



# City of Roseville

## “Draft” 2013 Program Year CAPER

(Consolidated Annual Performance and Evaluation Report)

### **Goals and Outcomes**

#### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

The 2013 CAPER constitutes the reporting period from July 1, 2013 to June 30, 2014 of the Five-year Consolidated Planning period. The City of Roseville received \$555,028 in Community Development Block Grant (CDBG) funds for the 2013 Program Year (PY).

The City utilizes CDBG funds as well as other Federal, State and local resources (when available), including Housing Choice Voucher Rental Assistance Contracts, , State Administered HOME funds, and local developer contributions to address housing and community development priority needs identified in the Consolidated Plan.

The CAPER identifies the programs and activities the City undertook during the 2013 PY to meet underserved needs identified in the Consolidated Plan. In addition, the CAPER discusses the actions the City took to address: lead-based paint hazards; barriers to affordable housing; households at or below the poverty level; and fair housing.

### **2013 Accomplishments Compared to 5 Year Goals**

The 2010-2014 Consolidated Plan identifies annual performance goals for programs or projects which assist lower income households in the following categories: Housing, Homeless, or Public Services.

The table below reflects the City’s progress in meeting those annual goals during the 2013 Program Year.

Goal	Category	Source Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Provide rental assistance to 550 Households	Housing; goal #1	Housing Choice Voucher Program	Provide rental assistance utilizing the Section 8 Housing Choice Voucher Program	Number of households assisted	1,650	1,825	111%	600	622	104%
Develop 40 Rental housing units	Housing; goal #2	Tax credits, bonds, and developer fees	10% Affordable Housing Goal; develop affordable rental housing units	Rental units developed	150	48	32%	50	23	46%
Assist 25 low-income First Time Home Buyers	Housing; goal #3	State and federal funds	Provide assistance to low-income First Time Homebuyers	Number of households assisted	25	22	88%	3	6	200%
Develop 30 affordable purchase units	Housing; goal #4	Developer Contributions and private financing	10% Affordable Housing Goal, develop affordable purchase units	Purchase units developed	90	1	.01%	15	0	0%
Assist 15 low-income homeowners rehabilitate their homes	Housing; goal #5	State and federal funds	Provide loans and grants to low-income, owner households	Number of households assisted	45	51	113%	10	15	150%
Assist 5 low-income households address lead-based paint hazards	Housing; goal #6	Federal funds	Provide grants and loans to low-income households through the Lead -Based Paint Hazard Program	Number of households assisted	15	21	140%	5	7	140%
Assist 110 low-income senior and disabled home-owners with minor health & safety repairs	Housing; goal #7	Federal funds	Provide assistance to low-income senior and disabled homeowners through the Handyperson Program	Number of households assisted	330	383	116%	100	113	113%
Assist 5 households with exterior paint voucher	Housing; goal #8	Federal funds	Provide low-income households with up to \$400 for exterior paint and supplies	Number of households assisted	15	29	109%	5	5	100%

<b>HOMELESS</b>										
Assistance to homeless and about to be homeless Roseville residents	Homeless goal	Local funds	Provide assistance to homeless and about to be homeless through the City's Homeless Voucher Program	Number of households assisted	300	592	197%	100	205	205%
<b>PUBLIC SERVICES</b>										
Assistance to non-profit organizations	Public Services goal		Provide assistance to non-profit organizations to provide supportive services to targeted special needs populations	Persons/ Households assisted	300	2,682	894%	100	1,434	1040%

Table 1 – Table of assistance to racial and ethnic populations by source of funds

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives.**

**Housing Goal #2:** Multi-family rental development has been dramatically affected by reductions or elimination of a variety of funding sources. With the elimination of the Redevelopment Agency, which was the single most important funding source in assisting development of affordable rental new construction, the City continues to be challenged to develop new affordable housing.

**Housing Goal #4:** Although it was anticipated that 15 affordable purchase units would be developed, the housing market did not improve as quickly as initially anticipated; as a result, no affordable purchase units were developed.

**Housing Goal #5:** The increased number of households assisted was as a result of using 2011 HOME award funds to leverage CDBG funds.

**Public Services:** CDBG funds were used to leverage other funding sources to provide much needed programs and services which resulted in much higher than anticipated number of persons/households assisted. The actual numbers of persons/households assisted are much lower if we only consider the amount of CDBG funds.

