

4.2 POPULATION AND HOUSING

4.2.1 INTRODUCTION

This section describes the anticipated changes in population and housing, including the jobs-to-housing balance and affordable housing supply, resulting from development of the Amoruso Ranch Specific Plan (ARSP or Proposed Project). Impacts associated with growth inducement are also discussed in **Section 5.0, CEQA Considerations**.

Sources of information that describe existing conditions and used for the analysis are identified in the text. The primary sources reviewed during preparation of this section are:

- Sacramento Area Council of Governments Regional Housing Needs Plan 2013-2021, Adopted September 20, 2012 (SACOG, 2012b)
- City of Roseville General Plan Housing Element, June 2015 (City of Roseville, 2015a).
- California Department of Housing and Community Development; State Income Limits 2014 (HCD, 2014)
- City of Roseville Quarterly Development Activity Report, Second Quarter 2013 (City of Roseville, 2013a)
- *Draft ARSP*, February 2016
- *Creekview Specific Plan Final Environmental Impact Report*, April 2011 (City of Roseville, 2011a)

The documents listed above are available for review during normal business hours (Monday through Friday, 8 a.m. to 5 p.m.) at:

City of Roseville Permit Center
311 Vernon Street
Roseville, CA 95678

No comments related to population and housing were received in response to the Notice of Preparation (NOP; **Appendix C**). Refer to **Appendix C** of this Environmental Impact Report (EIR) to view the comments received on the Proposed Project in response to the NOP.

4.2.2 ENVIRONMENTAL SETTING

Regional Population

The Sacramento Metropolitan Statistical Area (MSA) includes the counties of Placer, Sacramento, Yolo, and El Dorado. This region, in addition to contiguous counties of Sutter and Yuba, collectively constitute the Sacramento Area Council of Governments (SACOG), which has been one of the fastest growing areas of the state for most of the decade. While the current trend in population growth has slowed, the long-term forecast for the region is that it will continue to grow. As shown in **Table 4.2-1**, the population of Placer County (County) was 366,115 people in 2014 (CDF, 2014a).

TABLE 4.2-1
PLACER COUNTY POPULATION AND GROWTH RATES

Jurisdiction	January 1, 2013	January 1, 2014	Growth Rate (%)
Auburn	13,570	13,804	1.7
Colfax	1,988	1,998	0.5
Lincoln	44,231	42,206	2.2
Loomis	6,554	6,608	0.8
Rocklin	59,029	56,672	1.1
Roseville	124,673	126,956	1.8
Unincorporated Placer County	110,757	111,871	1.0
Placer County Total	360,802	366,115	1.5

Source: CDF, 2014a.

City of Roseville Population

From 2010 to 2014 the City of Roseville's (City) population increased from 118,788 to 126,956 (CDF, 2014b), an addition of 8,168 persons or a 6.9 percent increase.

Employment

Regional Employment

Like most areas of the country, the Sacramento Region (Placer, Sacramento, El Dorado, Sutter, Yolo, and Yuba counties) saw a decline in employment opportunities between 2008 and 2011. However, job growth has been seen in almost all industry sectors since 2011. Despite the economic downturn, overall job growth in the Sacramento Region was seen in agricultural industries, educational and health services, professional and business services, and leisure and hospitality between 2002 and 2012 (Placer County, 2014b).

Placer County's economy is continuing to evolve from its historical dependence on the railroad, lumber and wood products industry, and agriculture. In 2012, less than one percent of the employment industry remained in agriculture in Placer County. The County is specialized in six sectors (Construction; Financial Activities; Leisure & Hospitality; Educational & Health Services; Trade, Transportation, & Utilities; and Other Services) and has continued to encourage start-ups and relocations of businesses within these and other sectors (Placer County, 2014b). As of December 2014, Placer County had a labor force of approximately 178,700, with approximately 169,300 employed resulting in an unemployment rate of 5.2 percent (California EDD LMID, 2014).

City of Roseville Employment

In 2010 the City of Roseville had approximately 64,284 jobs (City of Roseville, 2015c). As of October 2014, the largest employers included Kaiser Permanente, Hewlett-Packard, Sutter Roseville Medical Center, Roseville Joint Union High School District, Union Pacific Railroad Company, Adventist Health Systems West, Roseville City School District, City of Roseville, Wal-Mart Superstore, and LB Construction, Inc. These employers provide a total of 13,462 jobs (City of Roseville, 2014a). As of

December 2014, the City of Roseville had a labor force of approximately 56,200, with approximately 53,200 employed, resulting in an unemployment rate of 5.2 percent.

