will continue to provide home repair assistance to eligible participants.
			Folsom Senior Home Repair Program	City of Folsom	City of Folsom will continue to provide the program to eligible participants.
			Continue to maintain an inventory of units at risk of converting to market-rate housing and explore opportunities and available funding to preserve affordability convenants	City of Rocklin	Staff will update the inventory every 8 years as part of the Housing Element update.
			Continue to work with private for-profit and non-profit developers on innovative housing options	City of Davis	Engage in stakeholder input, data collection and ongoing development discussions around funding, zoning, Housing Element update.
		2.e) Encourage residential infill opportunities.	Neighborhood plans/specific plans to facilitate infill development	City of Sacramento	City of Sacramento to initiate and update neighborhood and specific plans along commerical corridors and near light rail stations to faclitate infill development.
			Targeted housing infill program	County of Sacramento	County of Sacramento to target infill housing, including housing along commercial corridors.
			Conduct meetings to evaluate existing zoning codes and general plan designations to identify revisions to standards necessary to facilitate infill development.	City of Rocklin	Initiate internal meetings in 2021.
		2.f) Engage the private sector in solutions.	Affordable housing units for persons with disabilities	All	SHRA, City and County of Sacramento will continue to seek gap funding for the construction of affordable housing units including rehabilitaton and preservation of existing units.

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	2. (Continued) Expand and preserve affordable rental opportunities.	2.f) (Continued) Engage the private sector in solutions.	Introduce these concepts to developers of housing projects. Negotiate outcomes on a case by case basis.	City of Rocklin	Staff will initiate discussions in pre-application meetings as applicable.
3	**3. Expand equity in access to economic opportunity.**	3.a) Improve infrastructure and public transportation access in disadvantaged communities.	Community Development Block Grant (CDBG) funds to improve infrastructure and public services in eligible low-income areas	SHRA	SHRA to follow the Action Plan process to fund infrastructure projects and public services.
				City of Rocklin	Ongoing implementation through CDBG as planned in the Annual Action Plan. Metrics are calculated at the end of the Program Year and discussed in the CAPER. The City of Rocklin will continue to use CDBG funding to improve accessibility in areas with 51% or more of households with incomes less than 80% AMI through enhancing ADA ramps on sidewalks.
			Housing Element and Environmental Justice Element to prioritize infrastructure improvements in disadvantaged communities	City of Sacramento	City of Sacramento will continue to establish infrastructure finance plans and seek grant funding for the planning and construction of infrastruture needed to facilitate infill housing development projects.
			Prioritize infrastructure improvements in disadvantaged communities	County of Sacramento	County of Sacramento will prioritize Environmental Justice Communities when seeking planning and infrastructure grants consistent with the County's Environmental Justice Element.
			While Davis does not have "disadvantaged communities" per se, support planning that improves infrastructure and support for housing development	City of Davis	Completion of SB 2 planning grant
		3.b) Connect low income residents to job opportunities.	Housing authority client employment	SHRA	SHRA Section 3 program implementation
			Notify the Youthbuild Program when the City goes out to bid for applicable CDBG projects	City of Rocklin	Public Services staff will contact Youthbuild Programs administered in the area when the City goes out to bid for applicable CDBG projects.
		3.c) Reduce housing instability by closing service gaps.	Permanent Supportive Housing (PSH) services	SHRA	SHRA to follow its Multifamily Policies and coordinate with County Behavioral Health Services

Action Item #	GOAL #	STRATEGY	ACTION ITEM	RESPONSIBLE PARTY	METRICS AND MILESTONES
	3. (Continued) Expand equity in access to economic opportunity.	3.c) (Continued) Reduce housing instability by closing service gaps.	Wrap around services included in multi-family housing development by project by project basis	SHRA	SHRA to follow its Multifamily Policies and coordinate with County Behavioral Health Services
			Housing Opportunities for Persons with AIDS/HIV (HOPWA)	SHRA	Provides for new construction, short-term emergency housing and tenant-based rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the City and County of Sacramento.
			Continuum of Care	Sacramento Steps Forward	Sacramento Steps Forward will continue to assist individuals and families experiencing homelessness to access to housing, employment, health, education and other resources for economic stability and improved quality of life.
			Mental/medical health services	County of Sacramento	The County's Behavioral Health Services provides prevention and treatment services to individuals struggling with alcohol and/or drug abuse. Services include outpatient treatment, methadone treatment, day treatment, detoxification, residential services, and perinatal services.
			Use CDBG dollars to fund services that provide assistance to populations facing mental health, disability and housing instability	City of Rocklin	Ongoing implementation through CDBG as planned in the Annual Action Plan. Metrics are calculated at the end of the Program Year and discussed in the CAPER.
			Continue to provide landlord tenant information to residents. continue to fund social service support agencies. Identify other gaps and services	City of Davis	Annual CDBG public service application process, continue to provide landlord information at least 2 days per week to callers. Engage stakeholders in discussion around unidentified services gaps that may remain.
					Identify one new underserved population and do targeted outreach.
			Provide rehabilitation and preservation grants for existing disability and mental health providers	City of Davis	Fund a minimum of 1 rehabilitation project to stabilize a project.

APPENDIX A.

JURISDICTION-LEVEL MAPS

Appendix A.
HUD AFFH Data and Mapping Tool – Access to Opportunity

HUD Opportunity Indicators

HUD provides several "opportunity indices" to assess and measure access to opportunity in a variety of areas, including education, poverty, transportation, and employment. The opportunity indices allow comparison of data indicators by race and ethnicity, for households below the poverty line, between jurisdictions, and for the region overall. They are also a good starting point for the opportunity analysis, identifying areas that should be examined in more detail.

HUD indices were available for all jurisdictions covered in this study with the exceptions of Folsom, Galt, Isleton, and Yolo County, for which HUD does not report data.

The HUD opportunity tables were the starting point for this Access to Opportunity analysis.

To interpret these indices, use the following rule: a higher number is always a better outcome. The indices should be thought of as an "opportunity score", rather than a percentage.

The indices include the:

- **Low Poverty Index.** This index measures neighborhood exposure to poverty, with proximity to low poverty areas considered to be an advantage. Higher index scores suggest better access to economically strong (i.e. low poverty) neighborhoods.
- **School Proficiency Index.** This index measures neighborhood access to elementary schools with high levels of academic proficiency within 1.5 miles. Proficiency is measured by 4th grade scores on state-administered math and science tests. HUD uses elementary school scores only for this index because they are typically more reflective of school quality and access at the neighborhood level. Middle and high schools draw from larger boundaries and, especially in high school, have more transportation options.
- **Labor Market Engagement Index.** This index measures the employability of neighborhood residents based on unemployment, labor force participation, and educational attainment. Higher index scores suggest residents are more engaged in the labor market.

- **Jobs Proximity Index.** The jobs proximity index indicates how close residents live to major employment centers. The higher the index, the greater the access to nearby employment centers for residents in the area.

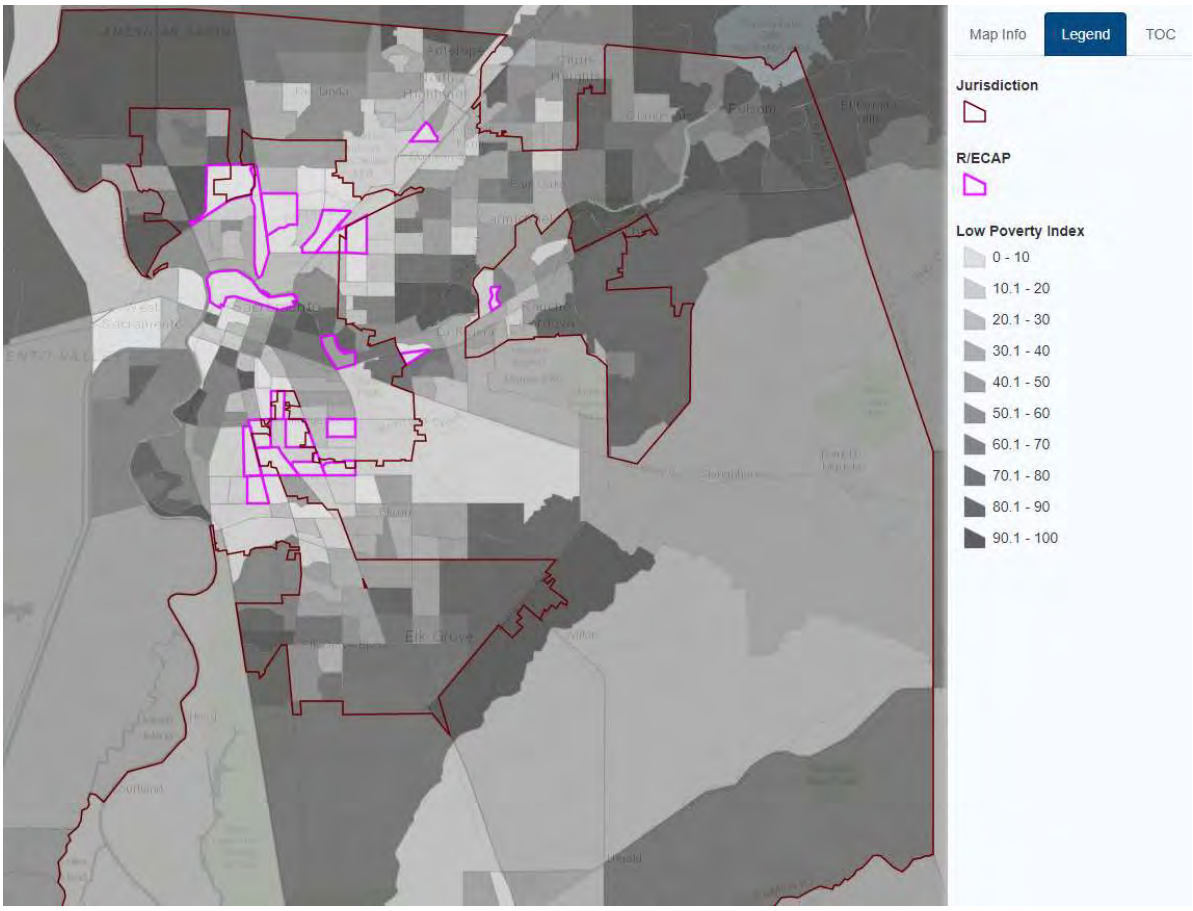
- **Transit Index.** The transit index measures use of public transit by low income families that rent. The higher the index, the more likely that residents in the area are frequent users of public transportation.
- **Low Cost Transportation Index.** This index measures the cost of transportation, based on estimates of the transportation costs for low income families that rent. Higher index values suggest more affordable transportation.

Source for the following maps is from the HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. https://egis.hud.gov/affht/.

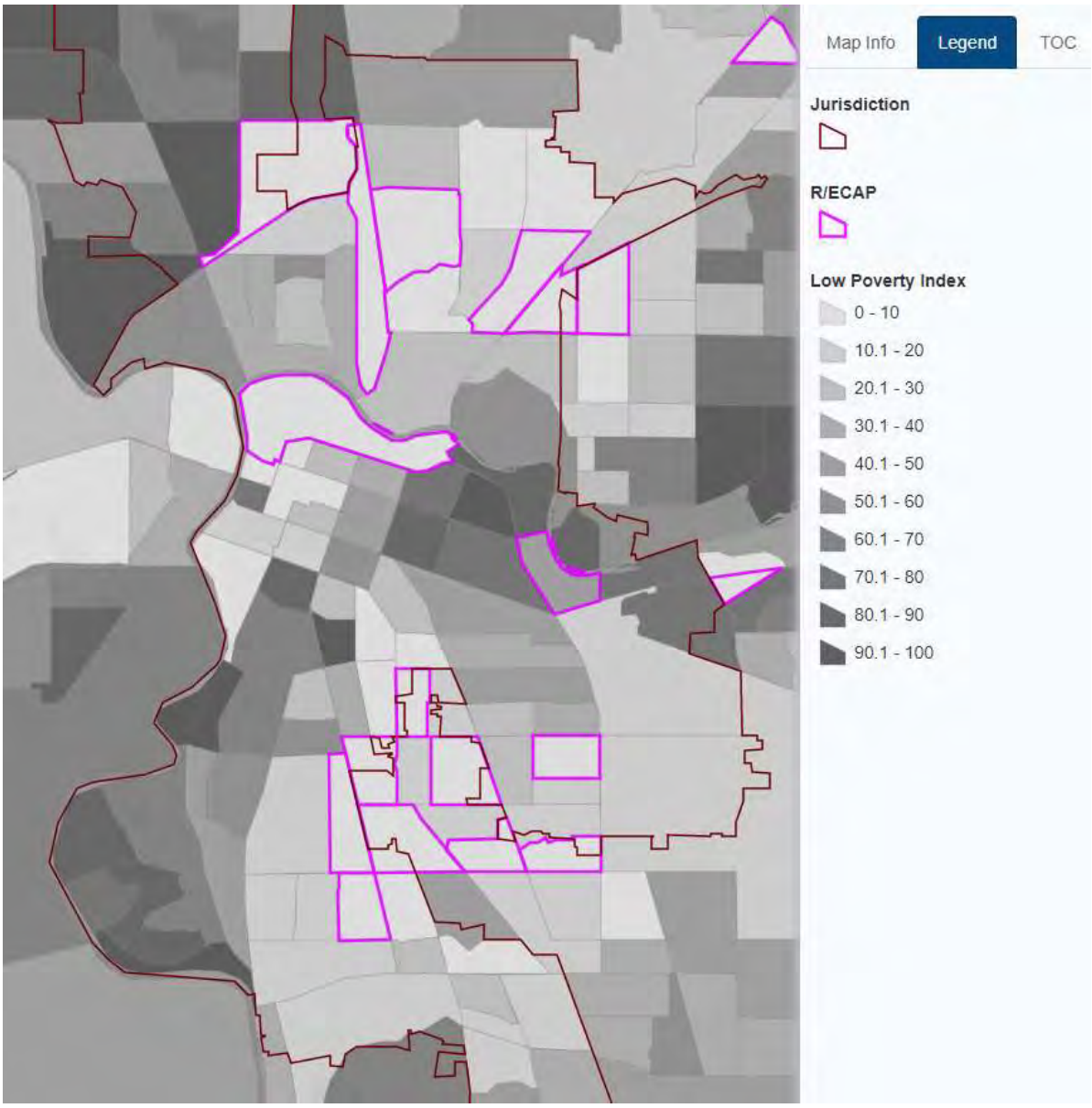
Map 12 –Low Poverty

This index measures neighborhood exposure to poverty, with proximity to low poverty areas considered to be an advantage. Higher index scores suggest better access to economically strong (i.e. low poverty) neighborhoods.