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of Roseville's Housing Division is the lead agency responsible for the development of the Consolidated Plan and Consolidated Annual Performance and Evaluation Report (CAPER). The Housing Division is also the primary agency responsible for the administration and management of programs and projects covered by the Consolidated Plan and identified in the 2013 CAPER.

The City complied with all Federal Overlay requirements for all projects and activities undertaken during the 2013 Program Year.  
During the 2013 PY the City:

- Continued to develop its relationships with private for profit developers and non-profit housing providers to expand the availability of affordable housing.
- Continued to participate in the Governance Committee of the "Homeless Resource Council of the Sierras" (HRCS) for the Nevada-Placer Continuum of Care (CoC) planning process on ending homelessness. The HRCS is a collaborative association of service providers and governmental agencies who work together to strengthen the delivery system by integrating and coordinating housing, homeless assistance, and supportive services.

## Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

<b>Housing Rehabilitation Program</b>	<b>CDBG/HOME</b>
White	14
Black or African American	1
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Hispanic	0
Not Hispanic	0
<b>Total</b>	<b>15</b>

Table 2 – Table of assistance to racial and ethnic populations by source of funds

<b>Lead-Based Paint Hazard Reduction Program</b>	<b>CDBG</b>
White	7
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Hispanic	1
Not Hispanic	0
<b>Total</b>	<b>7</b>

Table 3a – Table of assistance to racial and ethnic populations by source of funds

<b>Paint Program</b>	<b>CDBG</b>
White	5
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Hispanic	1
Not Hispanic	0
<b>Total</b>	<b>5</b>

Table 4b – Table of assistance to racial and ethnic populations by source of funds

## Resources and Investments

### Identify the resources made available

Source of Funds	Source	Expected Amount Available	Actual Amount Expended Program Year
CDBG	Federal	\$1,083,535	\$670,027

Table 5 – Resources Made Available

### Narrative

The City allocated investments of resources on a City-wide basis. Resources targeted to new construction of affordable housing will be allocated on a City-wide basis in accordance with the City's 10% Affordable Housing Goal and provide for disbursement of affordable housing throughout the City, rather than concentrated within low-income areas of the City. Resources targeted to special needs populations were also allocated on a City-wide basis, where needs were identified and/or where resources could be coordinated with existing facilities and services. Activities such as infrastructure improvements were targeted to older, low-income neighborhoods most in need of assistance.

The City assigned the priority for each category of priority needs based on the overall relative need, resources received and policies established by the City. The City will continue to pursue all available Federal, State and local resources and look to all segments of the community to assist with meeting homeless, affordable housing and community development needs. However, the City's greatest obstacle to meeting underserved needs within the community continues to struggle with lack of resources given cutbacks at the Federal, State and local levels.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100%	100%	

Table 6 – Identify the geographic distribution and location of investments

### Narrative

HUD permits an exception to the Low-Mod Income (LMI) area benefit requirement that an area contain 51% LMI residents. This exception applies to entitlement communities that have few, if any, areas within their jurisdiction that have 51% or more LMI residents. This exception is referred to as the "exception criteria" or the "upper quartile".

Based on the 2010 Census data collected by HUD, the City's "upper quartile" is 41.36% as there are no census tracts within the City that contain 51% or more LMI. The City of Roseville will use this exception criterion in determining where to direct funding in order to address LMI needs in the community.

## **Leveraging**

The City has actively sought funding sources in addition to CDBG to leverage its resources. Funds in addition to CDBG, which were available during the Program Year, were, CalHome, Housing Choice Voucher Section 8 Rental Assistance, Low-income Housing Tax Credits, Tax Exempt Bond financing, and local developer contributions.

### *HOME Program*

As the City is not an entitlement jurisdiction, Roseville has to compete annually in order to receive State administered HOME funds.

The City plans to apply for 2014 HOME and CalHome funds during the next reporting period to fund both the Owner-Occupied Housing Rehabilitation and First Time Home Buyer Down Payment Assistance Programs.

**Minority Business Enterprises and Women Business Enterprises** – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

The City did not receive any HOME funds nor did it enter into any HOME contracts during this reporting period.