The City of Roseville currently projects having approximately 121,400 jobs by 2015 and 142,100 jobs by 2035.

Housing Supply

Regional Housing

The Regional Housing Needs Allocation (RHNA) establishes the total number of housing units that each city and county within SACOG must plan for within an eight-year planning period. Based on the adopted RHNA, each city and county must update the housing element of its general plan to demonstrate how the jurisdiction will meet the expected growth in housing need over this period of time. The current Regional Housing Needs Plan (RHNP), which covers the planning period from January 2, 2013 to October 31, 2021, determined that the total regional housing need in the SACOG area for this planning period is 104,970 housing units based on the SACOG region's projected housing needs over the planning period.

According to the 2009-2013 American Community Survey 5-year Estimates, Placer County has approximately 153,866 housing units, of which approximately 77 percent were single family residences (US Census Bureau, 2015a). The total number of housing units in this survey represents a less than one percent increase over the 152,648 units available in the Placer County in 2010 (US Census Bureau, 2015b). SACOG allocated 5,031 new housing units to unincorporated Placer County for the 2013 to 2021 planning period. Of the 5,031 housing units, 3,258 units are to be affordable to moderate-income households and below, including 1,365 very low-income units, 957 low-income units, and 936 moderate-income units (SACOG, 2012b).

City of Roseville

According to the 2009-2013 American Community Survey 5-year Estimates, City of Roseville has approximately 48,191 housing units, of which approximately 72 percent were single family residences (US Census Bureau, 2015c). The total number of housing units represents 1.3 percent increase over the 47,757 units available in the City in 2010 (US Census Bureau, 2015d).

The General Plan anticipates a total of 73,392 dwelling units at buildout¹. As of 2012, 19,702 dwelling units associated with the City buildout were undeveloped². The majority of these units are located in the West Roseville, Sierra Vista, and Creekview planning areas. Approximately 40 percent of the undeveloped residential units in the City are planned to be low density residential homes, as shown in **Table 4.2-2** below. The rest of the undeveloped units are medium density and high density residential. The City anticipates that its General Plan allocation of residential land will be exhausted somewhere between the years 2020 and 2030 (City of Roseville, 2015a).

¹ See Table II-4 of the Roseville General Plan Land Use Element which was last updated December 10, 2014.

² See Tables X-25 through X-27 of the Roseville General Plan Housing Element.

TABLE 4.2-2
SUMMARY OF ROSEVILLE UNDEVELOPED HOUSING UNITS 2012

Residential Land Use	Undeveloped Units
Low Density Residential	7,793
Medium Density Residential	5,288
High Density Residential	6,213
Mixed Use Community Commercial	408
Total	19,702
Source: Table X-26 of the Roseville General Plan Housing Element.	

Housing Affordability

Housing affordability refers to the relationship between total household income and total household expenditures for housing costs. This relationship is typically expressed as the percentage of total household income allocated to housing expenditures. The City assumes that very low and low income households should not spend more than 30 percent of their gross monthly income on housing costs, including payment of utilities, for rental housing. For middle income households, 35 percent of monthly gross income is used to determine housing cost affordability. Purchase housing costs include payment of principal, interest, taxes, insurance and any homeowner's association dues.

Table 4.2-3 shows the County's income categories as defined by the California Department of Housing & Community Development (HCD), which publishes this information annually. California's 2014 income limits were updated based on: (1) federal income limit changes published December 18, 2013 by the U.S. Department of Housing and Urban Development (HUD) for its Section 8 Housing Choice Voucher Program income limits and (2) adjustments the Department made based on particular State statutory provisions and the Department's Hold Harmless (HH) Policy implemented in 2013. For the County, the area median income (AMI) for a family of four in 2014 was \$76,100.