Sacramento County



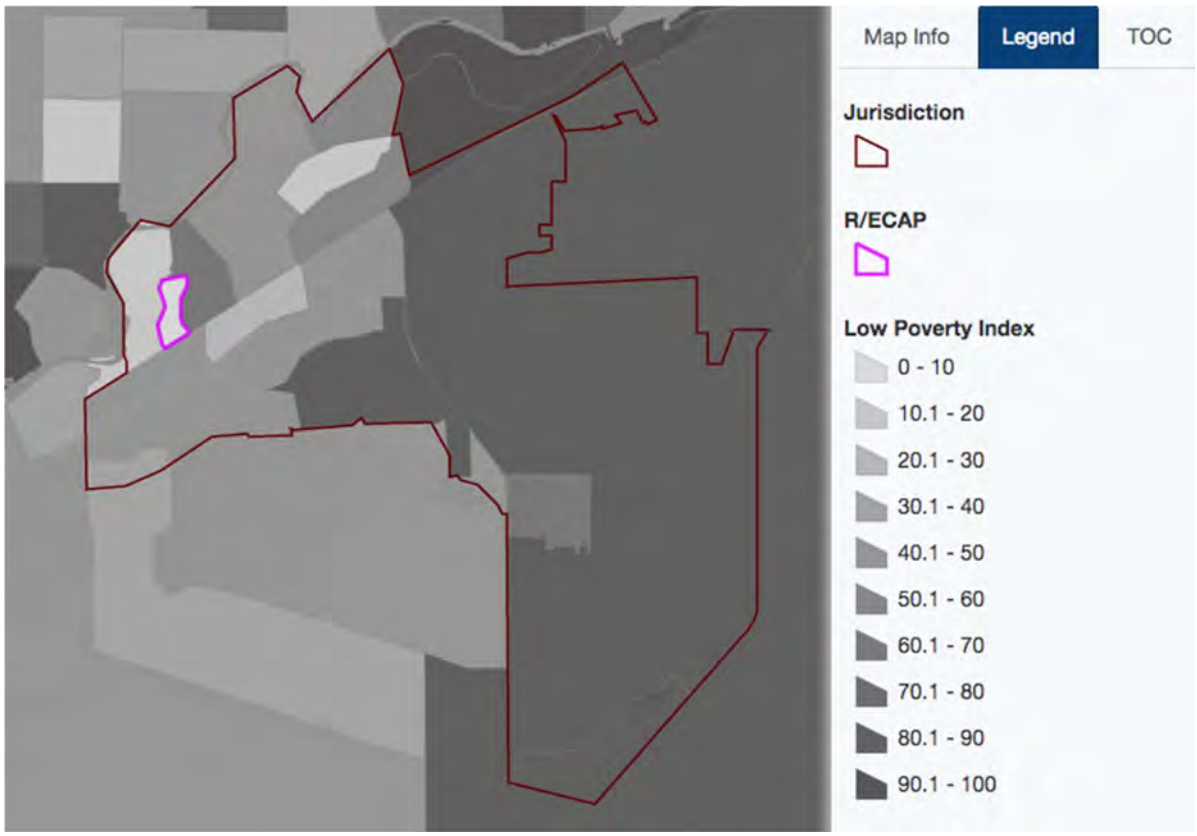
City of Sacramento



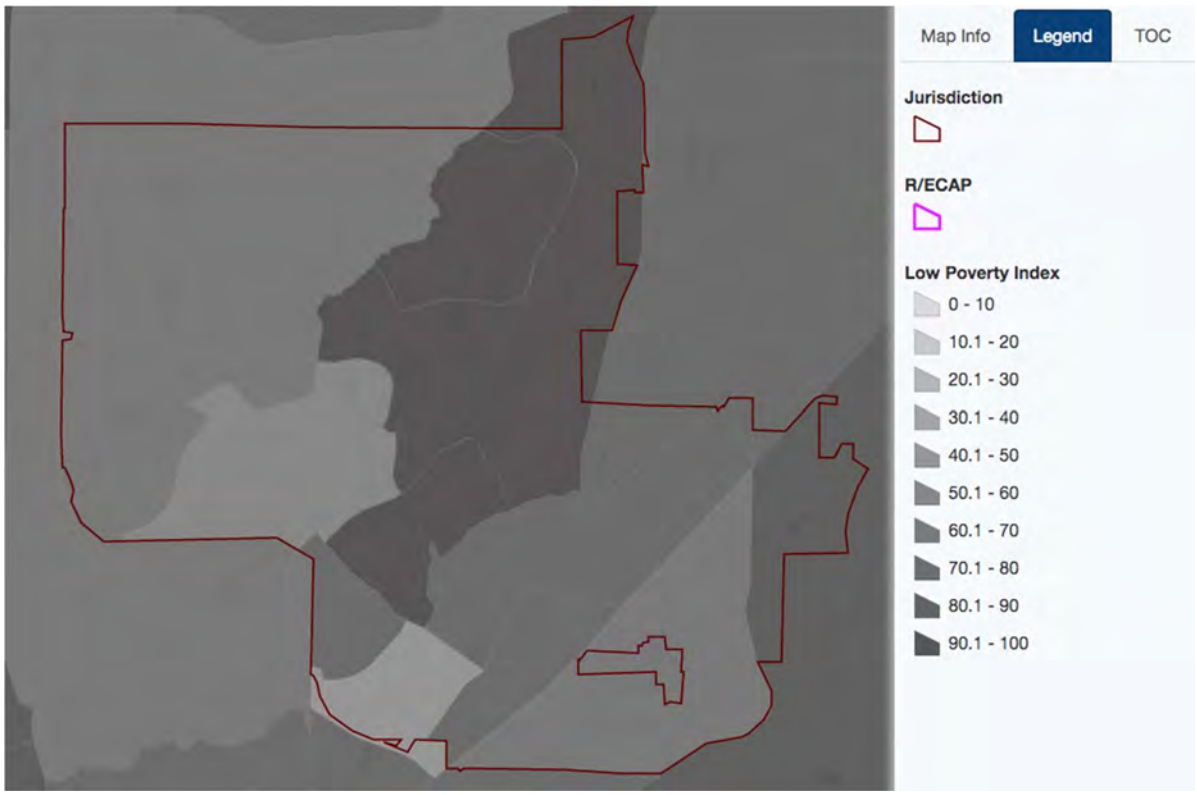
Citrus Heights

Elk Grove

Rancho Cordova

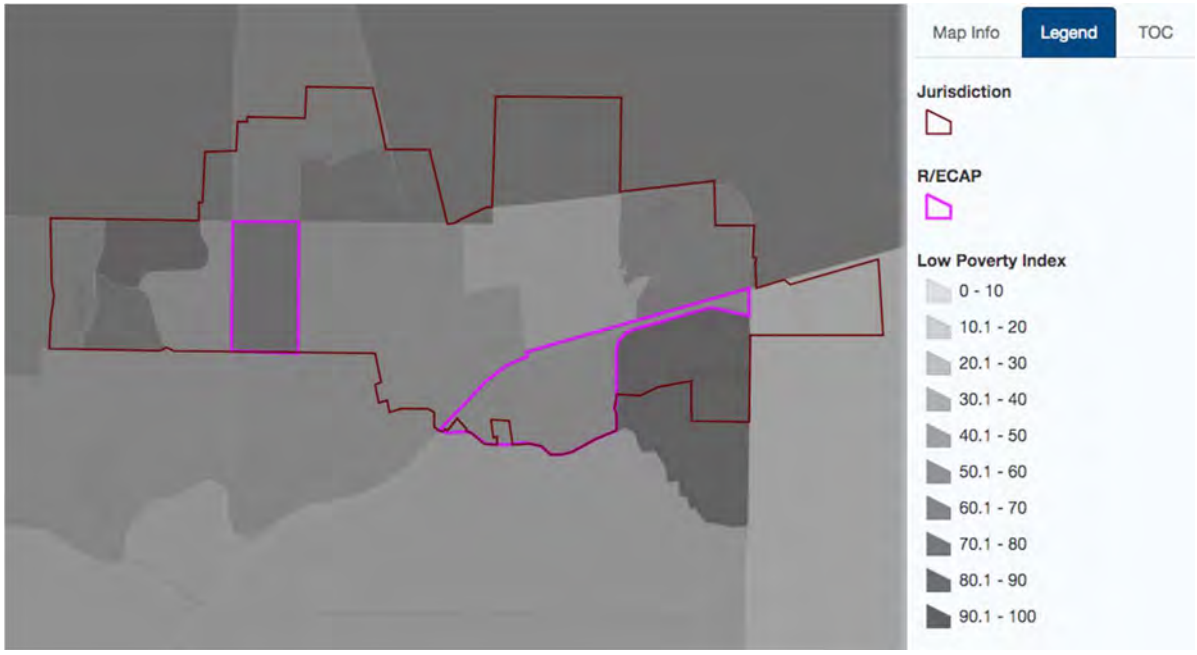


Rocklin



Roseville

Davis



West Sacramento

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Low Poverty Index
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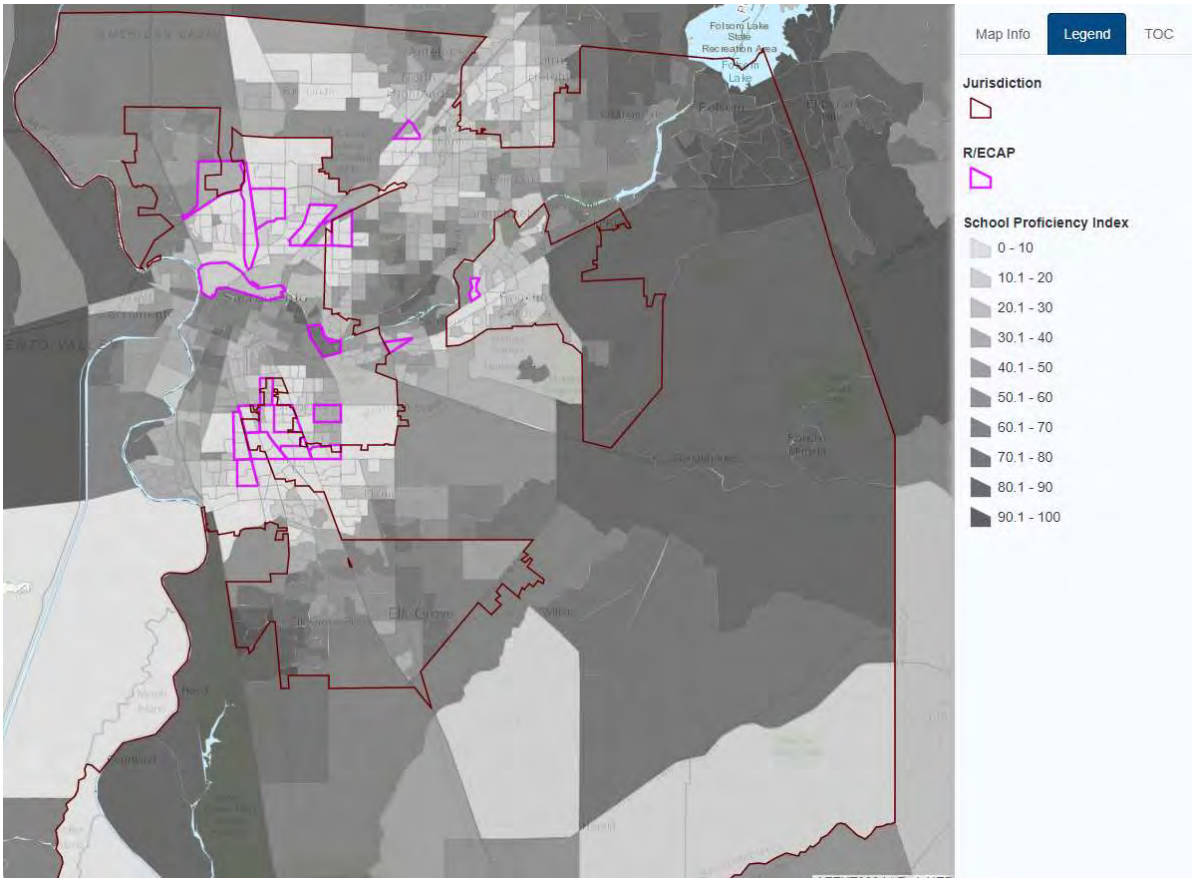
20.1 - 30
30.1 - 40
40.1 - 50
50.1 - 60
60.1 - 70
70.1 - 80
80.1 - 90
90.1 - 100

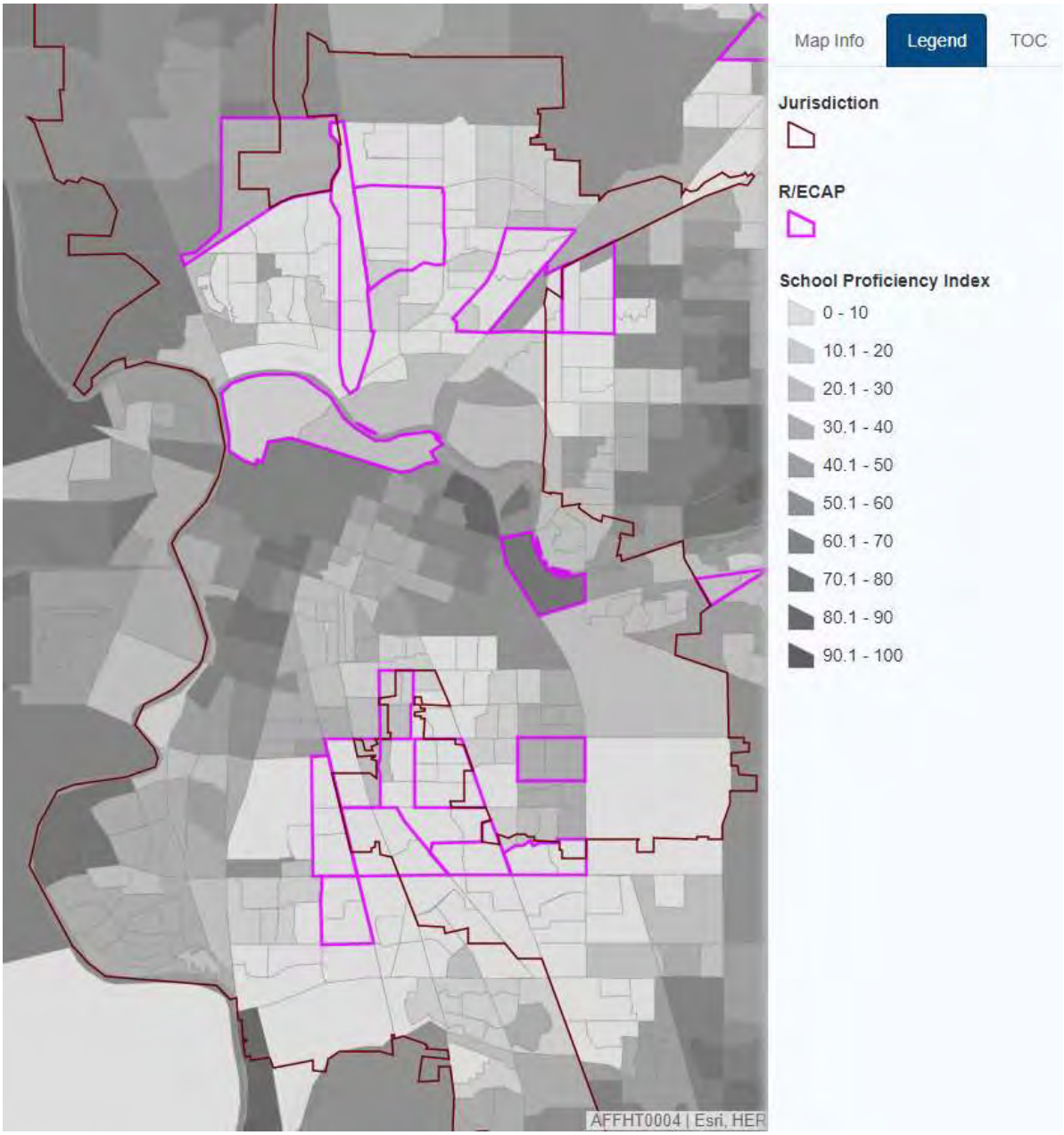
Map 7 –School Proficiency Index

This index measures neighborhood access to elementary schools with high levels of academic proficiency within 1.5 miles. Proficiency is measured by 4th grade scores on state-administered math and science tests. HUD uses elementary school scores only for this index because they are typically more reflective of school quality and access at the neighborhood level. Middle and high schools draw from larger boundaries and, especially in high school, have more transportation options.

