

**Historic Assistance in Development of Affordable Rental Housing**

The Agency has previously assisted the following complexes, using Low-Moderate Housing funds and \$259,183 borrowed from the Home Improvement Fund, resulting in the creation of the below listed rental units affordable to very low and low income households:

- *Manzanita Place\**, a 63-unit senior complex constructed by The Volunteers of America with assistance from the Department of Housing and Urban Development (HUD), the City of Roseville and the Roseville Redevelopment Agency. Rents must be affordable to low and very low income households. Manzanita Place was completed in February 1991.
- *Maidu Village I\**, an 80-unit senior apartment complex, built by Project Go with the assistance of the City, the Redevelopment Agency, developers, and various lending institutions. The occupants must have low incomes equal to 60% or less of the median income as defined by HUD (low income). Maidu Village I was completed in November 1991.
- *Sutter Terrace Senior Apartments*, a 100-unit apartment complex providing affordable housing for senior low-income households. St. Anton partners and Nehemiah Progressive Housing Development Corp developed the apartment complex. The project was financed with low-income housing tax credits and tax-exempt bonds. Deferred fees were provided by the City of Roseville and a loan from the Roseville Redevelopment Agency. The project was completed in March 1998.
- *Maidu Village II*, an 84-unit senior complex, built by Project Go. The project was financed through Low Income Housing Tax credits and tax exempt bonds. Agency staff assisted in the development through processing a fee deferral request (\$669,165) without accrual of interest until Certificate of Occupancy, through the City of Roseville's Fee Deferral Program. The occupants must have incomes equal to or less than 60% of the median income as defined by HUD (low income). The project was completed February 2000.
- *Crocker Oaks*, a 131-unit apartment complex, with 118 units affordable to low and very low-income households. The project was built by St. Anton Partners and financed with Low Income Housing Tax Credits, tax exempt bonds and also received assistance from the City of Roseville and Redevelopment Agency in the form of a loan. The Crocker Oaks project was completed in 2002.
- *Highland Creek Apartments*, a 184-unit apartment complex affordable to low income families. Highland Creek Associates and Community Revitalization and Development Corporation developed the apartment complex. The project was financed using Low Income Housing Tax Credits and tax exempt bonds. In addition, the project was provided a fee deferral by the City of Roseville and a loan/grant from the Redevelopment Agency. The project was completed summer 2002.
- *State Hotel*, a 15-unit, mixed use development providing affordable rental housing to very low-income households. The private owner substantially rehabilitated the structure, which had been non-occupied for over 10 years as a

26 unit Single Room Occupancy site. The Agency assisted with a combination grant/loan for rehabilitation, with the owner providing his own private financing for the balance of the project. The project was completed June 2003.

- *Maidu Village, Phase III*, a 75-unit senior complex developed by Project Go with the assistance of the City of Roseville and Redevelopment Agency in the form of deferral of impact fees and loan for impact fees. Low Income Housing Tax Credits and tax exempt bonds also financed this project. Rents must be affordable to very low and low-income households (50% and 60% median incomes). The project was completed and received its Certificate of Occupancy July 1, 2005.
- *Roseville Home Start* a 27-unit transitional housing complex for homeless families with children, located in the Redevelopment Project area, was assisted with their substantial rehabilitation of the facility, using multiple sources including Redevelopment Agency Low/Mod funds. Although no rent is charged for occupancy the households living at the facility must be very low income (50% of median income). The residential component of the project was completed and received its Certificate of Occupancy June 14, 2006. The last payment of their \$500,000 loan was paid out during 2006/07 fiscal year.
- *Siena Apartments*, a 154-unit multi-family complex developed by St. Anton Partners with the assistance of the City of Roseville, Redevelopment Agency and CalHFA HELP Loan secured by the Agency to assist in of deferral of impact fees and payment of impact fees. Low Income Housing Tax Credits and tax exempt bonds also financed this project. Rents must be affordable to very low and low-income households (50% and 60% median incomes). The project was completed and received its Certificate of Occupancy July 28, 2009.
- *Eskaton Roseville Manor*, a 48 unit senior complex developed by Eskaton with the assistance of HUD 202 financing, HOME loan secured by the City of Roseville and gap financing provided by the Redevelopment Agency. The Agency restricted occupancy to very low income households (50% of median income). However, this project also received project- based rental assistance from HUD, resulting in extremely low income households (30% of median) qualifying for these units. The project received its Certificate of Occupancy July 15, 2010.

\* Projects assisted before enabling state legislation [AB 1290] was effective, January 1, 1994 would allow Agency to count as “inclusionary housing units” on a “two for one” basis as affordable housing credit for units developed outside of the project area.

#### Compilation of Annual Reports Including Low Income Units

Since the creation of the Redevelopment Agency of the City of Roseville, the Agency has provided assistance through the Low and Moderate Income Housing Fund (LMIHF) resulting in development of 948 rental units affordable to very low and low income households. In addition, the Agency has provided assistance through the LMIHF to 73 middle-income households and 94 low-income households for purchase units.

Monitoring of the rental units was performed from July 2010 through April 2011. Continuous monitoring of the purchase units was performed throughout the fiscal year of 2010/11 both with the current owners of the individual housing units (to ensure continued owner occupancy), as well as the developers which are building out their subdivisions. The results of these monitorings found all of units are in compliance with the applicable Affordable Housing Development Agreements, Regulatory Agreements, Owner Participation Agreements and/or Deed restrictions.

Agency staff reported out the results of all rental housing monitoring before the Agency during the fiscal year. (Please note, the number of units identified is the total number assisted by the Redevelopment Agency and does not reflect the “two for one” inclusionary housing credit calculation for assistance given to projects outside the project area, nor the inability to count as inclusionary housing, units assisted outside of the project area before enabling state legislation was effective January 1, 1994).