TABLE 4.2-3
2014 MEDIAN HOUSEHOLD INCOME BY FAMILY SIZE FOR PLACER COUNTY

Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low ¹	16,000	18,300	20,600	22,850	24,700	26,550	28,350	30,200
Very Low Income ²	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250
Low Income ³	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400
Median Income	53,250	60,900	68,500	76,100	82,200	88,300	94,350	100,450
Moderate Income ⁴	63,900	73,050	82,150	91,300	98,600	105,900	113,200	120,500
1 - Extremely low Income is defined as up to 30 percent of the AMI at base household size (4 people per household) 2 - Very Low Income is defined as between 30 and 50 percent of AMI at base household size 3 - Low Income is defined as between 50 and 80 percent of AMI at base household size 4 - Moderate Income is defined as between 80 and 120 percent of AMI at base household size Source: HCD, 2014.								

As described above, in order to address the need for affordable housing, a RHNP was developed by SACOG. The City is required to allocate appropriately zoned land to accommodate 8,478 housing units for the current period of 2013-2021. **Table 4.2-4** indicates the division of the housing unit allocation by income group to the City. The City's "fair share" allocation of housing units requires the City to provide appropriate zoning for a total of 8,478 housing units from 2013-2021.

TABLE 4.2-4
ADJUSTED REGIONAL HOUSING NEEDS ALLOCATION FOR THE CITY OF ROSEVILLE 2013-2021

Income Category	Percentage	Number of Dwelling Units
Very Low	26.8	2,268 ¹
Low	18.8	1,590 ¹
Moderate	18.6	1,577
Above Moderate	35.9	3,043
Total	100.1	8,478
1 - Required to be met by providing High Density Residential (HDR) zoning designations per the Regional Housing Need Allocation Plan Source: SACOG, 2012b.		

The Housing Element of the City General Plan has established goals and policies designed to encourage the construction of affordable housing. These include working with the development and business communities to provide affordable rental and purchase opportunities, requiring 10 percent of new housing units to be affordable, and continuing to participate in State and federal programs. Despite the City's efforts to provide affordable opportunities, there are significant challenges in meeting the Regional Housing Needs targets. The City's 10 percent Affordable Housing Goal for new units is anticipated to be an achievable goal, but it is recognized that it may not result in construction of all of the units contemplated by the SACOG Regional Housing Need Allocation assigned to the City. Although a higher goal could be considered by the City, it has been preferable to set a realistic goal, based on the fiscal realities of affordable housing development, rather than one that cannot be achieved. The City has had great success in implementing its affordable housing goals and providing affordable units since the 10 percent Affordable Housing Goal was established in 1988. It should also be noted that the high density housing unit allocations cited in **Table 4.2-2** do not require those units to be affordable; rather, the law requires only that appropriate zoning be available in the City to provide the opportunity to provide affordable housing through higher density zoning. In other words, the "fair share" allocation, as a legal matter, relate to land, and not actual construction. Similarly, the law requires only that sufficient land be planned and zoned to accommodate certain numbers of housing units for various income categories, and does not require local governments to ensure that all contemplated residential units actually get constructed.

Job/Housing Balance

The job/housing balance refers to the location of residences in relation to the location of employment generating uses. A well-balanced ratio of jobs and housing is assumed to reduce the number of vehicle trips resulting from commuting, because employment opportunities and commercial services are near residential areas. This potential reduction in vehicle trips improves air quality, reduces greenhouse gas generation, and provides options for walking/biking to work.

The City's General Plan has established its support for a jobs/housing balance through General Plan Policy JD & ED-1 which states:

Strive for a land use mix and pattern of development that provides linkages between jobs and employment uses, will provide a reasonable jobs/housing balance, and maintain the fiscal viability of the City.

As described above, as of 2010, there were 47,757 dwelling units in the City (US Census Bureau, 2015d). Approximately 58,264 workers could be housed within the City, assuming a worker per household ratio of 1.22 (US Census Bureau, 2015e). In 2010 the City of Roseville had approximately 64,284 jobs (City of Roseville, 2015c). Therefore, there was a ratio of 1.34 jobs per housing unit in 2010.

The General Plan anticipates a total of 73,392 dwelling units at buildout³. Assuming 1.22 workers per household (US Census Bureau, 2015e), the City would accommodate approximately 89,538 employed residents. Citywide, there are projected to be approximately 142,100 jobs in 2035. Therefore, there will be a ratio of at least 1.94 jobs per housing unit at buildout of the General Plan.