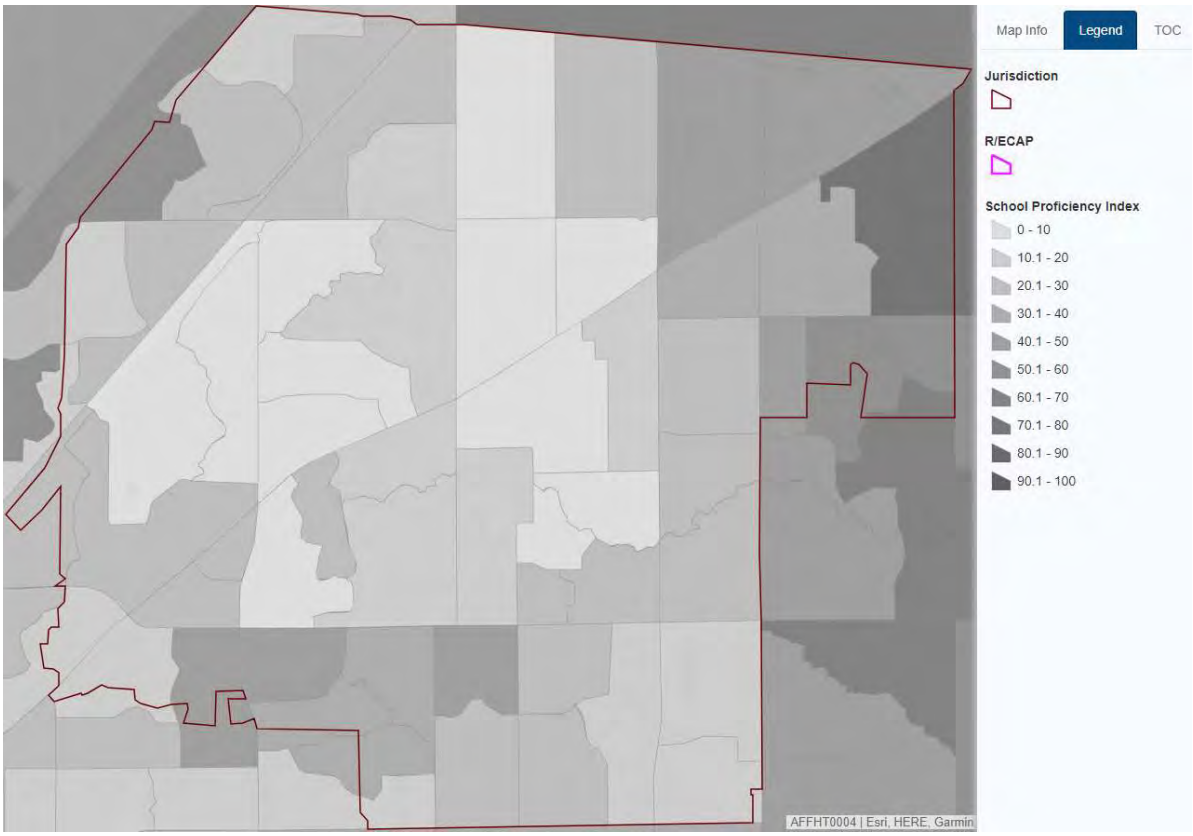
Sacramento County



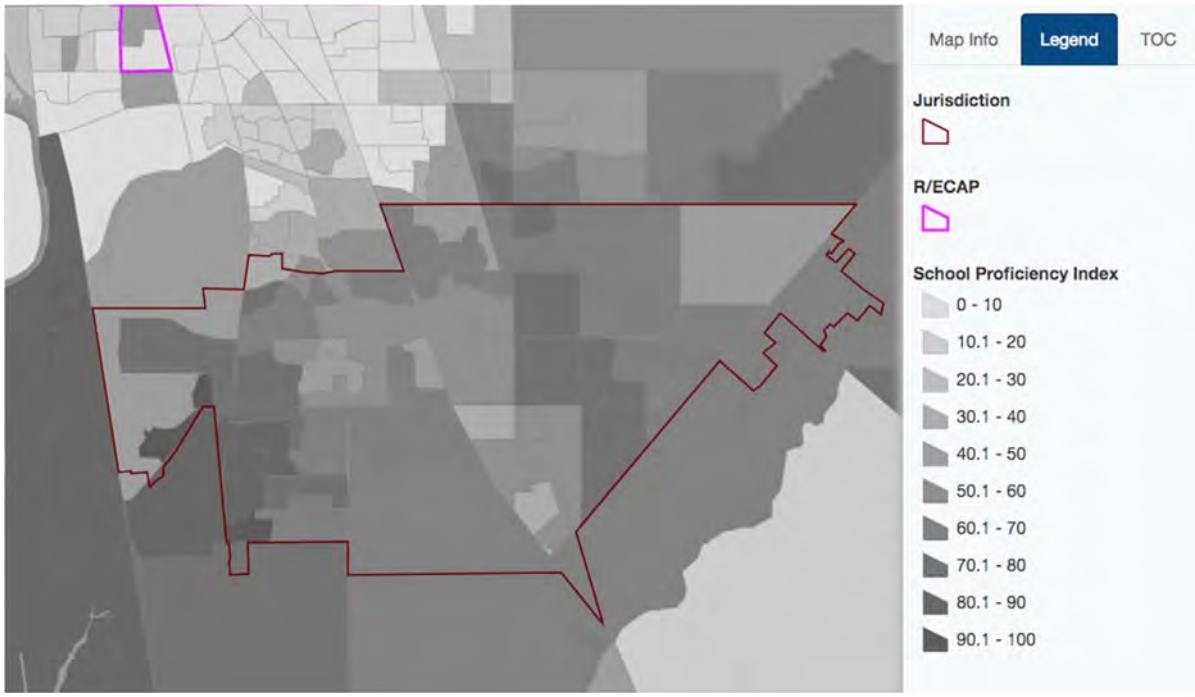
City of Sacramento



Citrus Heights

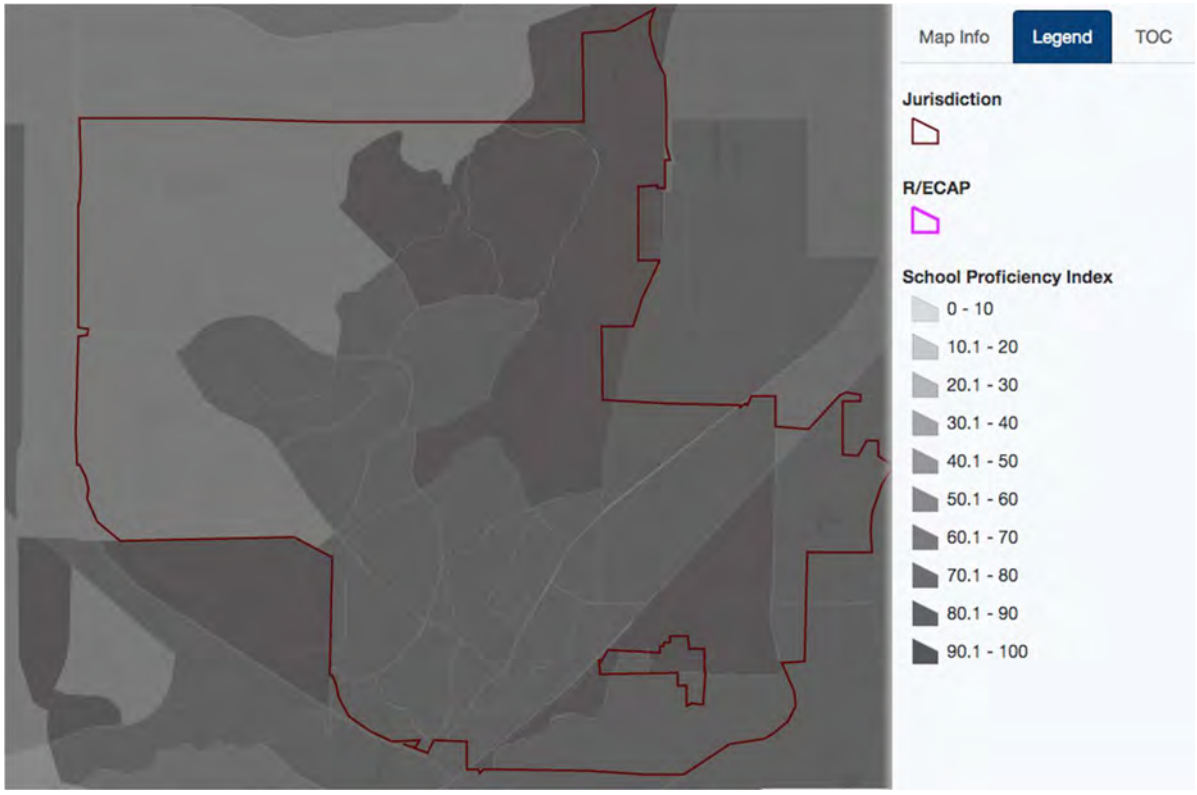


Elk Grove

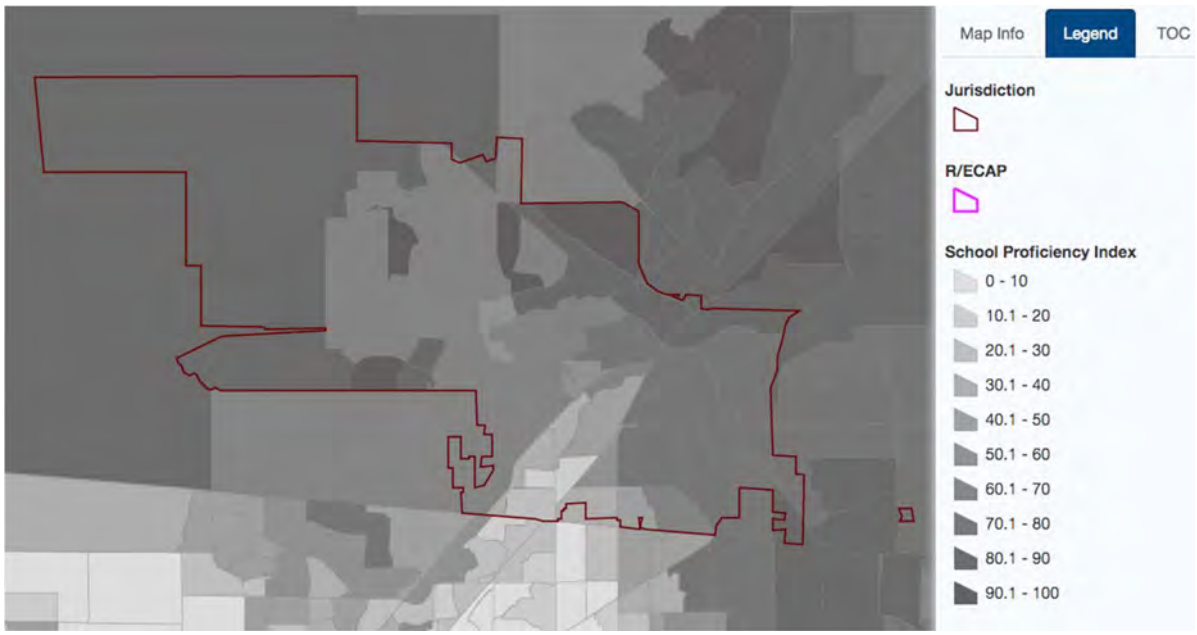


Rancho Cordova

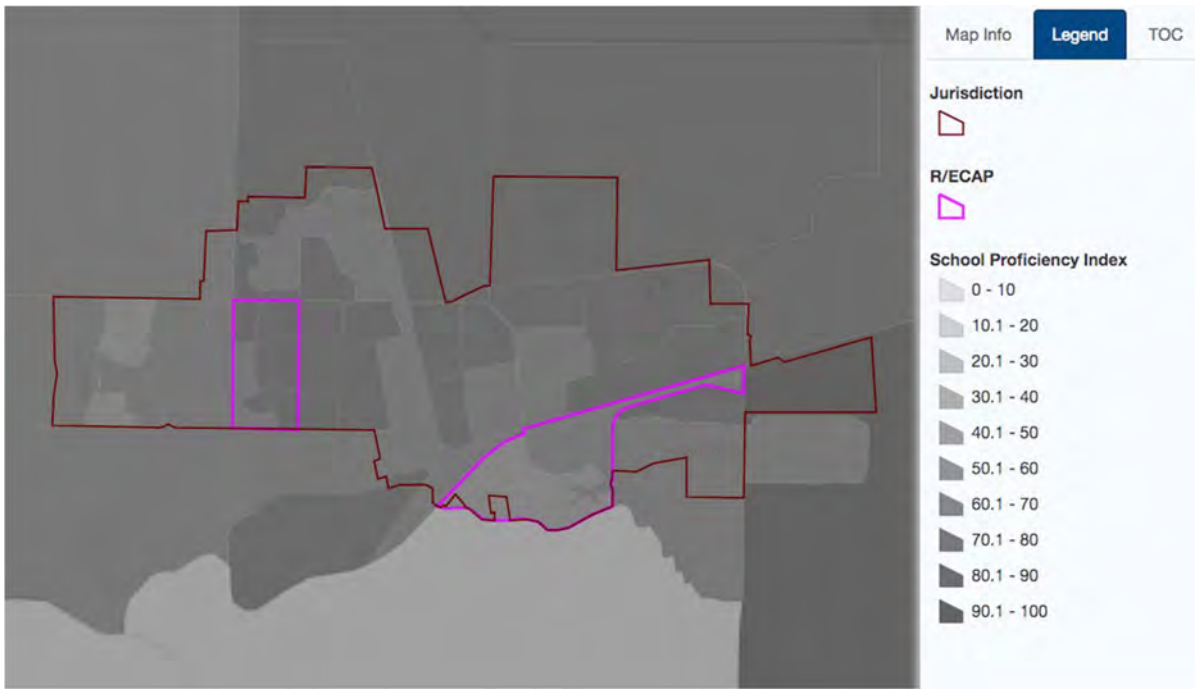
Rocklin



Roseville



Davis



West Sacramento

Woodland

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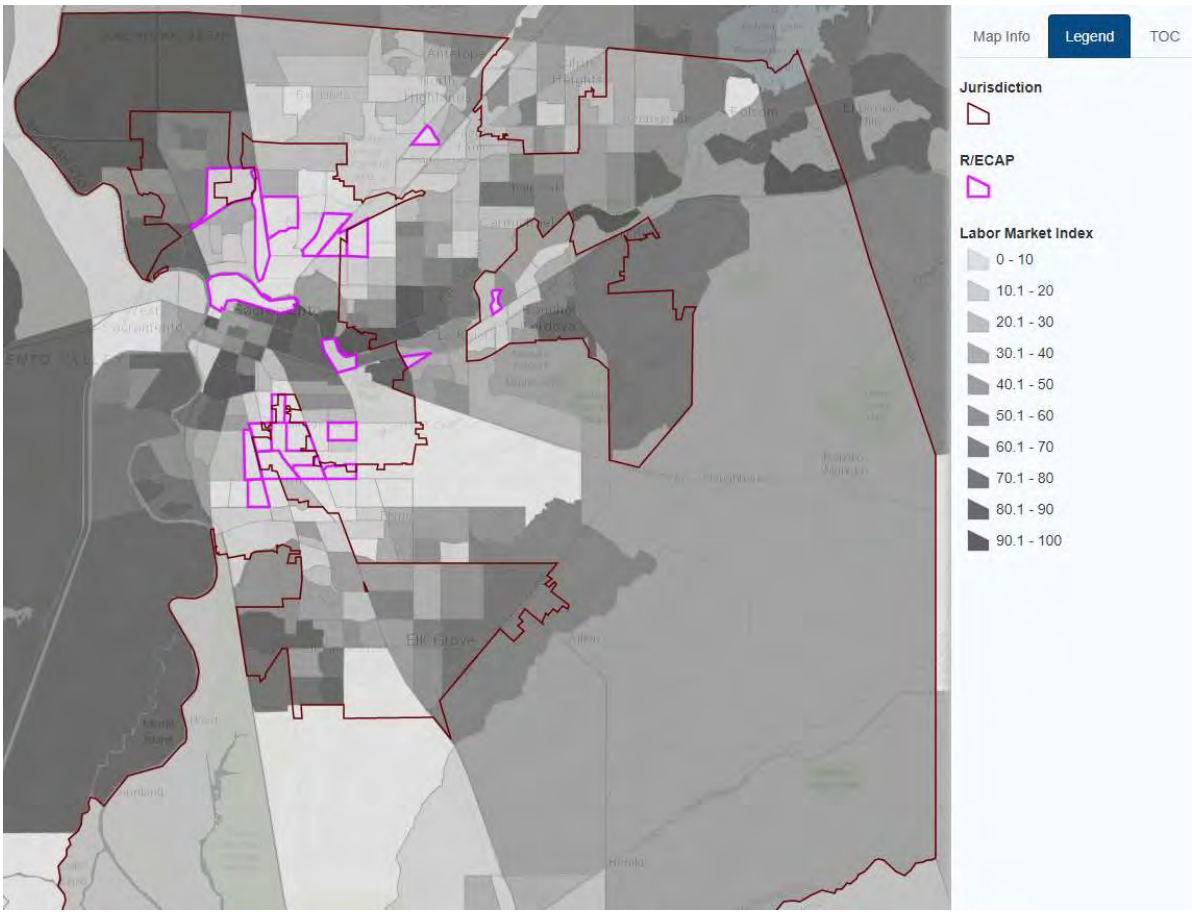
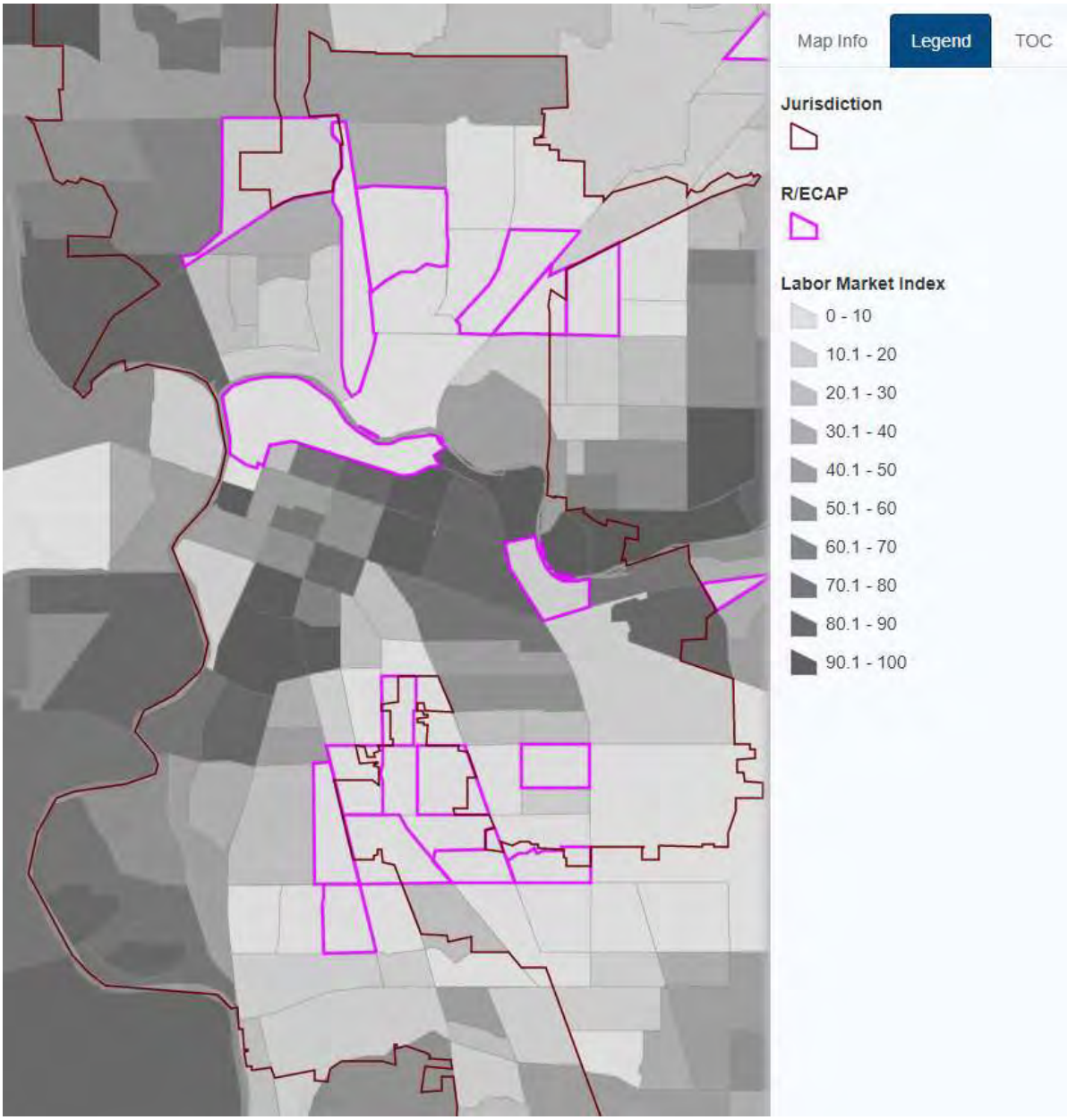
Map 9 –Labor Market

This index measures the employability of neighborhood residents based on unemployment, labor force participation, and educational attainment. Higher index scores suggest residents are more engaged in the labor market.

Sacramento County



City of Sacramento



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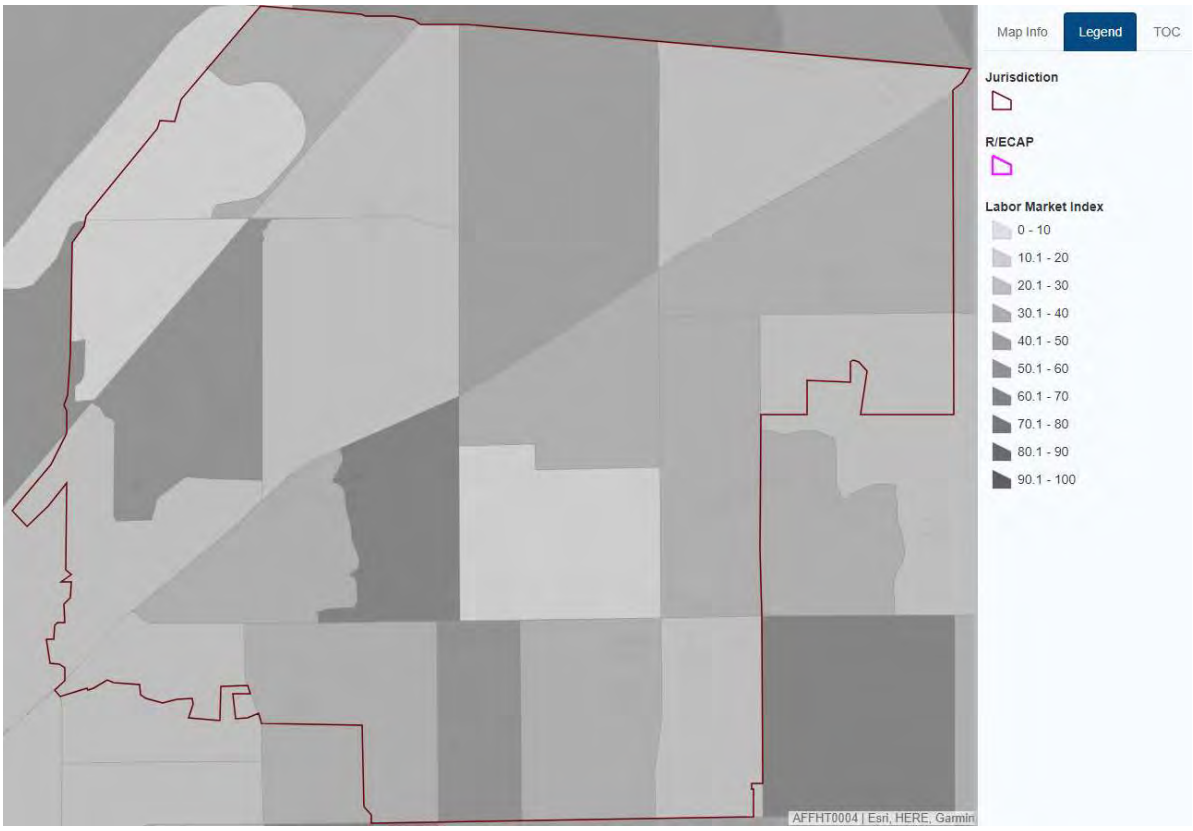
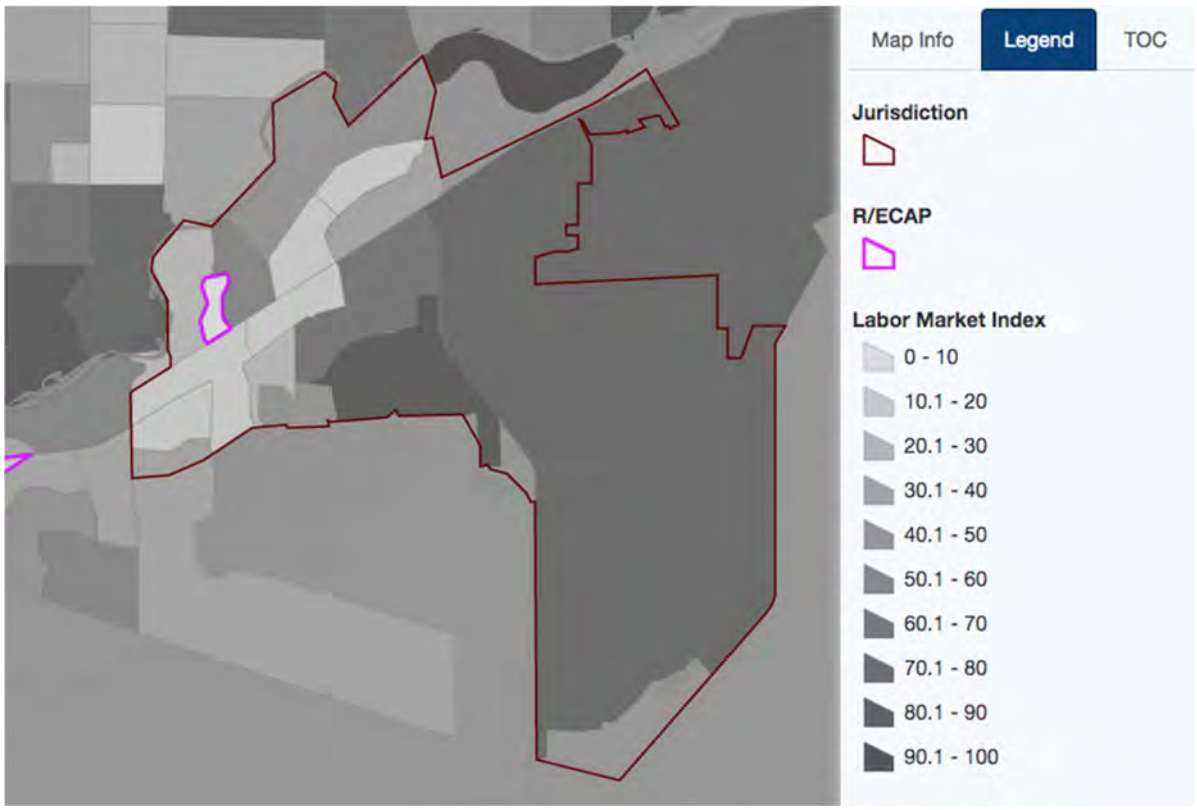
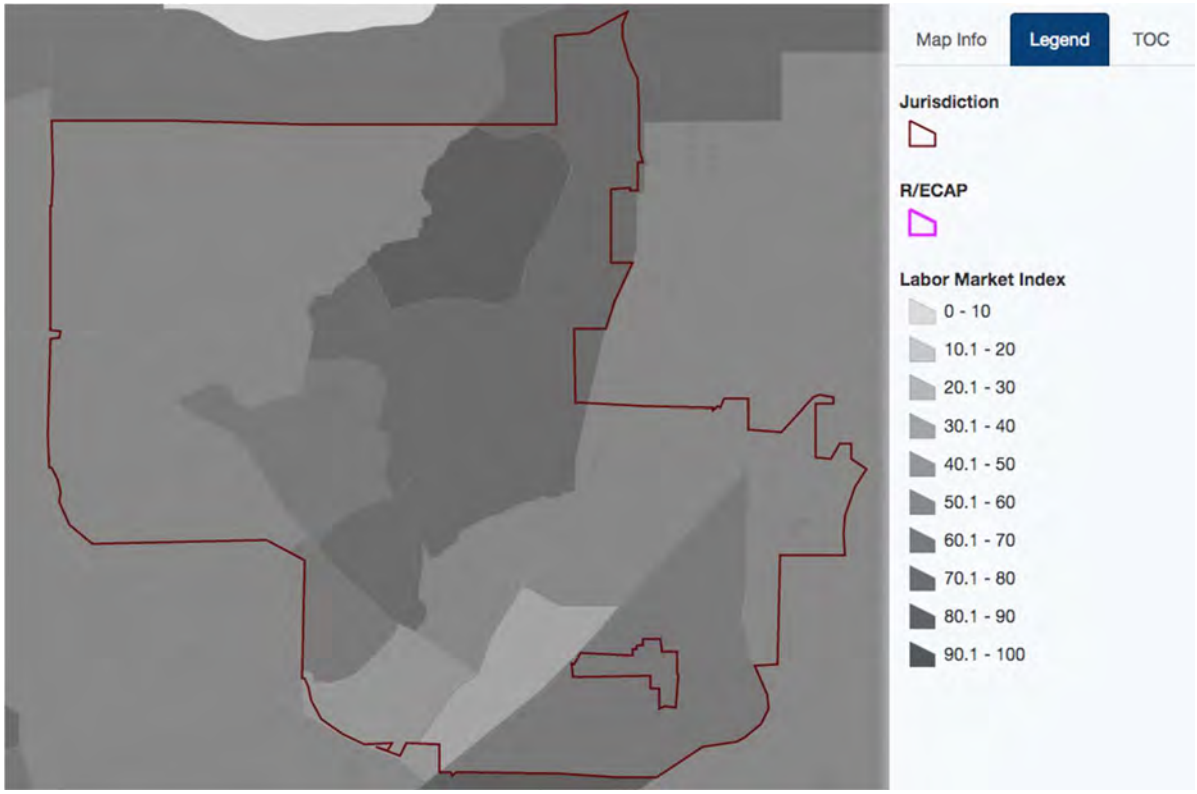