	Total	Minority Business Enterprises			White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	
	0				
<b>Contracts</b>					
Number					
Dollar Amount					
<b>Sub-Contracts</b>					
Number					
Dollar Amount					
	Total	Women Business Enterprises	Male		
<b>Contracts</b>					
Number					
Dollar Amount					
<b>Sub-Contracts</b>					
Number					
Dollar Amount					

Table 5 – Minority Business and Women Business Enterprises



**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

The City did not displace anyone as a result of property acquisition; therefore, no relocation assistance was provided during this reporting period.

Parcels Acquired		0	0		
Businesses Displaced		0	0		
Nonprofit Organizations Displaced		0	0		
Households Temporarily Relocated, not Displaced		0	0		
Households Displaced	Total	Minority Property Enterprises			White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	
Number					
Cost					

Table 6 – Relocation and Real Property Acquisition

## Affordable Housing

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

The City's assisted housing stock includes 637 Tenant-Based Housing Choice Vouchers (Section 8 Rental Assistance) targeted to very low and extremely low-income households. The Section 8 Rental Assistance Program is discussed further in the Public Housing Section of the Consolidated Plan.

The City's housing stock also includes 1,786 affordable rental units. These units were created as a result of the City's 10% Affordable Housing Goal and Federal, State and local funding sources.

The 1,786 affordable rental units include:

# Units	Targeted Income	Unit Size
<b>Multi Family Apartments</b>		
227 Units	<50% of Median Income	Studio - 4 Bedroom units
713 Units	51% to 80% of Median Income	1 Bedroom - 4 Bedroom units
34 units	81% to 100% of Median Income	1 Bedroom - 4 Bedroom units
<b>Senior Apartments</b>		
216 units	<50% of Median Income	1 Bedroom - 2 Bedroom units
596 units	51% to 80% of Median Income	1 Bedroom - 2 Bedroom units

Table 7- Number of Affordable Units

The City will continue to pursue available Federal, State and local resources to address affordable housing needs through a variety of programs, including implementation of the 10% Affordable Housing Goal, Housing Rehabilitation Program, Section 8 Housing Choice Voucher Program and First Time Homebuyer Program.

- **Homeless**--The City has continued its efforts in meeting the underserved needs of the homeless population through participation in a county-wide Continuum of Care process.
- During this program year, two (2) formerly homeless households were admitted to the Housing Choice Voucher rental assistance program.
- **Supportive Services**--The City continued its support of applications by public and private social service agencies to expand support services to help meet underserved needs. The City provided CDBG funding for a variety of public service activities to create or expand services that target underserved needs within the community.

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through rental assistance	<b>600</b>	<b>622</b>
Number of households supported through the production of new units	<b>15</b>	<b>0</b>
Number of households supported through the rehab of existing units	<b>15</b>	<b>15</b>
Number of households supported through the acquisition of existing units	<b>3</b>	<b>6</b>
<b>Total</b>	<b>633</b>	<b>643</b>

Table 8 - Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City's goal of acquiring three (3) existing units through the First Time Home Buyer (FTHB) Down Payment Assistance Program using HOME funds was based on the amount of funding we had available. The City received HOME Program Income from loan pay offs which allowed the acquisition of three (3) additional homes and rehabilitation of five (5) homes during this reporting period.

**Discuss how these outcomes will impact future annual action plans.**

The City does not expect outcomes for the FTHB or Owner-Occupied Housing Rehabilitation Programs to be impacted for future action plans. Goals are set based upon past funding history in order to meet the goals identified in the Action Plans.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Persons Served</b>	<b>CDBG and HOME Actual</b>
Extremely Low-income	2
Very Low-Income	7
Low-income	6
<b>Total</b>	<b>15</b>

Table 9 – Number of Persons Served

<b>Number of Persons Served</b>	<b>HOME Actual</b>
Extremely Low-income	0
Low-income	6
<b>Total</b>	<b>6</b>

Table 9a – Number of Persons Served

<b>Number of Persons Served</b>	<b>Affordable Housing Actual</b>
Extremely Low-income	0
Low-income	0
Moderate-income	0
<b>Total</b>	<b>0</b>

Table 9b – Number of Persons Served

The City of Roseville continued the implementation of the City's 10% Affordable Housing Goal to increase the number of rental and purchase units affordable to very low, low and middle-income households; supported private development of affordable housing using Low-income Housing Tax Credits, Tax Exempt Bond financing and HUD 202 financing.

Unfortunately, the collapse of the housing market has dramatically reduced the private market development of single family homes. This reduction in market rate production of new purchase units also impacts the affordable purchase program for subdivisions required to provide affordable housing.