4.2.3 REGULATORY SETTING

Federal

There are no federal regulations that would apply to the ARSP.

State

An RHNP is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for the Sacramento region is developed by SACOG, and allocates to cities and counties their "fair share" of the region's projected housing needs based on household income groupings over the planning period for each specific jurisdiction's housing element.

The California State Legislature has declared its intention to support enabling California workers the opportunity to live close to their job site (Government Code Section 65890.1h).

The California Environmental Quality Act (CEQA) sets forth special rules on the subject of "growth-inducing" effects. Specifically, a Draft EIR must discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment (Public Resources Code, § 21100, subd. [b][5]; CEQA Guidelines, §§ 15126, subd. [d], 15126.2, subd. [d]). The analysis must discuss those project characteristics that may encourage and facilitate activities that, either individually or cumulatively, will affect the environment. Population increases, for example, may impose new burdens on existing community service facilities. Similarly, the expansion of a waste water treatment plant might induce new development in an area, thereby triggering related growth-associated impacts. The lead agency must not assume that growth in

³ See Table II-4 of the Roseville General Plan Land Use Element which was last updated December 10, 2014.

any area is necessarily beneficial, detrimental, or of little significance to the environment (CEQA Guidelines, § 15126.2, subd. [d].).

City of Roseville

The City of Roseville General Plan includes goals and policies for adequate housing stock and employment opportunities. Policy 3 of the Adopted Housing Element's Affordable Housing Goals and Policies requires a 10 percent Affordable Housing Goal be applied to all residential properties planned for four or more units.

4.2.4 IMPACTS

Method of Analysis

This section addresses the population and housing impacts of the Proposed Project as determined by consistency with the City's goals and policies. Impacts associated with growth inducement are also discussed in **Section 5.0, CEQA Considerations**.

Population

The increased population in Roseville resulting from the proposed development of the ARSP project site is estimated by multiplying the total number of proposed residential units by the average number of residents per dwelling unit in Roseville which is estimated to be 2.61 persons per household for conventional (not age-restricted) housing developments. The 2,827 new residential units proposed as part of the ARSP would generate an estimated population of 7,379 residents.

Employment

The additional jobs that could result from the development of the ARSP are calculated based upon the types of commercial development proposed and the estimated amount of floor area of each commercial development. The ARSP would add approximately 476,000 square feet of commercial retail and office uses, which would generate approximately 1,115 jobs.

Housing

As stated above, the ARSP would add approximately 2,827 residential units to the City's residential housing stock. The analysis below discusses the affordability of the City's housing supply and the affordable housing that would be provided as part of the ARSP development.

Thresholds of Significance

The following thresholds of significance have been used to determine whether implementing the Proposed Project would result in a significant population and housing impact. These thresholds of significance are based on Appendix G of the State CEQA Guidelines and professional judgment. For purposes of this EIR, a significant impact would occur if implementation of the Proposed Project would do any of the following:

- Induce substantial population growth in an area, either directly (for example by proposed new homes and businesses) or indirectly (for example through the extension of roads or other infrastructure);
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere; or
- Result in employment or housing conditions inconsistent with the City’s affordable housing goals, policies, or objectives in the General Plan to the extent that any such inconsistency will foreseeably result in adverse changes in the physical environment.

Although CEQA is concerned with significant physical effects on the environment related to population and housing, in preparing this EIR, the City has included (for purposes of full disclosure) a discussion of how well the Proposed Project would satisfy General Plan affordable housing policies, even though noncompliance is not considered a physical environmental effect.

Impacts

IMPACT 4.2-1	CONFLICT WITH GENERAL PLAN POLICY REGARDING THE CITY’S JOBS/HOUSING BALANCE
Applicable Policies and Regulations	City of Roseville General Plan, Adopted Housing Element General Plan Policy JD & ED-1
Significance with Policies and Regulations	Less than Significant
Mitigation Measures	None Required
Significance After Mitigation	Less than Significant

As described above, assuming 1.22 workers per household (US Census Bureau, 2015e) and 73,392 dwelling units at buildout of the General Plan, the City would accommodate approximately 89,538 employed residents at buildout of the General Plan. Citywide, there are projected to be approximately 142,100 jobs in 2035. Therefore, there will be a ratio of at least 1.94 jobs per housing unit at buildout of the General Plan.