Elk Grove

Rancho Cordova

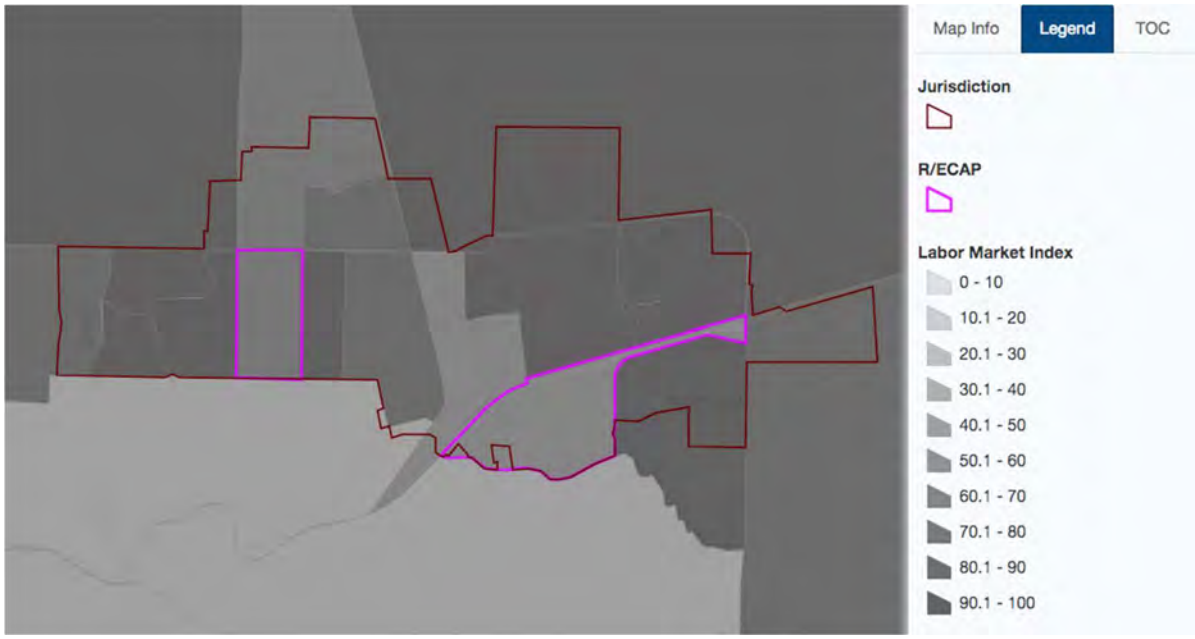


Rocklin



Roseville

Davis



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Woodland

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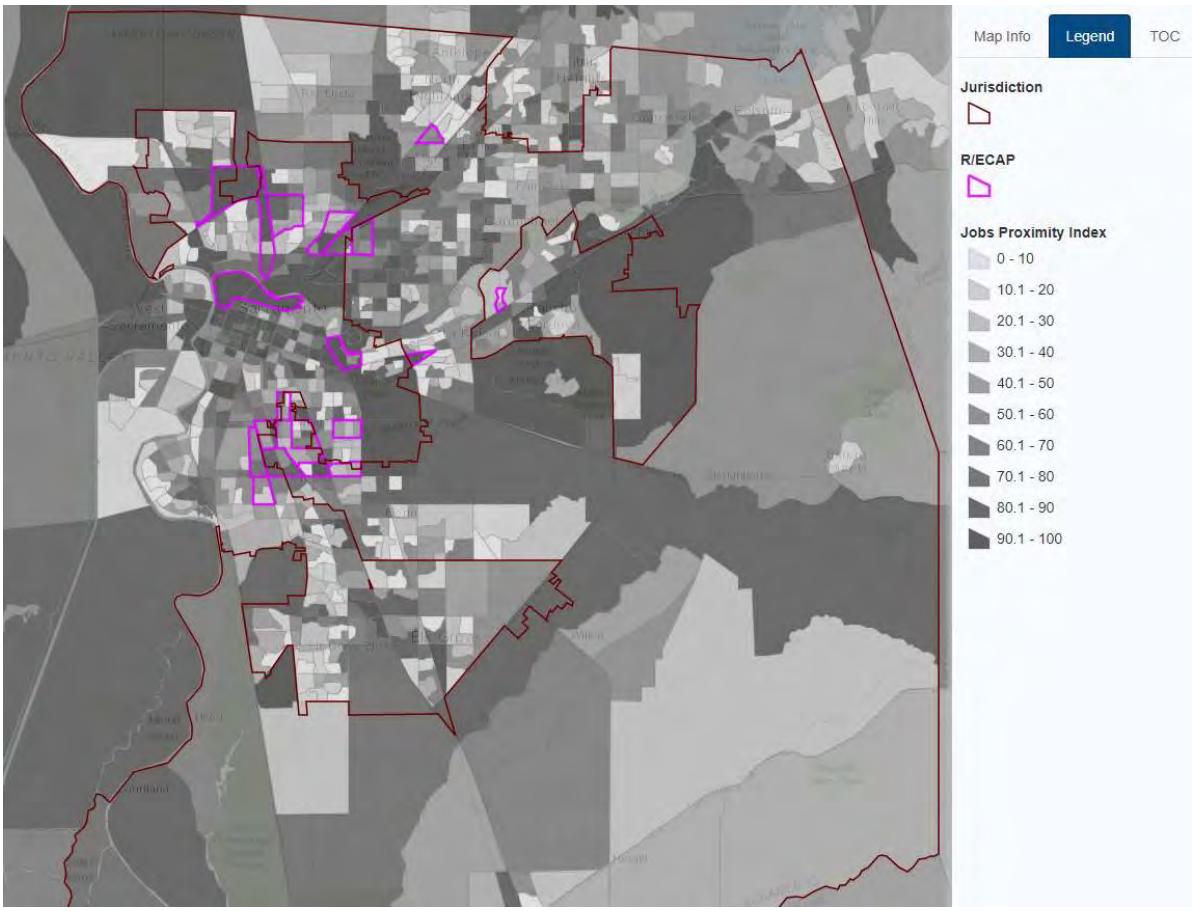
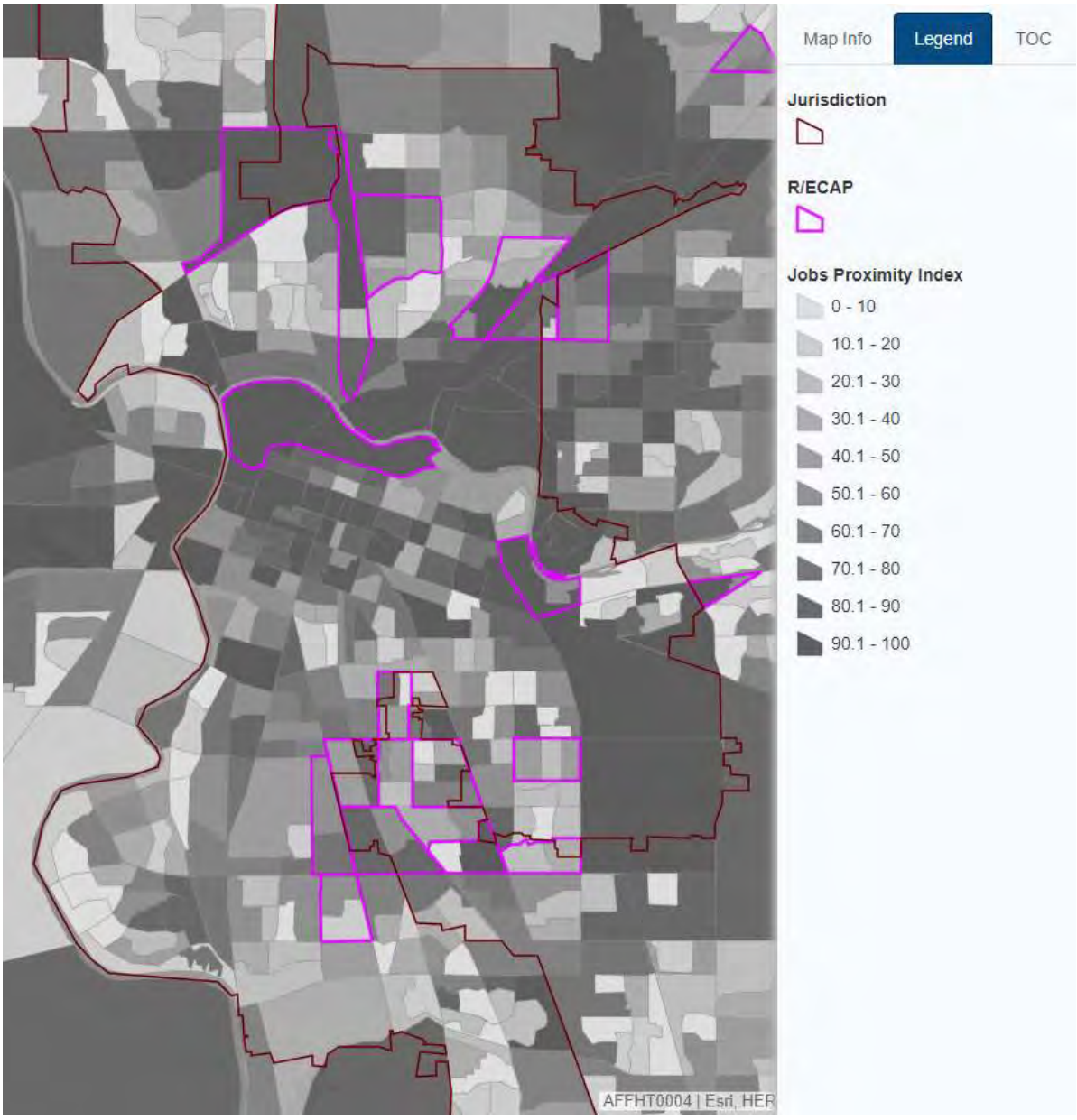
Map 8 –Job Proximity

The jobs proximity index indicates how close residents live to major employment centers. The higher the index, the greater the access to nearby employment centers for residents in the area.