In addition to the challenges faced by single family home development, multi-family development has been dramatically affected by reductions or elimination of a variety of funding sources. With the elimination of the Redevelopment Agency, which was the single most important funding source in assisting development of affordable rental new construction, the City is challenged to develop new affordable housing.

## **Homeless and Other Special Needs**

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) amended the McKinney-Vento Homeless Assistance Act. Among the changes, the HEARTH Act consolidates the three separate McKinney-Vento homeless assistance programs (Supportive Housing program, Shelter Plus Care program, and Section 8 Moderate Rehabilitation SRO program) into a single grant program known as the Continuum of Care (CoC) Program. The HEARTH Act also codifies into law the Continuum of Care and the year-round planning requirements that have long been encouraged as part of HUD's annual, competitive application for funding to assist homeless persons.

The CoC Program is designed to assist individuals (including unaccompanied youth) and families experiencing homelessness and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability. More broadly, the program is designed to promote community-wide planning and strategic use of resources to address homelessness; improve coordination and integration with mainstream resources and other programs targeted to people experiencing homelessness; improve data collection and performance measurement; and allow each community to tailor its program to the particular strengths and challenges within that community.

The Homeless Resource Council of the Sierras (HRCS) is the Continuum of Care for Nevada and Placer Counties. The HRCS is a regional effort involving government agencies, service providers, and faith based organizations that have come together to address homelessness, chronic homelessness, and develop a discharge coordination policy through the Continuum of Care planning process.

The City did not receive funding specifically targeted to homeless individuals or families during the 2013 Program Year. The City will continue to work within the framework of the HRCS.

During the 2013 Program Year the City continued to participate in HRCS' efforts to submit an application for Emergency Solutions Grants (ESG) funds in conjunction with the Nevada-Placer CoC. In addition to CoC Program and ESG funds, the homeless providers involved in the CoC process are expected to receive funding from a variety of federal, state, and local sources, including State administered Emergency Solutions Grants (ESG), charitable organizations and private donations.

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:**

**Food and Hygiene Kits:** What Would Jesus Do? (WWJD) in both Roseville and Auburn provides breakfast foods and bag lunches at rotating sites and visits different rural sites weekly. Besides feeding people, the primary aim is outreach and engagement. Volunteer social workers help the guests with gathering the documentation needed to apply for mainstream benefits and assist with making and getting to medical appointments.

**Drop-In Centers with Services:** The Auburn the Welcome Center and the Cirby Clubhouse in Roseville are mainly staffed by mental health clients that provide the homeless a place to use computers to search for jobs, housing, and services, go on outings, etc. The Gathering Inn has a Saturday health clinic, a clothing closet, and laundry facilities. The Gateway Resource Center offers persons not only employment and housing information but a place to be during the day.

**Outreach:** Camp outreach workers go to camps to engage the homeless people and then they offer services as possible.

**Special Events and Outreach:** The Placer County Adult System of Care (ASOC), in conjunction with the Placer County Sheriff's Office, have a street outreach program that is successfully engaging people.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Homeless priorities have been established within the framework of the Homeless Resource Council of the Sierras (HRCS). The need exists for emergency shelter, transitional housing, permanent supportive housing, and rapid rehousing. Most housing options for the homeless are in permanent supportive housing programs; with only temporary openings because of a change in status of a resident. In comparison, except for victims of domestic violence, there are few beds available in emergency shelter situations. Of the 109 emergency beds, 38 are solely for survivors of domestic violence, six (6) are set aside for the Interim Care Program (adults only), and five (5) are for the T3 Foothills Emergency Housing of WellSpace Health, (adults only). The 60 remaining beds are at The Gathering Inn; of these beds an average of 10 beds can be expanded if there are more families or lessened for households without children, this number fluctuates depending on the need.

Motel vouchers are available during certain times of the year; funding is typically expended before the end of the year. Transitional housing programs may not operate at full capacity due to budget constraints. While Roseville Home Start has 93 beds, it provides family housing in converted motel units, one family per unit. Many families are smaller and do not use all the available beds.