Assuming 1.22 workers per household (US Census Bureau, 2015e), the 2,827 housing units that would be developed within the ARSP could accommodate approximately 3,448 additional workers. Approximately 1,115 jobs would be generated by the proposed commercial and office uses within the site.

When ARSP is combined with the City’s anticipated number of dwelling units at buildout 73,392 dwelling units⁴, the total number of dwelling units would be 76,219 which would accommodate approximately 92,987 employed residents. Citywide, including build-out of the ARSP, there would be approximately 143,215 jobs in 2035⁵. Therefore, with the development of ARSP there will be a ratio of 1.87 jobs per housing unit in 2035. Although there would still be more jobs than housing units needed to accommodate

⁴ See Table II-4 of the Roseville General Plan Land Use Element which was last updated December 10, 2014.

⁵ 2035 jobs projection (142,100), plus 1,115 jobs projected to be created in the ARSP area

the City workforce within the city limits, the jobs to housing ratio would be slightly more balanced as a result of the housing options generated by the ARSP. As a result, over time the increase in housing within the project site will help the City to achieve the environmental benefits associated with an improved jobs/housing ratio (such as reduced commuter mileage). This impact is therefore considered **less than significant**.

IMPACT 4.2-2	PROVISION OF AFFORDABLE HOUSING
Applicable Policies and Regulations	City of Roseville General Plan; Affordable Housing Policy 1
Significance with Policies and Regulations	Less than Significant
Mitigation Measures	None Required
Significance After Mitigation	Less than Significant

Although CEQA case law has held that a project’s tendency to increase the demand for affordable housing is not an environmental effect, but rather is an economic or social effect outside the purview of CEQA (see *San Franciscans for Reasonable Growth v. City and County of San Francisco* [1988] 209 Cal.App.3d 1502, 1521-1522, fn. 13), this discussion is nevertheless included herein in order to provide the public and City decision-makers with information relevant to consideration of the Proposed Project.

Policy 3 of the Adopted Housing Element’s Affordable Housing Goals and Policies requires 10 percent of all new housing built to be affordable. As shown in **Table 4.2-5**, the ARSP would add 2,827 dwelling units to the City’s housing stock, of which 283 (10 percent) would be affordable units.

TABLE 4.2-5
AFFORDABLE UNITS PROPOSED IN THE ARSP

Income Category	Units Required to Meet Goal	Percentage of Affordable Housing Units
Very-low Income (Rental)	170	60
Low-Income (Rental)	113	40
Total Affordable Housing	283	100
Source: ARSP Specific Plan, February 2016; Appendix A .		

As discussed in the **Section 4.2.2** and **Table 4.2-4**, the RHNA requires that the City provide planned and zoned land sufficient to accommodate 8,478 housing units during the current RHNA planning period (2013-2021). This allocation exceeds the number of housing units planned in the ARSP. Further, the RHNA requires the zoning for 3,858 high density residential units⁶, which exceeds the number of high density residential units planned in the ARSP. As discussed in **Impact 4.2-5**, the City will meet its RHNA obligation through adequate sites City-wide, not concentrated in one area.

⁶ Combined allocations for very low- and low-income categories. See **Table 4.2-4**.

Notably, nothing in the law requires a different approach, as compliance with “fair share” requirements is judged on a jurisdiction-wide basis. The City is required to show that there are adequate sites planned and zoned or otherwise provided for to accommodate its regional housing need as established by SACOG. While it would not accommodate 100 percent of the City’s RHNA obligation, the ARSP would substantially increase the City’s ability to identify sites to meet its obligation for high density residential zoning which could accommodate lower income households. Hence the ARSP helps rather than hinders the City in its efforts to meet its “fair share” obligations.

The ARSP would add 2,827 new units. The ARSP would comply with the General Plan Housing Element by designating 10 percent of the total ARSP housing stock for participation in the affordable housing program defined in this section and outlined in the Proposed Project’s Development Agreements.

All affordable housing units would be met through rentals. As shown in **Table 4.2-6** below, approximately 170 units (60 percent) would be made available for low-income rentals, and 113 units (40 percent) would be available as very low income rentals. Affordable units would be located in two areas; as shown on **Figure 4.2-1** (Affordable Housing Locations).