Sacramento County

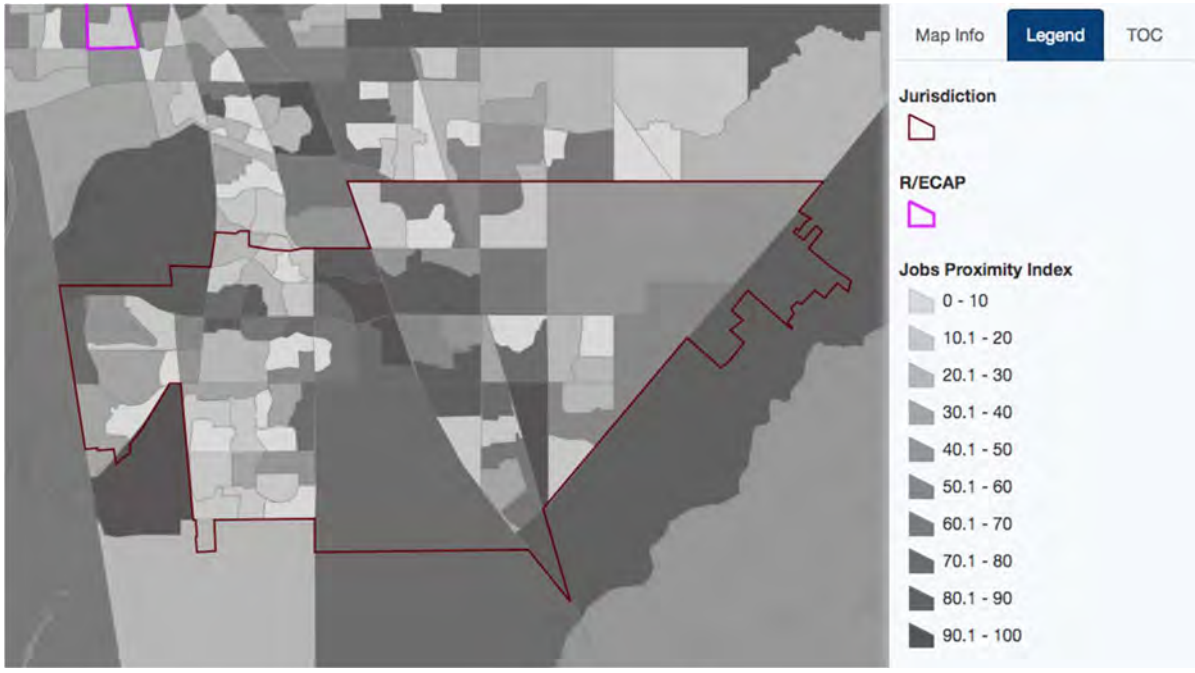


City of Sacramento



Citrus Heights

Elk Grove



Rancho Cordova

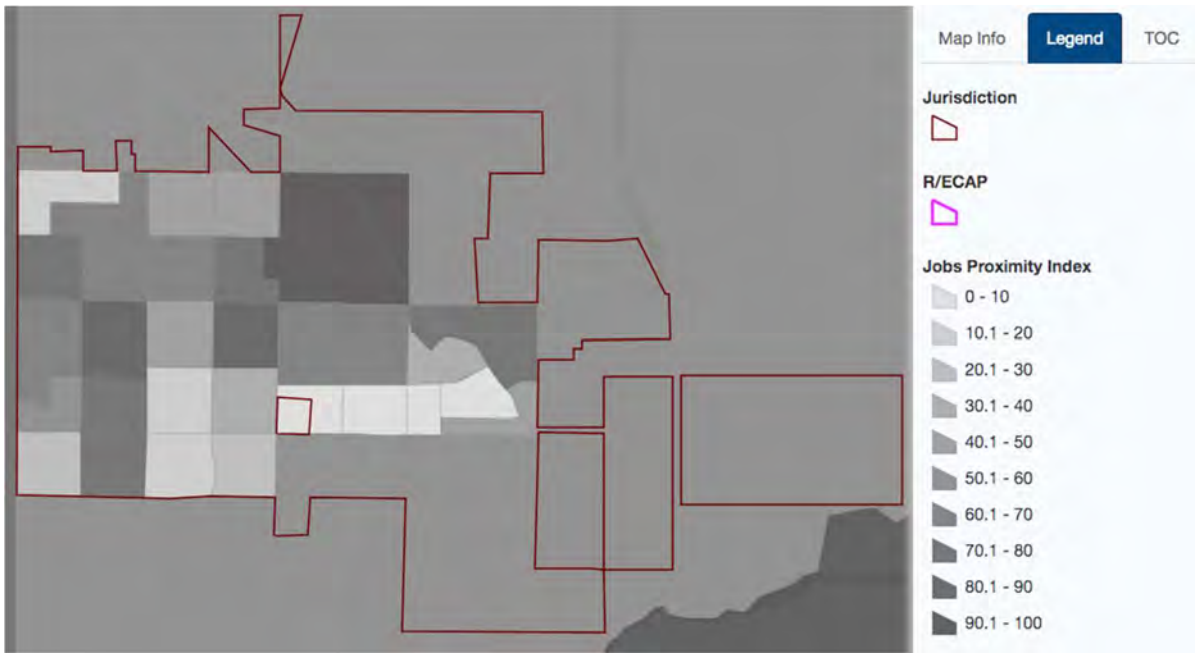
Rocklin

Roseville

Davis

West Sacramento

Woodland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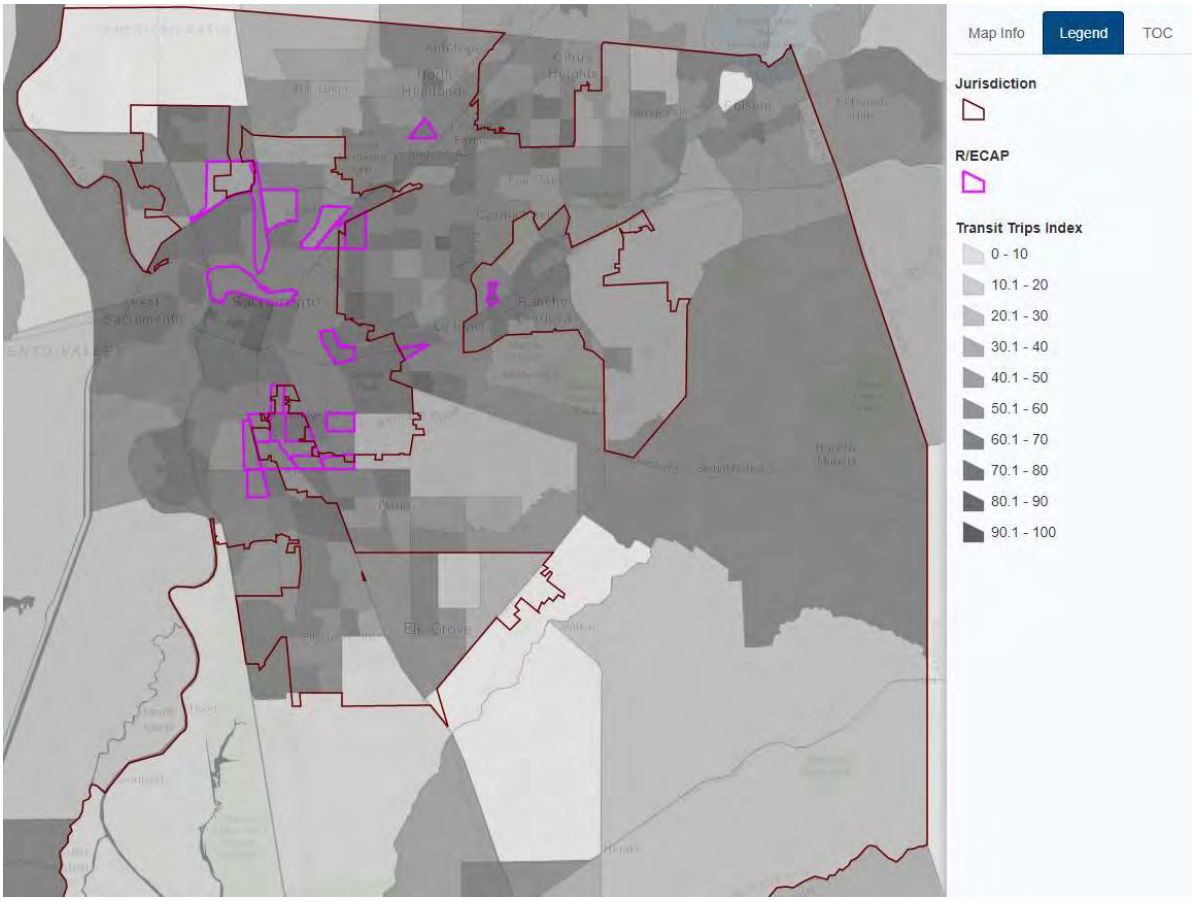
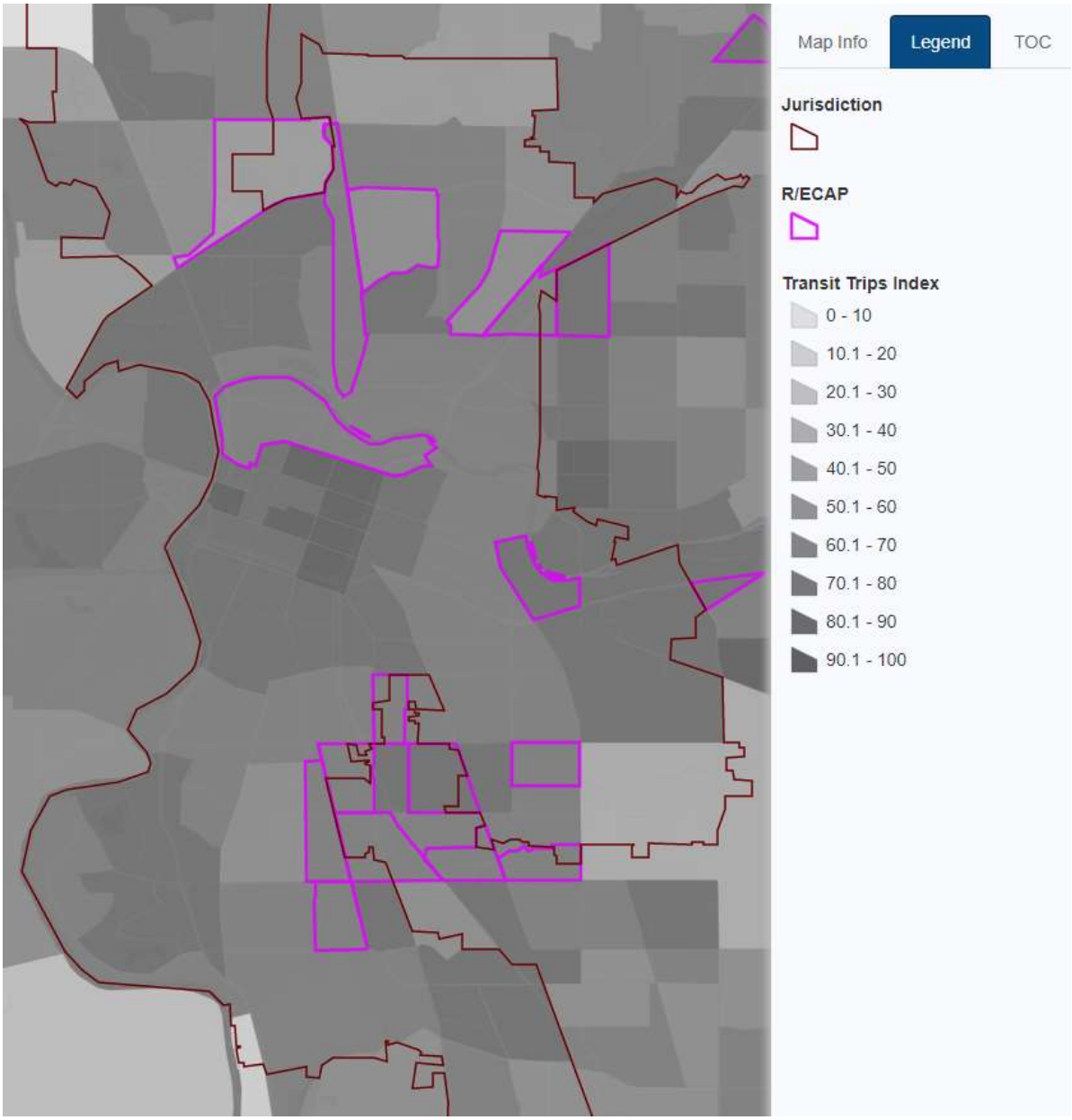
Map 10 –Transit Trips

The transit index measures use of public transit by low income families that rent. The higher the index, the more likely that residents in the area are frequent users of public transportation.