**PLACER HOUSING INVENTORY (as of January 2014)**

	<b>Beds for Households with Children</b>	<b>Beds in Households without Children</b>	<b>Total Beds</b>	<b>Percentages of Family vs. Non-Family</b>	
<b>Emergency</b>	36	73	<b>109</b>	33.0%	Family <b>Without children</b>
<b>Transitional</b>	151	27	<b>178</b>	84.8%	Family <b>Without children</b>
<b>Permanent Supportive Housing</b>	50	140	<b>190</b>	26.3%	Family <b>Without Children</b>
<b>Rapid Rehousing</b>	6	0	<b>6</b>	100.0%	Family
<b>TOTALS</b>	<b>243</b>	<b>240</b>	<b>483</b>	50.3%	Family <b>Without Children</b>
				<b>49.7%</b>	<b>Children</b>

Emergency shelter is identified as a high priority while Transitional housing with supportive housing is identified as a medium priority. The need for emergency shelter, mental health services substance treatment, and emergency food and clothing exists, especially for some sub-populations, such as those with severe mental illness or chronically homeless (who have had supportive services discontinued). Emergency shelter may be used as engagement housing in order to build trust until such time as the client is ready to move to a permanent supportive housing situation.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

**Outreach:** Family Resource Centers (FRCs) are located close to where people need services, are welcoming, have bilingual staff, and provide numerous services to low-income families, including the homeless. The CoC works with the Food Closet Collaborative to make sure that all Food Closets are informed about services. Given our geography, there are some families who live off the grid in the forests or along the rivers; as a result, outreach is typically provided through the Food Closets. The CoC will continue to work closely with the school Homeless Liaisons. The Placer Homeless Network hosted this year’s annual Health, Education, and Resource Fair which was open to the entire community.

**ESG Funding:** The providers are applying for and have received Rapid Rehousing and Homeless Prevention funds to assist homeless families and individuals.

**Housing:** In planning the housing needs of these populations the CoC considers the housing needs for both families and individuals. The scattered site housing programs serve both populations. Forty percent of emergency beds, 60% of transitional housing beds, and 30% of permanent supportive housing are families.

**Coordinated Services:** Domestic violence, substance abuse, mental illness, and disability can all cause family homelessness. All of the communities have collaborative efforts to provide coordinated services; the new designation of chronic family homelessness is very helpful.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

California Assembly Bill 2745 (AB 2745) prohibits hospitals from causing the transfer of homeless Patients from one county to another without prior notification to, and authorization from, the receiving county; however, it does not address discharge policy within a county. As a result of AB2745 the CoC has also developed a discharge policy.

**Hospitals:** Sutter and Kaiser Health Systems fund an Interim Care Program for homeless people being discharged from the Auburn or Roseville hospitals. Homeless people can recuperate in the Interim Care Project house. Case management is provided so that permanent housing can be obtained by the time the person is medically able to leave. Wellspring Health and Sutter Medical provide the T3 (Triage, Transport, Treat) program to provide wrap-around community services addressing the needs of frequent users of emergency rooms. The T3 program has developed an assertive housing program and can also provide up to two months of emergency housing.

**Mental Health:** The Placer County Adult System of Care (ASOC) serves persons diagnosed with chronic and persistent mental illness who are functionally impaired due to this mental illness. The continuum of care goes from extremely restrictive and intensive services at locked facilities and hospitals to independent living in the community. Additional care and support are provided at transition times, especially during discharge from any facility.

ASOC has a bi-weekly Community Integration Meeting where placement decisions are made regarding members moving from local mental health hospitals, locked psychiatric units, state hospitals, and jails. Turning Point staff and/or ASOC staff interviews persons prior to discharge from residential institutions and steps are taken to ensure the person will have the means to support their housing upon discharge. A Forensics Supervisor works with people in Napa State Hospital to coordinate the release of mentally disordered offenders and those in the conditional release program. Planning is started several months in advance.

**Foster Youth:** The Placer County Health and Human Services – Children’s System of Care, and the Placer County Office of Education are the primary agencies responsible for foster youth services. They are active members of the CoC and have taken the lead in developing, implementing, and improving the discharge planning for foster youth.

Efforts have included: creating Special Multi Agency Resource Teams to develop both system advocacy and address the needs of individual youth; providing Foster Youth Services to ensure youth have the education and skills to obtain further education and employment; providing Independent Living Skills Programs; obtaining Transitional Housing Placement Plus programs to provide transitional housing and integrated services for youth exiting foster care; and creating Transition Age Youth mental health programs to assist those moving from the Children's System of Care to adult services.