TABLE 4.2-6
AFFORDABLE HOUSING UNITS BY PARCEL

Parcel	Land Use	Total Units in Parcel	Total Affordable Allocation	Very Low Income Rental	Low Income Rental
AR-19	HDR	230	170	68	102
AR-44	HDR	150	113	45	68
Total			283	113	170
Source: ARSP Specific Plan, September 2015					

The total number of affordable units would be 283 which is 10 percent of the total number of proposed residential dwelling units. Because the number of affordable housing units would be 10 percent, the project is consistent with the City policy and consistent with General Plan goals related to the provision of housing opportunities, including affordable housing. Therefore, the impact would be **less than significant**.

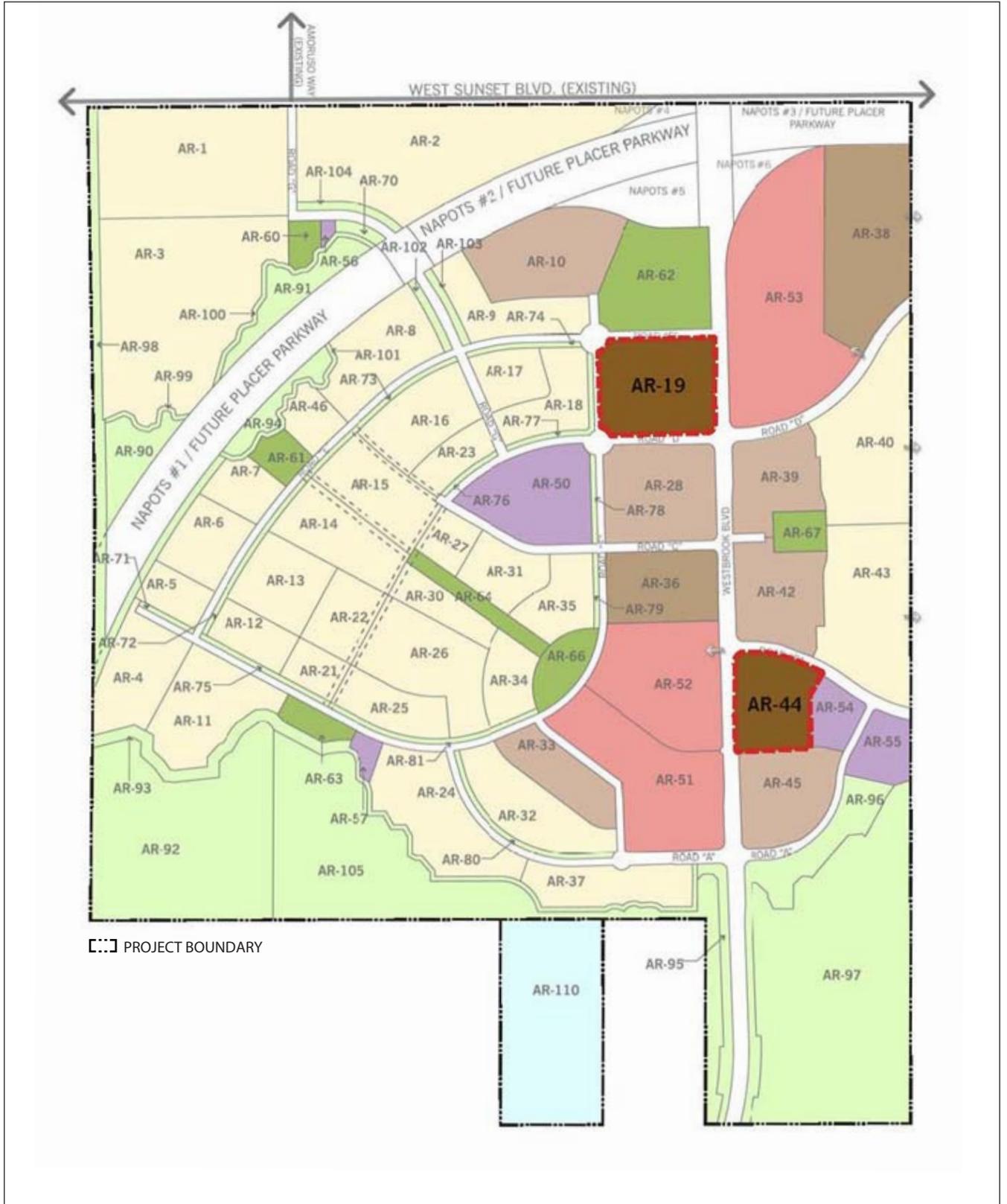


Figure 4.2-1
Affordable Housing Locations

IMPACT 4.2-3	DISPLACEMENT OF EXISTING HOUSING OR PEOPLE
Applicable Policies and Regulations	None
Significance with Policies and Regulations	Less than Significant
Mitigation Measures	None Required
Significance After Mitigation	Less than Significant

There is one existing residence associated with the project site, which would be displaced by the implementation of the proposed ARSP. The ARSP would result in the development of 2,827 new residential units within the project site, 10 percent of which will be affordable. Therefore, this impact would be considered **less than significant**.

IMPACT 4.2-4	INDUCEMENT OF SUBSTANTIAL POPULATION GROWTH
Applicable Policies and Regulations	None
Significance with Policies and Regulations	Significant
Mitigation Measures	None Available
Significance After Mitigation	Significant and Unavoidable

The Proposed Project involves the development of 2,827 residential units in the project site. This new housing could accommodate approximately 7,379 additional residents. This represents an approximately six percent increase in the City's current population. The General Plan anticipates a total of 73,392 dwelling units at buildout⁷. With the implementation of the ARSP, the total number of units in the City would be increased by 2,827 and would require a General Plan amendment; which is part of the Proposed Project. The commercial and business professional uses proposed in the ARSP would generate approximately 1,115 additional jobs. While most of these jobs would be held by City residents, it would be anticipated that some workers would also live outside of the City.