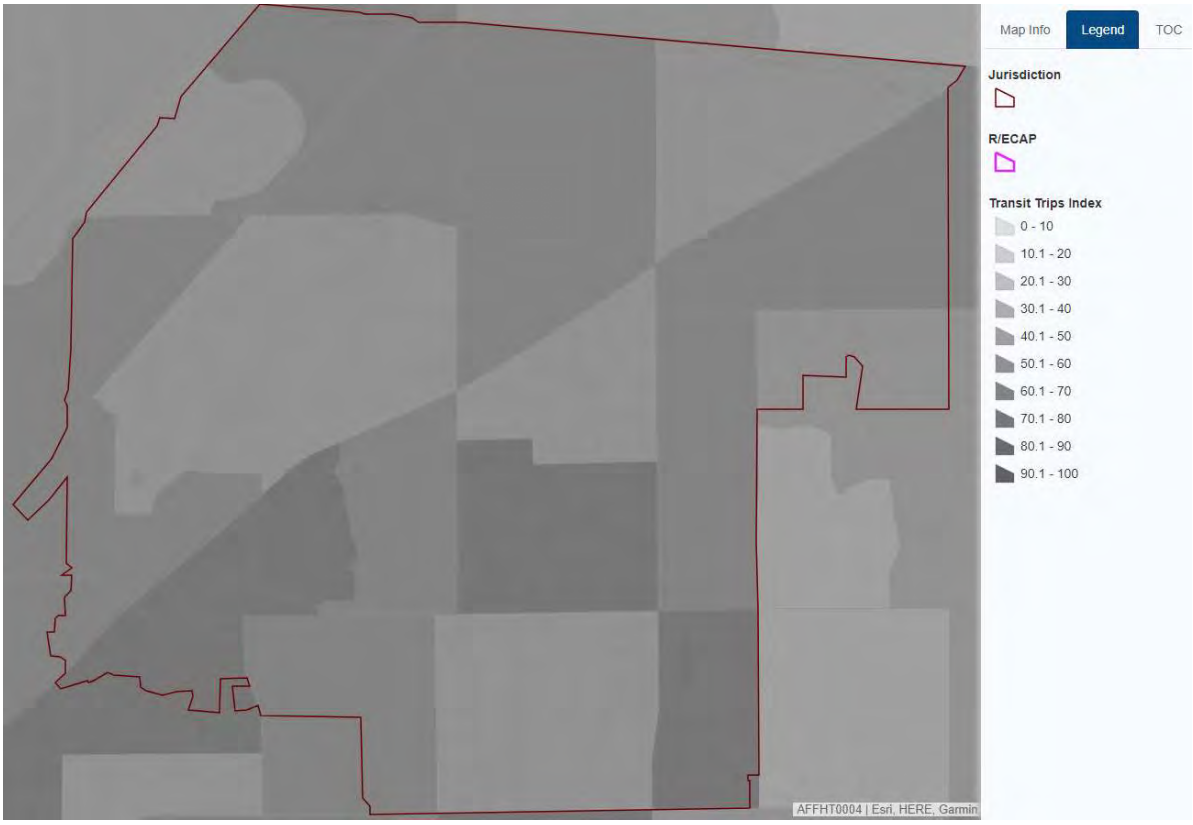
Sacramento County



City of Sacramento

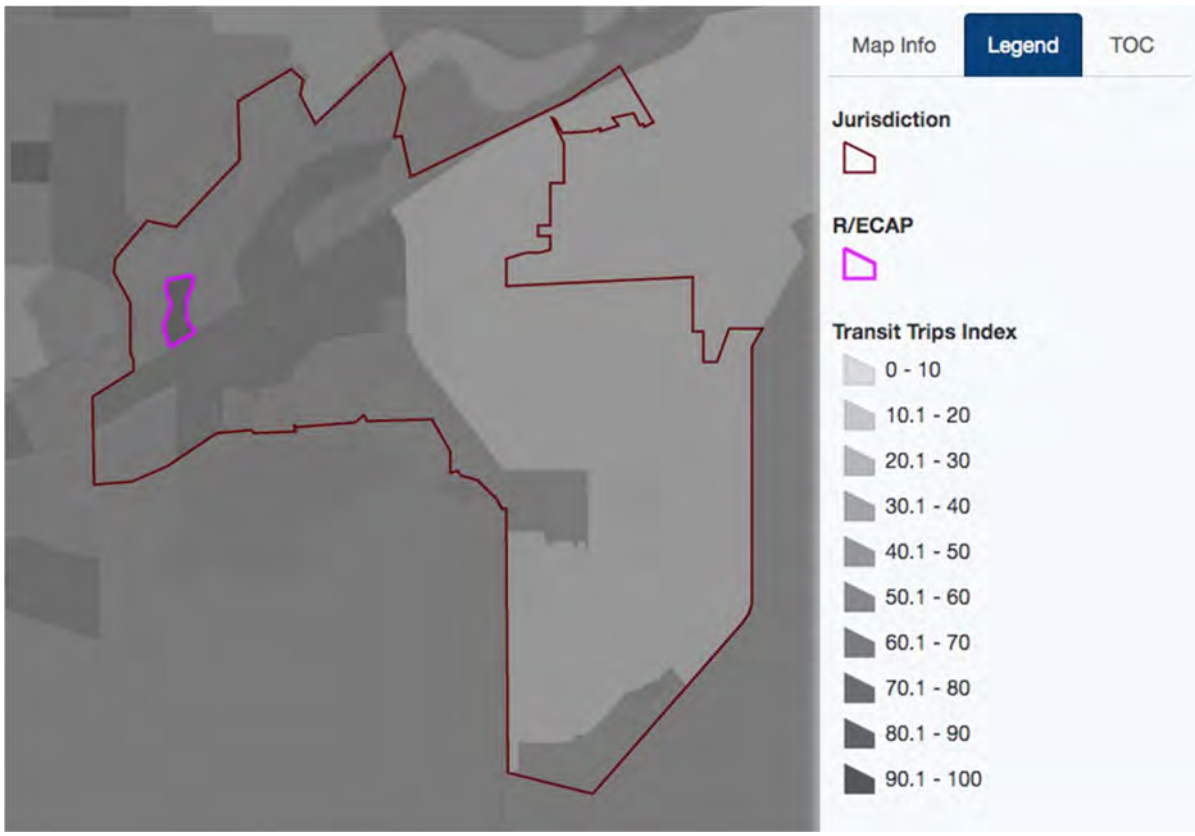


Citrus Heights

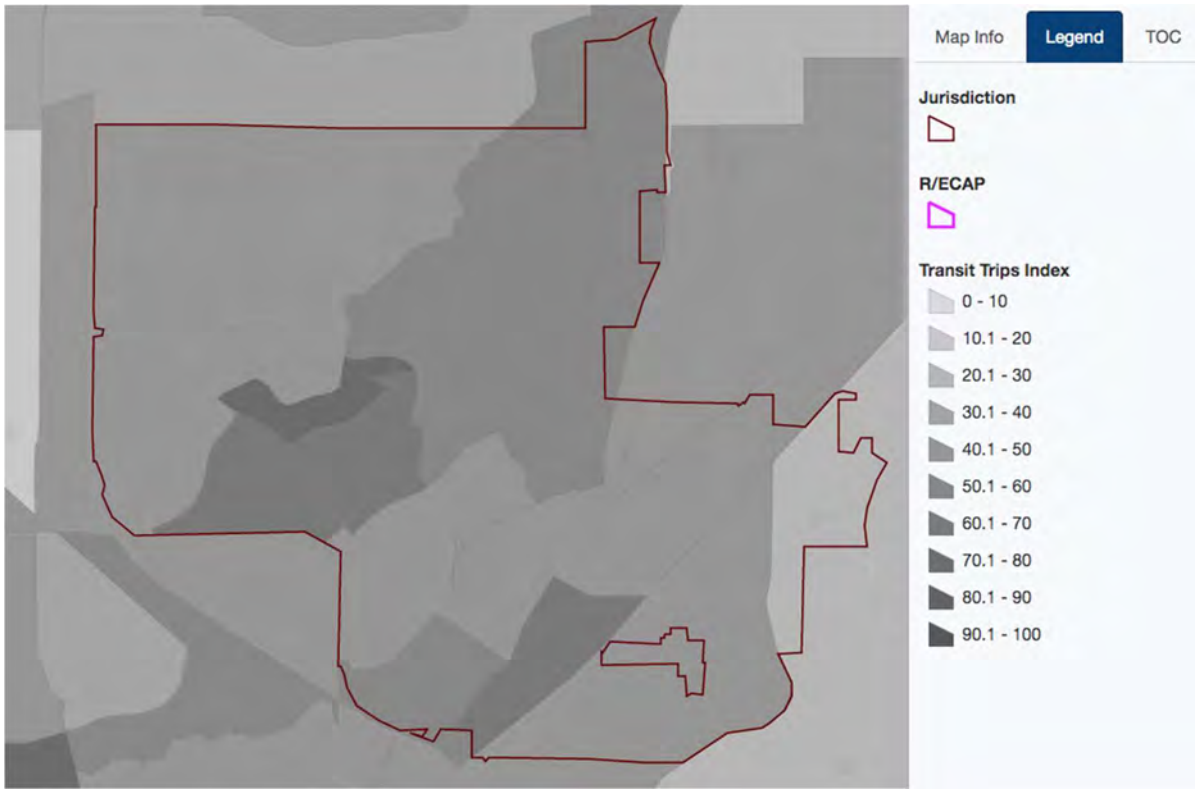


Elk Grove

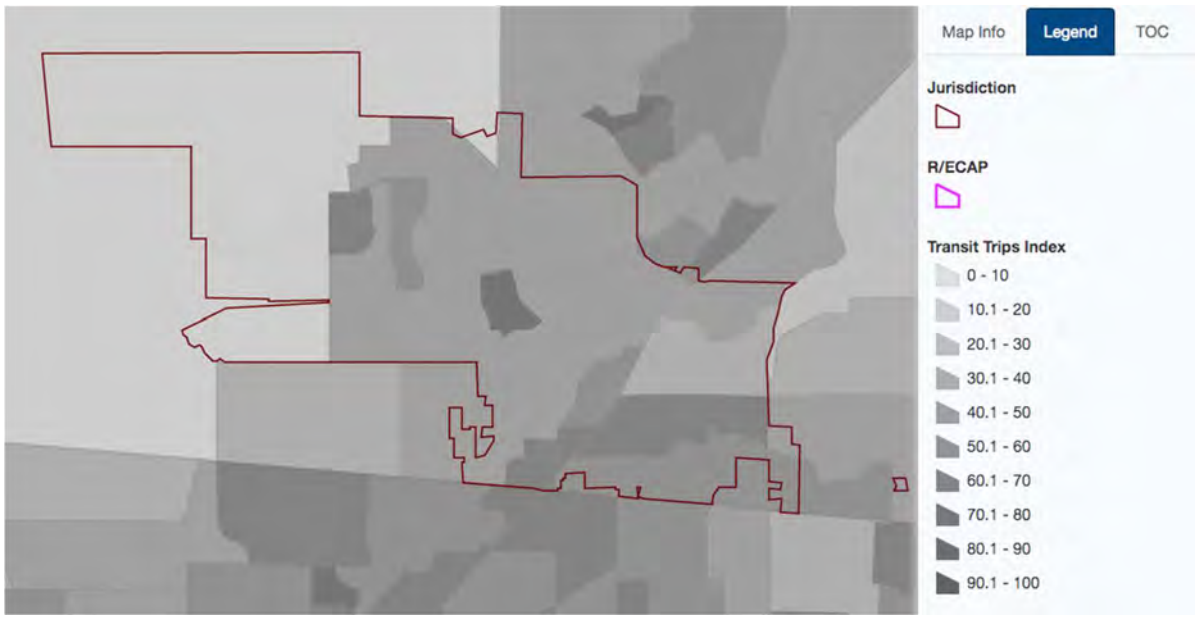
Rancho Cordova



Rocklin

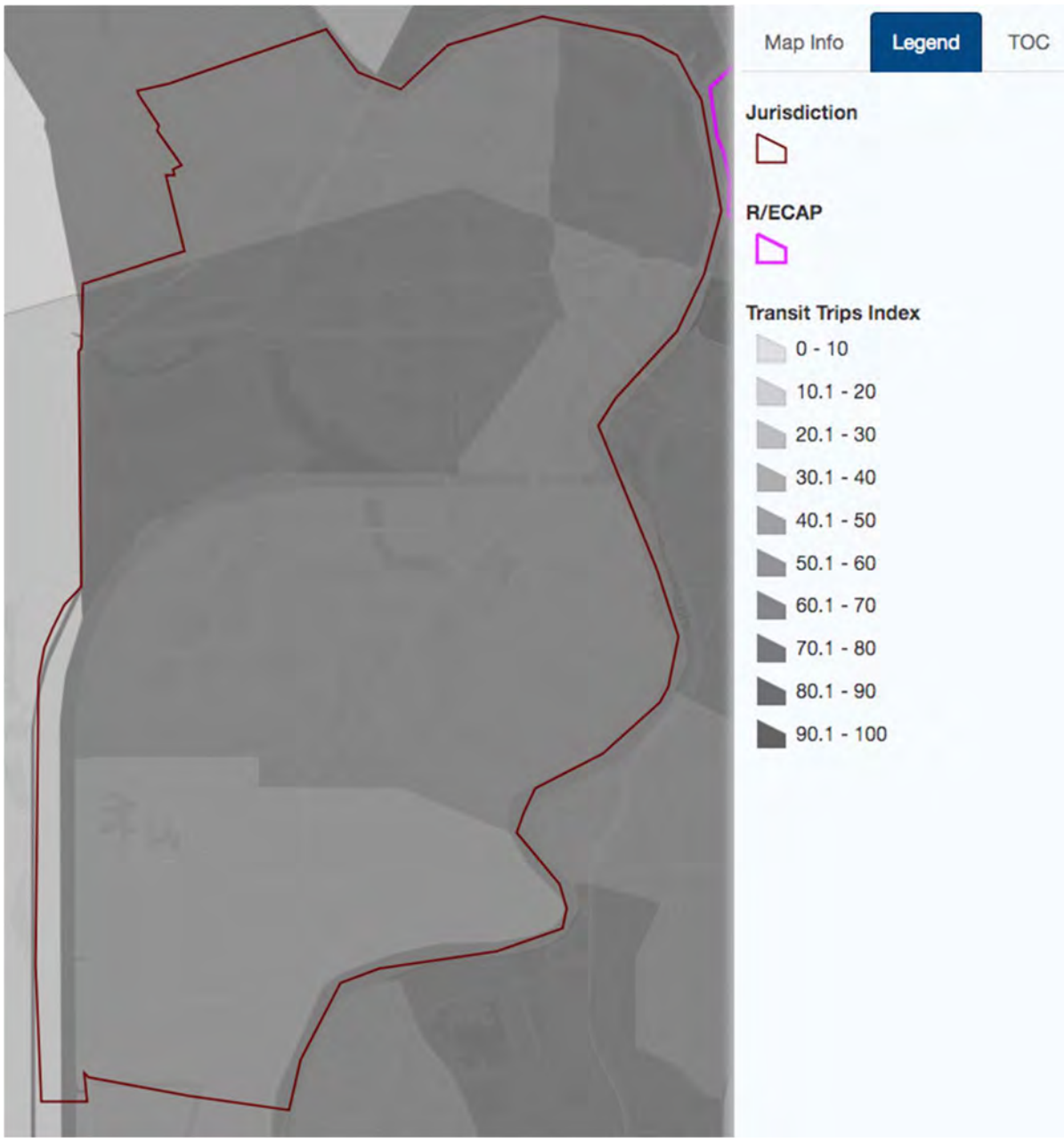


Roseville



Davis

West Sacramento



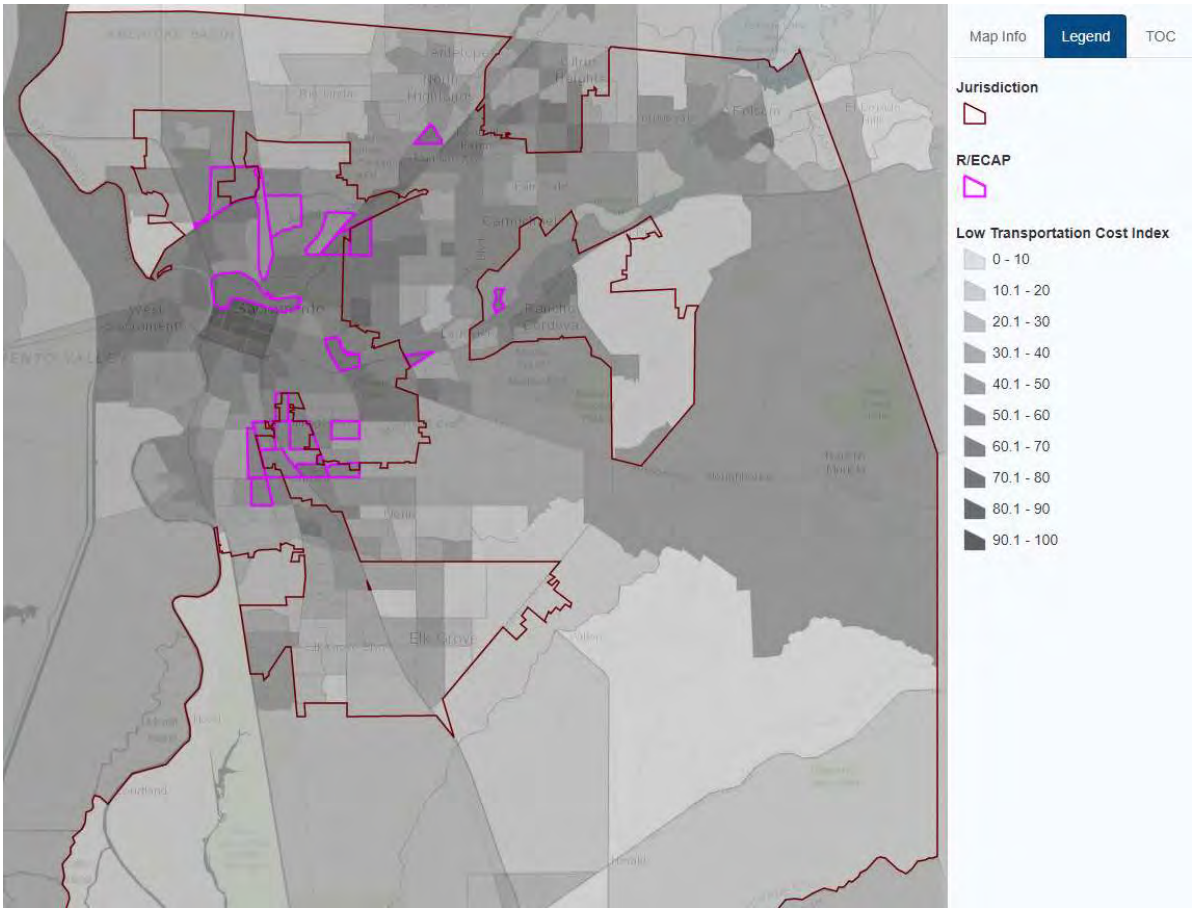
Woodland

Map Info
Legend
TOC
Jurisdiction
R/ECAP
Transit Trips Index
0 - 10
10.1 - 20
20.1 - 30
30.1 - 40
40.1 - 50
50.1 - 60
60.1 - 70
70.1 - 80
80.1 - 90
90.1 - 100

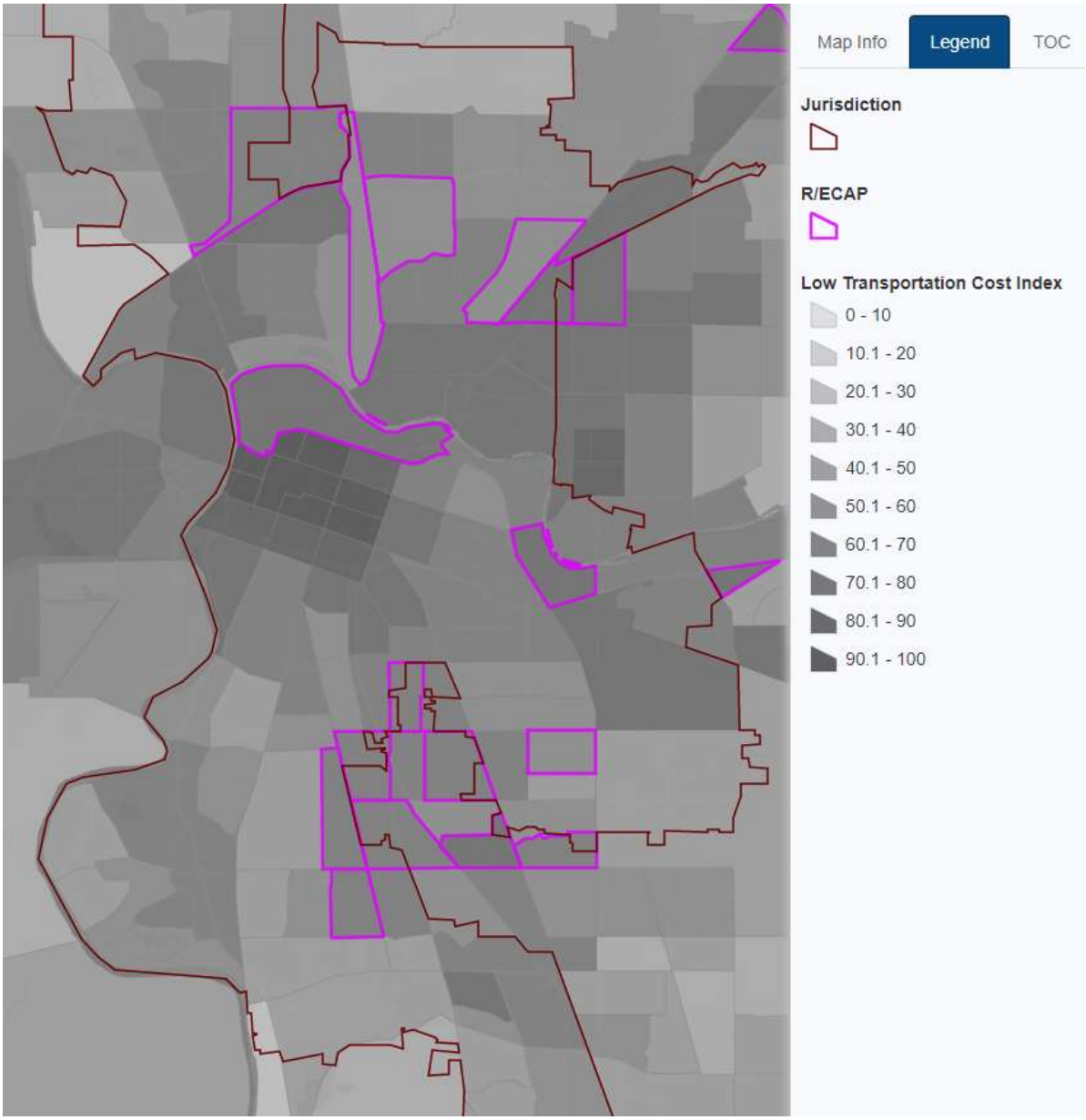
Map 11 –Low Transportation Cost

This index measures the cost of transportation, based on estimates of the transportation costs for low income families that rent. Higher index values suggest more affordable transportation.