The CoC works closely with the schools to identify homeless youth. Every school has a designated foster and Homeless Youth Liaison, who is encouraged to attend CoC meetings. The Placer County Homeless Network meets monthly and consists of educational staff serving homeless youth and families; the CoC Coordinator attends regularly. Homeless children with families can access one of our several family shelters. Transition aged youth are a high priority. Due to the rural nature of our counties, many of the homeless youth that we locate are couch surfing or precariously housed. NEO is a local youth-driven advocacy group that helps to meet the needs of this population (peer to peer).

In Placer County, the California Youth Crisis line directs youth to appropriate resources. The Youth Transition and Independent Living Program works with those youth who are getting ready to age out of the foster care system to find stable housing and supportive services. Social networking is used to share information with these young people. A task group has started meeting at The Salvation Army to address this specific issue.

**Corrections:** California Assembly Bill 109 (AB 109) shifted criminal justice responsibilities from the state prisons and parole board to local county officials and superior courts.

CoC members in each county have participated in the AB 109 planning. They have advocated for funds to provide housing so that inmates do not become homeless upon release. They have also educated the other providers that the homeless services system should not be used to provide housing except for those inmates who were homeless before they were incarcerated. In Placer County, the Probation Department and ASOC work closely to provide treatment and case management for each AB 109 participant. Housing is a critical component of the planning.

ASOC stations a social worker in the jail to identify and assist those with mental illness during incarceration and upon release. A protocol has been developed to reduce inmates discharged into homelessness. The Jail, California Forensic Medical Group, ASOC, Sierra Foothills AIDS Foundation (SFAF), and other providers meet quarterly to improve the protocol. There is someone on call 24/7 to take immediate action when someone is being released from the jail and needs placement in the community; SFAF can provide motel vouchers.



## **Public Housing**

### **Actions taken to address the needs of public housing**

The City does not have public housing; however, the Roseville Housing Authority operates the Housing Choice Voucher (HCV) Section 8 Rental Assistance Program which serves both the cities of Roseville and Rocklin.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable. The Roseville Housing Authority (RHA) received a rating of “High Performer” for the tenth consecutive year.

## **Other Actions**

### **Actions taken to address obstacles to meeting underserved needs.**

Consistent with priority needs identified in the Consolidated Plan, during the 2013 Program Year the City provided funding for the following activities that addressed priority special needs populations:

- The City provided CDBG funds to Seniors First to administer the Handyperson Program. This Program targets low-income seniors and disabled homeowners in need of minor home repairs which provide them with a safer and healthier living environment.
- The City provided CDBG funds to Seniors First to administer the Senior Nutrition Program to assist with providing hot daily meals to low-income, homebound Roseville seniors at no cost. This assistance allowed this population to access services and programs they could not have otherwise afford on their own.
- The City provided CDBG funds to GRID Alternatives to install solar for three (3) low-income homeowners which will help reduce their energy costs. This improvement to their home will allow the homeowners to use the cost savings for other basic necessities.

Other Federal, State and local resources, including funds from charitable organizations and private donations, were made available to service providers to assist special needs populations. Service providers received these funds directly.

### **Actions taken to reduce lead-based paint hazards.**

The City has taken the following actions toward awareness and elimination of lead based paint hazards:

- The City continued to provide information regarding lead based paint hazards to Roseville residents.
- The City includes as part of its inspection process for the Owner-Occupied Housing Rehabilitation, First Time Homebuyer (FTHB) Down Payment Assistance, Exterior Paint, and Housing Choice Voucher Section 8 Rental Assistance Programs inspection of

painted surfaces for the potential presence of lead-based paint. If the inspection conducted identifies that a potential hazard exists, the City requires the rehabilitation contractor or homeowner to follow HUD guidelines for mitigation or removal of the lead-based paint hazard.

- Grants are available for initial inspection, mitigation, and clearance costs for all of these programs through the City's Lead-Based Paint Hazard Reduction Program (LBPHRP). Community Development Block Grant (CDBG) funds are set aside to offer these grants; up to \$1,000 is available for the FTHB, HCV, and Paint programs and up to \$5,000 for the Housing Rehabilitation Program.
- The City also required that rental property owners properly maintain their dwelling units. Deteriorated surfaces containing lead-based paint posing a hazard to occupants is reportable to the Placer County Environmental Health Department and represents a potential County Health Code violation subject to appropriate mitigation by the rental property owner.