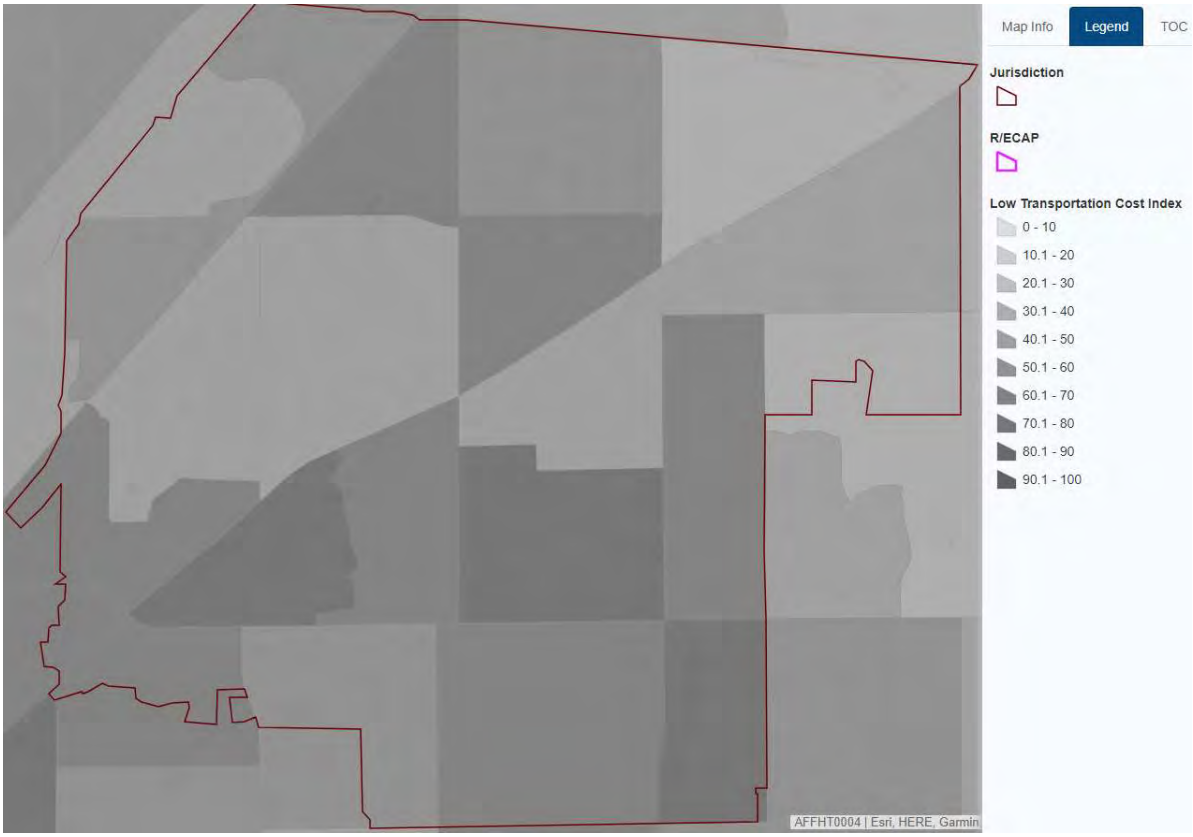
Sacramento County



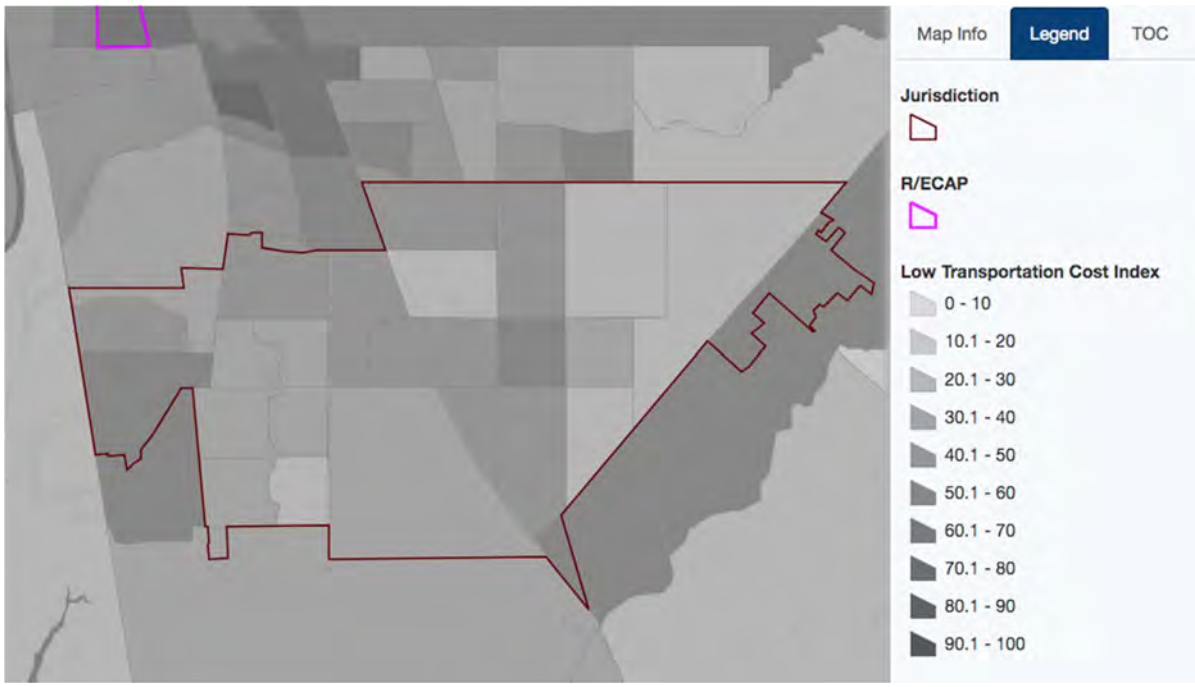
City of Sacramento



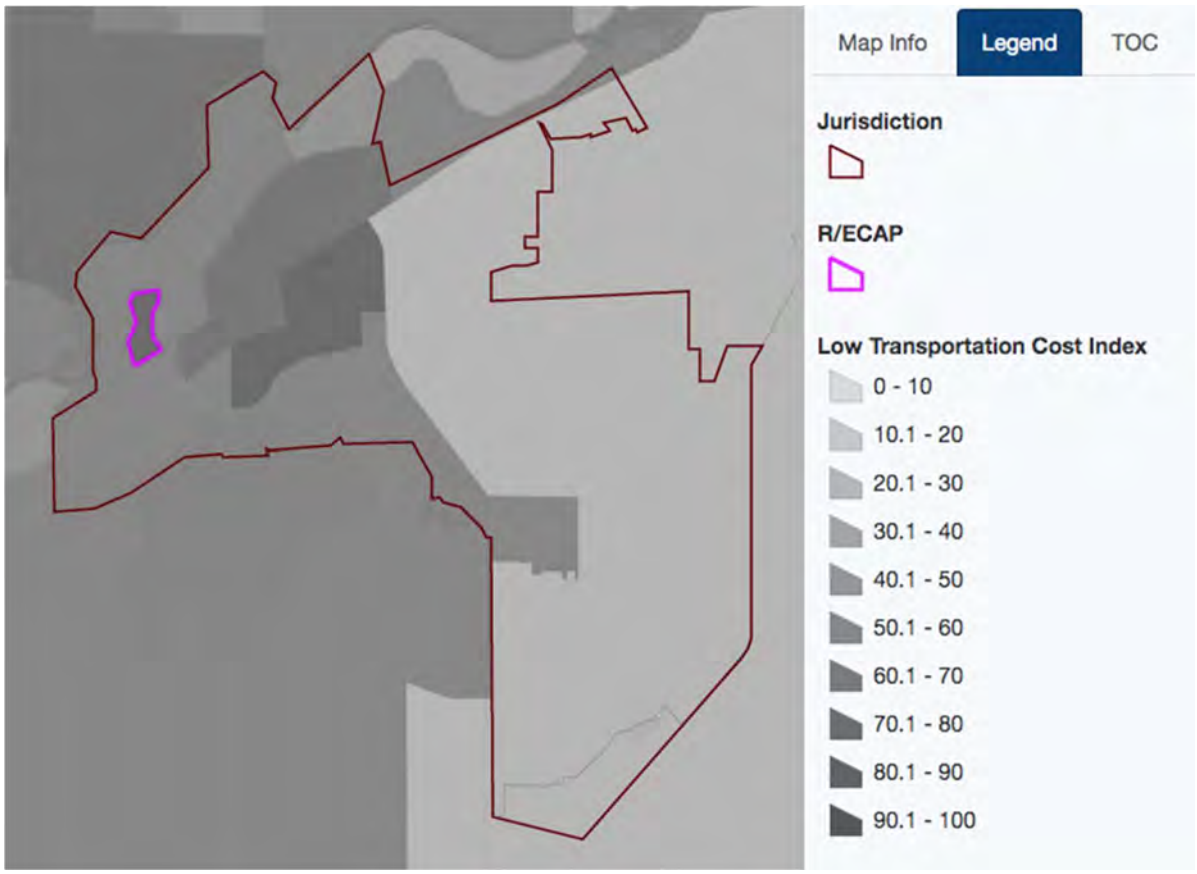
Citrus Heights



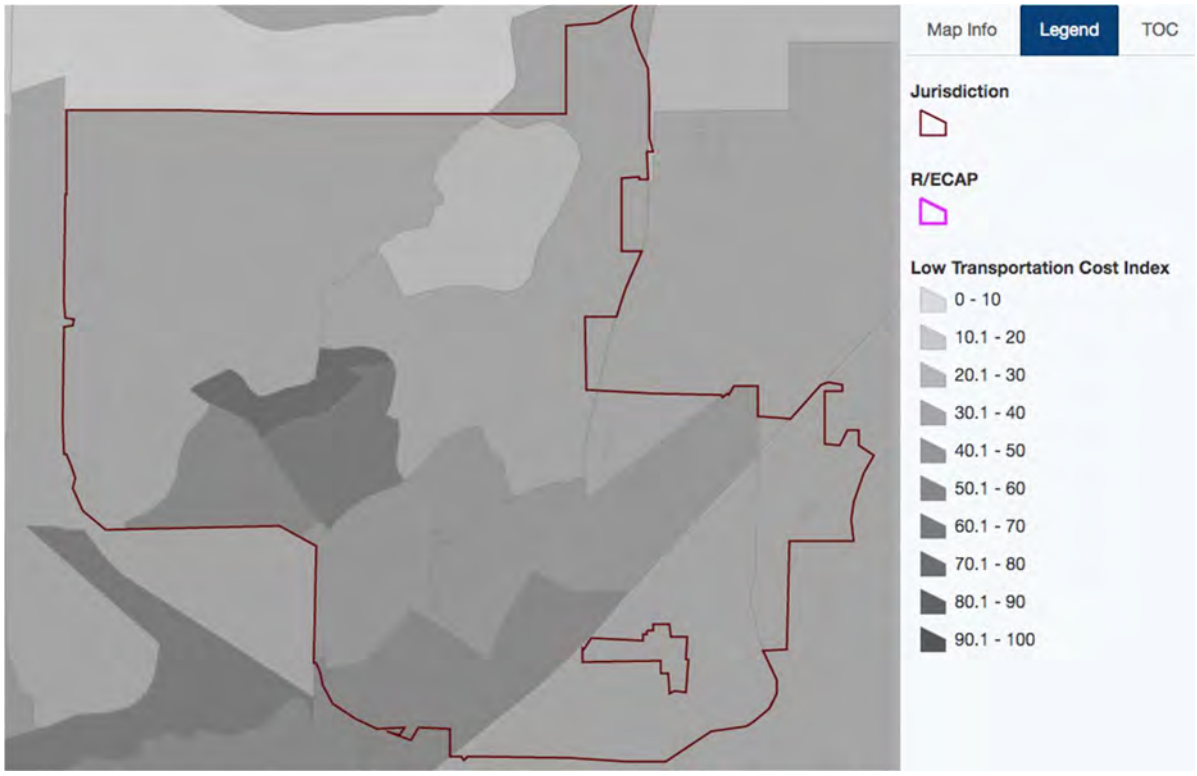
Elk Grove



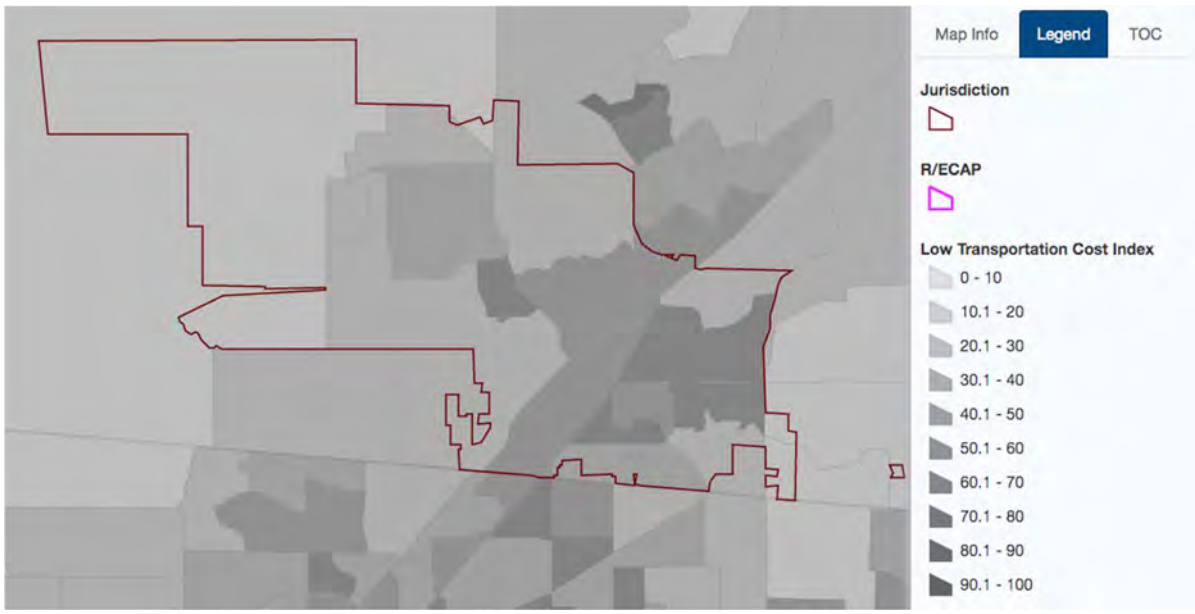
Rancho Cordova



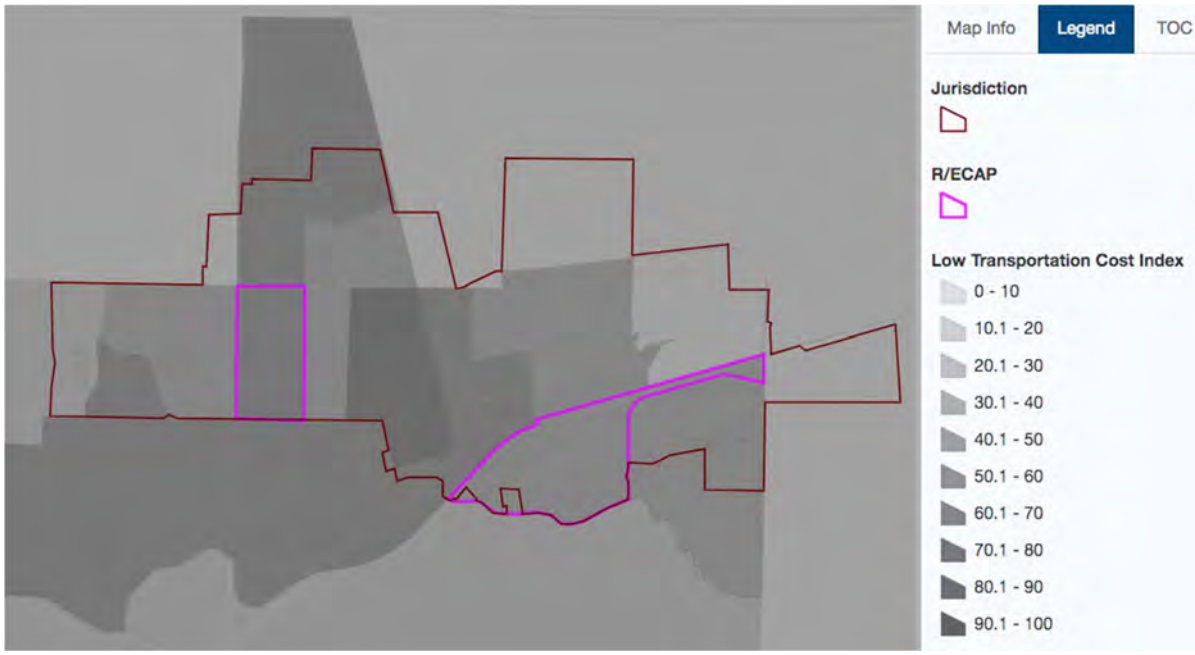
Rocklin



Roseville



Davis



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80.1 - 90
90.1 - 100

APPENDIX B.

LSNC PUBLIC COMMENT LETTER AND SAC VALLEY FAIR HOUSING COLLABORATIVE RESPONSE LETTER

LEGAL SERVICES of NORTHERN CALIFORNIA

October 2, 2019

Sacramento Valley Fair Housing Collaborative
Care of: Root Policy Research
6740 East Colfax Ave
Denver, CO 80220
Sent via e-mail to: hello@rootpolicy.com

Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814
Attention: Celia Yniguez
Sent via -email to: cyniguez@shra.org and vsmith@shra.org (agency clerk)

Re: Comments on Sacramento Region the Draft Analysis of Impediments to Fair Housing Choice

Dear Sacramento Valley Fair Housing Collaborative:

Legal Services of Northern California (LSNC) appreciates the opportunity to provide comments on the Draft Analysis of Impediments to Fair Housing Choice (AI) for the Sacramento Valley region. The AI is a vital tool for understanding numerous barriers to fair housing and desegregation. It assists localities and community stakeholders in formulating strategies to overcome barriers that have long existed in the region.

Our comments primarily focus on the AI's identified barrier of increasingly limited affordable rental housing options, the analysis around this barrier, and possible strategies to address this barrier. While the Draft AI has a number of strengths--and we commend Root Policy for their hard work on this important document--several key topics require a deeper discussion. These comments describe changes that must be incorporated into the AI to ensure it meaningfully analyzes the major fair housing issues in our region.

LSNC provides free civil legal services to low income families and individuals in 23 counties in Northern California, including Sacramento, Yolo and Placer counties on a broad range of issues including: housing, health care, public benefits, education and civil rights. We have extensive experience representing tenants in private landlord-tenant matters and issues with local housing authorities. Our practice includes enforcement of zoning and land use laws, and fair housing representation.

- **Segregation and Disproportionate Housing Needs (AI Sections II and III)**

Regulatory Analysis (AI Section III, p. 24)

The AI discusses how zoning policies and practices can be or can create barriers to fair housing and housing choice. We agree and appreciate this analysis in the AI. While the zoning code areas discussed in the AI are important and a good first step, more analysis is needed.

The AI demonstrates and concludes that the Sacramento region suffers from racial segregation and disparate housing burdens with African American and Hispanic households in the region experiencing the highest rates of housing problems, such as cost burden and overcrowding. To begin to understand possible solutions to these problems, the AI should include a discussion of what affirmative steps each participating jurisdiction is taking to promote equitable land use decisions and encourage the development of housing that will address segregation and disparate housing opportunity.

Specifically, inclusionary housing ordinances and policies are intended to ensure that as communities build housing a certain percentage is made affordable to lower income families. Such policies are a key tool in dismantling segregation and expanding housing choice. Here, the AI should include a discussion of which jurisdictions have inclusionary zoning ordinances, policies and programs in place and the impact of such policies as well as the impact of not having these policies.

The AI should also examine what decisions each jurisdiction is making regarding allocation of money toward the development of affordable and deed restricted housing. Many of the jurisdictions in the region have affordable housing impact fees, but the AI does not discuss how these programs work and their impact on ensuring housing at certain affordability levels gets built. The AI would also benefit from discussion of other zoning tools that can result in more housing affordable to lower income families, such as allowing multifamily housing by right in all zones or eradicating zones that only allow single-family housing.

Publicly Supported Housing (AI Section III, p. 45)

The AI correctly concludes that access to publicly supported housing is one key to ensuring more equal housing opportunity. The Housing Choice Voucher (HCV) program is by far the largest publicly supported housing program in the region, with 14,989 vouchers and the vast majority of these administered by the Sacramento Housing and Redevelopment Agency (SHRA). The AI discusses Housing Authority policies and challenges HCV tenants face in using vouchers as contributing factors to the barrier of access to affordable rental housing. However, more analysis is needed in this area.

The AI's discussion of SHRA's local preferences for the voucher program is incorrect. The AI states that SHRA has two local preferences (involuntary displacement and veterans) (AI, Section III, p. 62). SHRA's HCV program has a number of local preferences including: experiencing homelessness and referred by a service provided; live or work in the County; a household member has a permanent disability; and the family is rent burdened.

Since the AI does not accurately identify SHRA's local preferences, the AI's analysis of whether such preferences disadvantage protected classes is insufficient. SHRA's HCV and public housing preferences were changed in the last few years to provide a significant preference and set asides

for individuals and families experiencing homelessness. This was a significant change to the HCV and public housing program and the AI should include a discussion of whether these changes in the preferences have impacted who has been able to access these programs and whether there is any impact on protected classes, such as families with children.

As the AI acknowledges, HCV tenants are having a harder and harder time finding landlords to accept their voucher in the region. This is a fair housing issue because protected classes disproportionately comprise participants the program. However, the AI has little analysis as to the reasons it is becoming harder and harder to use vouchers. The AI should include a discussion of why HCV tenants are having trouble utilizing their vouchers so that the Housing Authorities in the region can take steps to address this problem. Based on our experience representing HCV tenants in the region, tenants have trouble utilizing the voucher program due to a combination of Housing Authority policies (such as subsidy standards set too low) and landlords' decisions to discriminate against HCV tenants and not participate in the program. While the AI appropriately analyzes important Housing Authority policies such as local preferences, criminal record screening and reasonable accommodations, more analysis is needed.

In 2018, SHRA and the Roseville Housing Authority were required by HUD to implement Small Area Fair Market Rents. The purpose of SAFMRs is to address segregation in the HCV program and ensure that HCV tenants have access to higher opportunity neighborhoods. Although HCV tenants in Sacramento County are heavily segregated in certain neighborhoods, the AI does not include any discussion of what impact, if any, the SAFMRs have had on desegregating the program or improving HCV tenants ability to find landlords who will accept vouchers. This analysis should be included.

There is also no discussion of what steps, if any, SHRA and the Yolo Housing Authority have taken to encourage landlord participation in the program or assist HCV tenants in finding housing. It is necessary to know what steps are currently being taken and what impact they are having to understand what strategies the Housing Authorities should adopt to address the critical problem of too few landlords participating in the program.

For example, SHRA has recently added a staff person to assist HCV tenants locate housing. What impact has this had? Also, what are the current payment standards used by SHRA and the Yolo Housing Authority? Are they competitive with current market rents? Or, should the housing authorities raise their payment standards to encourage more landlord participation?

Displacement and Segregation (AI Section III, p. 42 and Section IV, p. 49)

The AI acknowledges that displacement pressures are perpetuating racial segregation in the Sacramento region, but fails to adequately discuss the causes of displacement or the severity of the crisis of displacement in the region. The AI concludes that a contributing factor to the increasingly limited amount of affordable rental housing is "[g]rowth in the region - particularly demand for rental housing - has increasingly limited the areas where low income households can live affordably, evidenced by high rates of household with disparate housing needs. This perpetuates limited economic opportunity that began with segregation." (AI Section VII, p. 2).

The only data provided about displacement in the AI is from the resident survey that finds 1 in 4 respondents have been displaced within the past 5 years, with unaffordable rents as the primary reasons for displacement. While the resident survey is important data, the AI should include

additional sources of data in its analysis of displacement factors. It has been widely reported that the Sacramento region has some of the largest rent increases in the nation. Yet, the AI does not include any information about this even though protected classes are disproportionately harmed by cost burden.

The AI is also silent on eviction rates in the region and the impact of no-cause evictions on displacement. While the AI discusses in multiple places resident responses identifying eviction history has a barrier to getting into housing and fear of eviction has a housing problem, there is no information about the role of evictions in displacing tenants in the Sacramento region. This is a glaring omission in the AI analysis and needs to be discussed to fully understand all of the factors leading to displacement, which in turn perpetuates racial segregation and unequal housing opportunity.

- **Participating jurisdictions must commit to multiple strategies to address the region's racial segregation and diminishing affordable rental housing options and housing opportunity.**

The AI identifies expanding affordable rental opportunities as one strategy. We agree with this strategy and think it is essential to desegregating our region generally, desegregating the voucher program, and improving housing opportunities for all protected classes.

This strategy must be multi-pronged and requires each jurisdiction to commit to significant policy changes. Each participating jurisdiction should commit to the following strategies:

1. **Strategies to address barriers to using the Housing Choice Voucher Program:**
    a. Housing Authorities must maximize payment standards to ensure that subsidies offered under the program are more competitive with market rents.
    b. Housing Authorities must commit to proactive landlord outreach and education to encourage landlords to participate in the program.
    c. Housing Authorities should explore mobility counseling programs and local jurisdictions should designate local funds to support this. This cost should be shared by the region. Jurisdictions that have few HCV tenants in their boundaries can use local funds to provide mobility counseling to assist HCV tenants, who are interested in living in that jurisdiction, with gaining access to that community and supporting tenants to remain in the community.
    d. SB 329 was passed by the state legislature and is awaiting the Governor's signature. If the law is signed, it will add receipt of rental assistance, including a HCV, to the definition of the source of income protected class under California's Fair Employment and Housing Act. The Housing Authorities and local jurisdictions should commit to robust education and outreach of rental housing owners if this law passes. While the Housing Authorities can educate its participating landlords on this new law, it will be even more important for the local jurisdictions to reach out to non-participating landlords and ensure they are aware of their obligations to not discriminate against HCV tenants.

2. **Anti-Displacement: Preservation of Existing Affordable Housing**
    a. **Preservation of affordable housing:** Each jurisdiction currently has deed or regulatory restricted housing that is reserved for lower income families and individuals at affordable rents. Some of this housing is privately owned and at risk for conversion to market rate rents. The loss of this affordable housing results in displacement and perpetuates the issues of segregation and housing opportunity disparity discussed in the AI. Each jurisdiction should commit to a program to ensure that when owners of such properties plan to end the deed or regulatory restrictions and convert the housing to market rate rents, the jurisdiction will aggressively work to keep the housing affordable. Specifically, each jurisdiction should commit to making an offer to purchase the property for the purpose of maintaining the affordable rents pursuant to California Government Code sections 65863.10-65863.13. In addition, each jurisdiction should prioritize local resources for preservation of these properties and allocate funds to incentivize owners to stay in the affordable housing programs or sell to an owner that will maintain the affordability. For example, in the City of Sacramento 40 apartments subsidized by the HUD project-based Section 8 program and therefore affordable to Extremely Low-Income households were recently converted to market rents.
    b. **No displacement of lower income tenants in publicly supported housing**: Many, if not all, of the participating jurisdictions, have housing departments that may provide support to preserve existing affordable housing or convert existing market rate housing to affordable. Often times the tenants living in these properties are displaced when the property is refinanced to preserve or it or due to rehabilitation needs. While the housing units themselves may be preserved and improved, one group of tenants is being displaced for another. Even with relocation benefits under federal and state law, this displacement causes significant harm to tenants as they may not be able to find alternative housing in the region at the same rent level or condition. Each jurisdiction should commit to a no displacement policy for affordable housing properties that are preserved and/or rehabilitated with local financing. The jurisdictions should go above and beyond federal and state relocation law and commit to a policy that any existing tenant who is income eligible for the housing can remain or return after the rehabilitation. For example, when a Housing Authorities approves project-based vouchers for an existing building the Housing Authority should require that the developer will allow all income eligible tenants to remain or return after the rehabilitation.
    c. **Education and outreach around AB 1482**: AB 1482, if signed by the Governor, will implement statewide rent stabilization and just cause protections for certain housing effective January 1, 2020. Rent stabilization and just cause are key tools for preventing massive displacement caused by rapidly rising rents and no cause evictions. If AB 1482 is signed into law, each jurisdiction should commit to identifying all housing covered by the law in its boundaries and conducting extensive outreach and education to property owners and tenants of such housing.

d. **Local anti-displacement protections:** The City of Sacramento became the first jurisdiction in the region to pass local rent stabilization and just cause for some rental housing. However, the pressures of rapidly rising rent increases are not limited to the City of Sacramento. Each jurisdiction should explore local protections and a local mechanism to enforce such protections.

3. **Local policies to encourage development of affordable rental housing**
   a. Each jurisdiction should commit to increasing local funds to support the development of affordable housing for lower income families and individuals.
   b. Each jurisdiction should commit to enacting an Inclusionary Zoning ordinance that incentivizes and requires all new rental housing to include a portion affordable to lower income community members.
   c. Each jurisdiction should commit to providing incentives to developers who agree to build affordable housing.

- **Need for and Lack of Access to Affordable Housing for Those With Disabilities**

Many individuals with disabilities require housing with special characteristics. These characteristics can include first floor units, wide doorways, or sound proofing. Searching for these types of characteristics in a unit greatly limits the housing available to those with disabilities. This, combined with the limited incomes of those on SSI and SSDI, can make it nearly impossible to find a usable unit.

The AI proposes incentivizing development of affordable housing that includes accessible units. Although this is needed and we support this solution, an additional solution is to provide funds to retrofit current units to accommodate those with disabilities. Many units on the current housing market could be made accessible by those with disabilities with a few modifications. Although federally subsidized properties are required to pay for reasonable modifications for those with disabilities, private landlords impose the financial burden on tenants to make these modifications. Many of those on SSI and SSDI cannot afford to make these modifications. If these modifications were subsidized, much of the existing housing market could be improved to accommodate those with disabilities.

- **Residents with disabilities lack of access to supportive services and a spectrum of housing options to enable them, especially those with mental illness, achieve and maintain housing stability.**

Some residents are unable to successfully maintain housing because they lack the necessary supports to help them maintain that housing. This can be especially true for those who live with mental and developmental disabilities. Some who live with mental and developmental disabilities struggle to understand what is expected of them when living as a tenant. This can include following community rules, providing the landlord with requested documentation, or dealing with neighbors and roommates.

Providing funding for social workers and other supportive services on-site at affordable housing complexes can help to make these individuals successful. Additionally, providing access to support for those who are not living in subsidized housing would increase the number of units available to these individuals. For example, if these sort of supportive services were offered through the local housing authorities to any low income individual who needed them, there would be greater access and many individuals might be more successful even if they needed to live in private housing.

The limited types of housing available to those who require supportive services also greatly contributes to their inability to maintain stable housing. Almost all of the housing in the region that offers supportive services is in an apartment complex or small group living setting. For those who struggle with social interactions or who are sensitive to noise, these types of settings can almost be impossible to live in. The variety of housing units needs to be increased to accommodate these individuals.

- **Access to Opportunity (AI Section IV)**

Education

The portion of the AI analyzing education opportunity must be enhanced for multiple reasons.

First, racial and ethnic inequality in education has a long history in the United States and provides a lens into desegregation efforts in a region. Since racial segregation of public schools have been ruled unconstitutional in *Brown v. Board of Education*, progress continues to be slow and incomplete. *See* AI at Section IV, Page 44 (finding that "African American and Hispanic neighborhoods are less likely to attend proficient elementary schools").

The maps in Section IV, Page 46-49 is a good, general starting point on this discussion, but not enough. While there are low-performing schools throughout and across jurisdictions, almost all of the higher achieving schools are outside of census tracts with a concentration of Black and Brown students. A deeper analysis into this disparity is necessary as the education maps currently suggest that there may be segregation based on color or socioeconomic status.

Second, a more thorough analysis of racial achievement gaps is necessary to provide a thorough lens into educational opportunity throughout a region. While discipline rates are important, it is only one part of the story into an analysis of education opportunity. The use of racial achievement gaps and an analysis of educational attainment provide a fuller picture on the actual opportunities for children from minority households.

Third, stakeholders have the same perspective on education: there is difficulty in accessing housing options near good schools. The AI should indicate why this is the case. Is it because of high demand for housing near good schools? Did localities pass zoning laws that barred multi-family units from being built in and around certain schools? Are there any factors that leads to the difficulty of accessing good schools? An analysis here may inform jurisdictions, developers, and the community on how to site new affordable housing units, allocate funds, or implement policies that can have a positive impact on accessing higher opportunity areas.

Finally, some goals and strategies on remedying this disparity should be discussed or researched. Based on Root Policy's findings, they should recommend whether building a significant number of affordable units in and around high achieving schools would remedy this disparity.

Additionally, it should recommend whether jurisdictions should explore other solutions--such as increasing operating funds or incorporating additional educational resources in certain neighborhoods to increase educational opportunity--if building affordable housing is not a viable option.

Labor

Impediments to fair housing choice may exist when there is poor connection between the locations of employment clusters/centers and affordable housing. The AI discusses this issue briefly with regards to residents' difficulties getting to work (i.e. transportation, traffic, etc.).

With the ability to get to work as a big issue for residents, the AI should discuss and identify commute patterns vis-a-vis the available employment opportunities (or clusters of opportunity) in the region. These patterns may provide insight on where access to housing is most needed for both social equity and workforce development.

Tangentially, an analysis of child care can provide insight into fair housing choice as well. First, identification of available licensed child care facilities throughout the region can tell us whether the link between housing, employment, and available child care create additional barriers to fair housing. The lack of available or accessible child care facilities can greatly impact a parent's commute time to work. Furthermore, this analysis can help identify the reasons for a lack of access to child care. If the lack of available child care is due to where child care options are sited (for example, in predominantly non-hispanic white or affluent neighborhoods), policymakers and local stakeholders can remedy this barrier with proper planning.

Public transportation has not kept up with growth.

Even with the added convenience of the ConnectCard, the AI notes that there are pockets of Sacramento Valley where demand for public transportation is greater than availability. For those transit dependent, the AI notes that the cost of transit, lack of off-peak service, limited availability in routes -- including routes that only run in one direction -- and length of time in transit to reach a destination, inhibit mobility. The AI finds that the distance between bus stops and the limited hours of service especially impacts those living with disabilities.

Even when public transit accommodations exist, they are expensive and impractical. Folsom provides a dial-a-ride service for residents with physical, developmental, or mental disability. It costs $4 and will take a resident from their home to a transit line. However, no weekend service is available and must be reserved in advance. Further, in Yolo County, an individual in a wheelchair noted that he cannot access the bus because there is no sidewalk along the road between his apartment and the bus stop. He has spoken to the City Council many times but has been told that they cannot afford to add a sidewalk. Well-placed bus stops with accessible sidewalks and buses would greatly improve the quality of life for residents of the Sacramento Valley and promote equal housing and economic opportunity.

The price for a person aged 19-61 to purchase a single ticket is $2.50. A discounted rate of $1.25 is available for seniors, persons with disabilities, and students, grades K-12. A transfer ticket is $0.25. Light rail fares are valid for 90 minutes, whereas bus fares must be repaid at every transfer. In certain school districts, students are eligible for free transit passes.

With prices higher than many can afford, public transit must, at the very least, be accessible. This includes not only increasing the availability of bus times, but also increasing accessibility for disabled persons and decreasing costs for those unable to pay. Many cities offer low income fare programs, such as Los Angeles' LIFE (Low-Income Fair is Easy) program that offers discounted rides to low-income individuals, based on yearly earnings and government subsidies. Such a program should be feasible to implement in the Sacramento Valley.

- **Conclusion**

Thank you for considering our comments to the draft AI. If you have any questions about our letter, you may contact Sarah Steinheimer, LSNC Regional Counsel, at 916-551-2130 or ssteinheime@lsnc.net.

Sincerely,
LEGAL SERVICES OF NORTHERN CALIFORNIA

Sarah Steinheimer, Regional Counsel
Alisha Saska, Supervising Attorney
Laurance Lee, Staff Attorney
Natalia DaSilva, Law Grad

January 14, 2020

Sarah Steinheimer, Regional Counsel
Alisha Saska, Supervising Attorney
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Natalia DaSilva, Law Grad
Legal Services of Northern California
517 12th Street
Sacramento, CA 95814
Sent via email to: ssteinheime@lsnc.net

Re: Response to LSNC Comments on Sacramento Region Draft Analysis of Impediments to Fair Housing Choice

Dear Legal Services of Northern California:

Thank you for the thoughtful and detailed comments submitted in response to the Sacramento Valley Fair Housing Collaborative's draft Analysis of Impediments to Fair Housing Choice (AI). We greatly appreciate the time and resources LSNC committed to both participating in the AI process and in crafting comments that serve to strengthen the AI to further fair housing choice and access to opportunity in our region.

As with all studies of this type, the scope of work must consider project budget, meaningful community engagement, and depth of analysis in a wide variety of subject areas. Your letter highlighted several areas of analysis that would be beneficial for the study yet were beyond the scope of work or for which data were not available—e.g., the impact of inclusionary zoning policies on equitable housing choice; how multifamily zoning by right could increase affordable housing stock; and the use of housing impact fees. In this letter, we discuss how these additional analyses intend to be or could be approached.

Mainly this letter describes how the Collaborative incorporated LSNC's suggestions into the final version of the AI or how Collaborative partners intend to address comments in other planning documents or processes, particularly jurisdictional Housing Elements. In some cases, LSNC requests additional analyses that are beyond the scope of work of the AI or are not feasible to implement due to lack of data.

Segregation and Disproportionate Housing Needs (AI Sections II and III)[1]

LSNC's comments on the segregation and disproportionate housing needs sections of the AI focused on three elements: the regulatory analysis, analysis of publicly supported housing, and displacement and segregation. We discuss each in turn.

Regulatory analysis (AI Section III, p. 24)—

"While the zoning code areas discussed in the AI are important and a good first step, more analysis is needed." (p. 2)

The suggested analyses in this section of the comments exceed the scope of work for the AI. We believe that they are best addressed at the jurisdictional level in the Housing Element process or as part of regional affordable housing market analysis and strategy.

"To begin to understand possible solutions to these problems, the AI should include a discussion of what affirmative steps each participating jurisdiction is taking to promote equitable land use decisions and encourage the development of housing that will address segregation and disparate housing opportunity." (p. 2)

The AI goals broadly describe how the Collaborative partners will work to address the fair housing barriers identified in the AI. Each participating partner is developing Action Items specifying how the jurisdiction (or agency) will work to mitigate these impediments.

Publicly Supported Housing (AI Section III, p.45)—

"The AI's discussion of SHRA's local preferences for the voucher program is incorrect. The AI states that SHRA has two local preferences (involuntary displacement and veterans) (AI, Section III, p. 62). SHRA's HCV program has a number of local preferences including: experiencing homelessness and referred by a service provided; live or work in the County; a household member has a permanent disability; and the family is rent burdened." (p. 2)

The AI has been updated to correctly reflect SHRA's local preferences for public housing and the HCV program.

"Although HCV tenants in Sacramento County are heavily segregated in certain neighborhoods, the AI does not include any discussion of what impact, if any, the SAFMRs have had on desegregating the program or improving HCV tenants ability to find landlords who will accept vouchers. … There is also no discussion of what steps, if any, SHRA and the Yolo Housing Authority have taken to encourage landlord participation in the program or assist HCV tenants in finding housing." (p. 3)

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[1] LSNC comment letter pgs. 2-4.

This section of the AI now includes a discussion of recent efforts undertaken to reduce segregation in the HCV program through use of Small Area Fair Market Rents (SAFMRs), tenant education and outreach, and efforts to encourage landlords to participate in the program. It is too soon to determine the effectiveness of these programs, particularly to assess the impact of SAFMRs which began in spring 2018, but the public housing authorities will continue to collect appropriate data to monitor the impacts over time.

Displacement and Segregation (AI Section III, p. 42 and Section VI, p.49)—

"The AI acknowledges that displacement pressures are perpetuating racial segregation in the Sacramento region, but fails to adequately discuss the causes of displacement or the severity of the crisis of displacement in the region. … While the resident survey is important data, the AI should include additional sources of data in its analysis of displacement factors. It has been widely reported that the Sacramento region has some of the largest rent increases in the nation. Yet, the AI does not include any information about this even though protected classes are disproportionately harmed by cost burden." (pgs. 3-4)

To our knowledge, the AI resident survey is the best method available to estimate the causes of displacement, as residents directly attribute their experience with displacement to specific causes (see Figure VI-20, Section VI, pg. 52). We agree that rent increases without income increases creates increased cost burden, and the CHAS data reported in Figures III-1 through III-3 are the best available measures of cost burden for members of protected classes by jurisdiction.

In Section III, we added a measure of displacement developed by the Institute on Metropolitan Opportunity at the University of Minnesota which maps changes in the number of low income households by Census tract from 2000 to 2016 for the Sacramento Valley region.

"The AI is also silent on eviction rates in the region and the impact of no-cause evictions on displacement. While the AI discusses in multiple places resident responses identifying eviction history has a barrier to getting into housing and fear of eviction has a housing problem, there is no information about the role of evictions in displacing tenants in the Sacramento region. This is a glaring omission in the AI analysis and needs to be discussed to fully understand all of the factors leading to displacement, which in turn perpetuates racial segregation and unequal housing opportunity." (p.4)

Evictions are difficult to analyze as sources of data are very limited. The best publicly available source we are aware of are data complied by The Eviction Lab at Princeton University. We have added a figure presenting eviction rates from The Eviction Lab for the participating jurisdictions. The available data do not include measures of cause/no cause, nor the demographic characteristics of the leaseholders evicted. The best source of this information that we are aware of is the resident survey. While eviction was not among the causes for displacement

identified by the greatest proportions of respondents, we have added data about eviction to the discussion of displacement in Section III.

Access to Opportunity (AI Section IV)

Education. *"The maps in Section IV, Page 46-49 is a good, general starting point on this discussion, but not enough. … Second, a more thorough analysis of racial achievement gaps is necessary to provide a thorough lens into educational opportunity throughout a region. … Third, stakeholders have the same perspective on education: there is difficulty in accessing housing options near good schools. The AI should indicate why this is the case." (p. 7)*

With respect to access to educational opportunity, access to proficient schools is the primary measure we rely on to examine the interplay between housing choice and educational opportunity. This builds on the example set in the Assessment of Fair Housing, via HUD's School Proficiency Index. The maps of school proficiency rates and racially or ethnically concentrated neighborhoods (pages 46-49 in Section IV) do support the AI finding of educational inequities in the region and this is underscored by findings from the resident and stakeholder engagement, particularly that affordable housing options near proficient schools are very limited. The regulatory analysis (Section III) did not find any zoning or land use barriers specific to jurisdiction policies that would limit access to proficient schools. Broadly speaking, housing near proficient schools is in high demand, particularly in communities with few high performing schools.

We understand that access to proficient schools is one part of the story of educational opportunity in the region. We are always happy to incorporate the findings from other studies when we are made aware of them, as was the case with the California Community College Equity Assessment Lab study of suspension rates in Sacramento County schools. Root and the participating partners were not in possession of nor were we able to find local studies providing data on the size of the achievement gap or its underlying causes and conditions for the school districts included in the study area.

Labor. *"With the ability to get to work as a big issue for residents, the AI should discuss and identify commute patterns vis-a-vis the available employment opportunities (or clusters of opportunity) in the region. These patterns may provide insight on where access to housing is most needed for both social equity and workforce development." (p. 8)*

To explore whether there are disparities in access to employment opportunities, the AI relies on HUD's Job Proximity Index, developed for the Assessment of Fair Housing. Figures IV-7a and Iv-7b present this index by race and ethnicity for each of the jurisdictions overall and for populations in poverty. Figure IV-8 maps the Job Proximity Index by Census tract. Both the HUD index and community engagement findings suggest that there are not significant disparities in access to employment centers. In our view, the greatest disparity associated with employment

is demonstrated by HUD's Labor Market Engagement Index (Figures IV-5a, IV-5b, and IV-6). There are significant differences in labor market engagement by race and ethnicity both across and within jurisdictions. This suggests that even if someone can easily access an employment center, there is a disconnect between the employment opportunities offered and residents' human capital.

"Tangentially, an analysis of child care can provide insight into fair housing choice as well. … If the lack of available child care is due to where child care options are sited (for example, in predominantly non-Hispanic white or affluent neighborhoods), policymakers and local stakeholders can remedy this barrier with proper planning." (p. 8)

Absent an existing study of the supply and demand for child care in a community, we rely on the community engagement to inform our understanding of tangential issues like a lack of access to child care that may result in disparities in access to opportunity. As noted in Section IV p. 71, "A lack of access to child care, including before and after school care, was a challenge expressed by some participants with young children." In Root's experience conducting child care demand studies in other markets, most families with young children, regardless of other protected class characteristics, experience some difficulties accessing quality child care that they can afford in the setting they prefer, and this is particularly acute among parents of infants. Drawing conclusions about disparities in access to child care through mapping the location of licensed child care centers does not capture aspects of the child care decision, as some parents may prefer to use child care centers close to work, the child's school, or the homes of family members. We also find strong demand among parents for in-home care (both licensed and unlicensed/informal providers), as well as before and after-school programs located at their child's school. All of these factors make interpretation of disparities in access to care on the basis of center locations, without an in-depth study on affordable care options, challenging.

Policy and Strategy Recommendations

The balance of LSNC's comments on the draft AI focus on policy and strategic recommendations to address the fair housing issues identified in the AI. The participating partners thank the LSNC for the detailed recommendations and will take them into consideration as the jurisdictions develop their jurisdictional Action Items to support implementation of the regional AI goals. We look forward to continuing to work with LSNC to strengthen the HCV program, including mobility efforts, preserve affordable housing, encourage development of affordable rental housing, including accessible and affordable housing opportunities for residents with disabilities, and access to opportunity for the residents of our region.

Each participating partner in the Sacramento Valley Regional AI will craft action items to implement the AI goals and strategies. In addition to incorporating the Action Items into the

appropriate Consolidated Plans, jurisdictions anticipate including AI-related actions into their Housing Elements, Environmental Justice Elements, and other land use and planning efforts.

Sincerely,

Sac Valley Fair Housing Collaborative

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