The City continues to fund the Lead-Based Paint Hazard Reduction Program to comply with the 1992 Housing and Community Development Act (Title X) in addressing potential lead-based paint hazards.

## **Antipoverty Strategy**

### **Actions taken to reduce the number of poverty-level families.**

During the 2013 Program Year the City took the following actions to reduce the incidence of poverty within the City's jurisdiction:

- The City continued to promote the Family Self Sufficiency Program for Housing Choice Voucher (HCV) participants and actively recruited new households to participate.
- The City assisted households with identifying and accessing various housing, social services and educational/vocational programs.

The City continued its policy of promoting a jobs/housing balance to ensure a variety of jobs with varying levels of skill and training and development of affordable housing to all income groups. According to the Golden Sierra Workforce Investment Board, 68 Roseville citizens were enrolled and trained in a workforce development training program of some kind during the Program Year. Included in this group were individuals from low-income households.

### **Actions taken to develop institutional structure.**

The majority of the City's programs are offered on a city-wide basis.

With regard to the distribution of affordable housing, it has been the goal of the City's 10% affordable housing program to distribute new, affordable housing throughout the City by requiring that each specific plan provide 10% of their total housing units as affordable to low and middle-income households.

The City has continued to rely on the Housing Division to administer its housing programs and implement housing policies. The Housing Division administers rental assistance, first time homebuyer programs, housing rehabilitation, and new construction projects. The Housing Division also provides information and referral to residents, including referrals to homeless assistance, legal services, etc.

The programs administered by the Housing Division are funded through a variety of public and private sources, including Federal, State, City and private developer funding.

The City continues to work toward a regional approach to serving the needs of residents through the Continuum of Care on a county-wide basis.

### **Actions taken to enhance coordination between public and private housing and social service agencies.**

The Housing Division acts as a liaison between other public and private agencies to maximize service to Roseville residents and prevent duplication of services.

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice.**

In June 2012 the City completed the Analysis of Impediments (AI) to Fair Housing. The AI identifies the following impediments to Fair Housing Choice:

#### **A. Impediments Found**

The jurisdiction's AI identified the following impediments to fair housing choice:

1. Education of consumers and providers of housing regarding fair housing rights;
2. Tracking Fair Housing Complaints;
3. Low reporting of housing discrimination complaints (state and federal) may indicate a lack of education to consumers regarding fair housing rights and complaint process.

#### **B. Actions to Address Impediments**

As a result of the identification of impediments to fair housing choice, the City's Housing Division proposes the following actions to remediate these impediments:

1. Investigate on-line Insurance Practice Data by zip code published by the Insurance Commissioner of the State of California on an annual basis when such reports are available;
2. Investigate Home Mortgage Disclosure Act (HMDA) lending data, if available, to identify subprime predatory lending practices targeted to low-income households in the City.
3. Incorporate a continuous training program for Housing Division staff for data tracking of fair housing complaints made in person or on the phone.
4. Promote opportunities for Housing Division and Housing Authority staff to attend trainings which address Fair Housing, 504 Accessibility, and Federal and State Fair Housing laws/regulations.

5. Encourage and facilitate Fair Housing Workshops by coordinating with entities such as Legal Services of Northern California, along with providing meeting space in City owned facilities.
6. Coordinate with Legal Services of Northern California (LSNC) the development of a “Tester Program” whereby LSNC provides testers for multi-family housing developments to monitor management’s rental practices. During the next 5 year period, LSNC will work with the City of Roseville to apply for grant opportunities to fund these testers, possibly using locally controlled funding such as CDBG or the City’s annual Citizens Benefit Fund (CBF) grant.
7. Develop a strategy to review tenant selection and occupancy standards/policies of both apartment communities regulated under affordable housing agreements and market rate multi-family housing. This review will be developed in order to determine if apartment communities may be using discriminatory practices, such as a “local preference and restrictive occupancy standards” in order to limit opportunities for minorities or families with children to occupy rental housing.
8. Continue to assess the four step analysis for Limited English Proficiency (LEP) individuals and groups to reduce any language barriers they may encounter that would preclude them from accessing important government services.

During the 2013 Program Year the City has taken the following actions to further fair housing:

Housing Staff has reviewed the Insurance Practice Data (Commissioner’s Report on Underserved Communities) prepared by the Insurance Commissioner of the State of California. According to the report, a community is deemed to be “underserved” by the insurance industry if the Commissioner finds that (i) the proportion of uninsured motorists is ten percentage points above the statewide average; (ii) the per capita income of the community is below the 50<sup>th</sup> percentile for California; and (iii) the community is predominantly minority. The City of Roseville was not identified in the report as being an “underserved” community.

Housing staff continues to update the briefing packets to include the most up to date information regarding current obstacles for First Time Home Buyers. Staff added a case study to the briefing packet to inform buyers of the importance of and their right to a home inspection. Due to the increase of home prices and the decrease in the income limits, buyers are making purchase offers on homes that are not always move-in ready. Staff has included a flyer in the briefing packet for a new financial source for energy efficient upgrades to help homes comply with HQS and code standards.

The City displayed its Fair Housing Banner in a prominent location within the Housing Division Offices during Fair Housing Month in April, as well as at functions throughout the year where the City is represented. The banner reads, “Fair Housing is Everyone’s Right” in both English and Spanish and also includes the Equal Housing Opportunity logo.

Fair Housing pamphlets and literature were made available to the public upon request. Housing Division Supervisory staff continued to work with other staff members to further their knowledge of fair housing laws and issues, including making pamphlets and news articles available to staff.

Housing Division staff continues to record all housing complaints, including those regarding discrimination. In the case of alleged discrimination, those residents are provided with

information regarding fair housing law, a HUD discrimination complaint form, and referrals to legal services and appropriate agencies.

## **Monitoring**

During the period covering this annual performance report, City Housing Division and Housing Authority staff undertook the following program monitoring:

### ***Community Development Block Grant***

From October through December 2013 staff conducted monitoring of our CDBG sub-recipients to ensure program compliance (income qualified households, eligible use of program funds).

Staff found all sub-recipients monitored to be in compliance with their respective agreements and program requirements.

### ***Housing Authority***

As mandated by HUD, Roseville Housing Authority senior staff reviews the required number of tenant files to determine compliance with the Housing Choice Voucher Management Assessment Program (SEMAP). For the tenth consecutive year, the Roseville Housing Authority received a rating of “High Performer”.

(Note: All programs cited above are also subject to the Single Audit act and were reviewed by Maze & Associates.)

### **Affordable Housing Agreements**

City staff conducted the annual monitoring of 24 apartment complexes which have regulatory agreements (Affordable Rental Housing Agreement, Owner Participation Agreement, et. al.) during the 2013 Program Year. Although some concerns came from the monitoring, the owners/management of all 24 complexes were either in full compliance with their agreements or they responded positively to City staff’s suggested corrective measures. Overall, they were found to be in compliance and demonstrating good faith efforts with the terms and conditions of their regulatory agreements, as required by the City.

In addition, City staff conducted the annual monitoring of 23 subdivisions that are a part of the City of Roseville Affordable Housing Purchase Program and governed by an Affordable Purchase Housing Agreement (APHA). Individual homeowner files are monitored for continued owner occupancy, as well as the payment of property taxes and insurance. In addition, the subdivisions are monitored for compliance with the terms of the APHA. All subdivisions were found to be in compliance.

### **Citizen Participation Plan**

The draft 2013 CAPER was made available for public review and comment during a 15 day period, August 15, 2014 through September 3, 2014.

The Roseville City Council reviews, conducts the public hearing, and approves the CAPER prior to submission to the Department of Housing and Urban Development. On August 15, 2014 the

City published a public notice in the local Hispanic newspaper, El Hispano, on August 13, 2014 the public notice was published in the City's local newspaper, The Roseville Press Tribune, and it was also posted on the City's website advertising the availability of the 2013 CAPER and requesting public comments.

In addition, the City notified public service agencies directly via email to local non-profit collaborations regarding the availability of the 2013 CAPER. A public hearing was held before the City Council on September 3, 2014 to review the City's progress in meeting its Housing and Community Development needs. The public hearing also provided additional opportunity for the public to comment on the 2013 CAPER.

Comments received as a result of the public notice and public hearings are as follows:

**RESERVED FOR PUBLIC COMMENTS**

### **Brownfields Economic Development Initiative (BEDI) Grants**

The City did not receive any BEDI grants for the 2013 Program Year.

### **EMERGENCY SOLUTIONS GRANTS (ESG) Program**

The City is not a recipient of ESG funding.