As discussed earlier, under CEQA, a lead agency should not assume that growth in an area is necessarily beneficial, detrimental, or of little significance to the environment (CEQA Guidelines, § 15126.2, subd. [d]). As a result, the prospect of growth, by itself, does not create an adverse effect on the environment. Instead, growth may result in physical impacts to various kinds of natural or environmental resources, such as air, water, or land. As described in the other issue area sections of this EIR, the ARSP will result in a number of significant adverse environmental impacts. As a result, population growth resulting from the ARSP is considered **significant**. While many impacts can be reduced to a less-than-

⁷ See Table II-4 of the Roseville General Plan Land Use Element which was last updated December 10, 2014.

significant level through the implementation of mitigation measures recommended in this EIR, a number of environmental impacts are unavoidable. For these reasons, the impacts of on-site population growth are **significant and unavoidable**.

IMPACT 4.2-5	CUMULATIVE IMPACT REGARDING POPULATION AND HOUSING
Applicable Policies and Regulations	City of Roseville General Plan, Adopted Housing Element General Plan Policy JD & ED-1 City of Roseville General Plan; Affordable Housing Policy 1
Significance with Policies and Regulations	Less than Significant
Mitigation Measures	None Required
Significance After Mitigation	Less than Significant

Job/Housing Ratio

The cumulative context for job/housing balance is population and employment growth in the City of Roseville. A City Resolution 83-118 calls for 80 percent of workers residing in the City of Roseville to live within eight miles of employment opportunities and 60 percent of workers to live within six miles of employment opportunities.

As discussed in **Impact 4.2-1**, assuming 1.22 workers per household (US Census Bureau, 2015e), the 2,827 housing units that would be developed within the ARSP could accommodate approximately 3,448 additional workers. Approximately 1,115 jobs would be generated by the proposed commercial and office uses within the site. Construction of the ARSP would provide additional jobs, although only during short-term construction activities. These increases would be in addition to the population and employment generated by other cumulative development in the City. When ARSP is combined with the City’s anticipated number of dwelling units at buildout of the General Plan (73,392 dwelling units⁸), the total number of dwelling units would be 76,219 which would accommodate approximately 92,987 employed residents. Citywide, including build-out of the ARSP, there would be approximately 143,215 jobs in 2035⁹. Because the City is approximately 8.3 miles wide, if there are enough jobs within the City to accommodate 80 percent of the City’s employed population, the City’s cumulative jobs/housing standard would be satisfied. With 143,215 total jobs and 92,987 employees in the City of Roseville by 2035, assuming development of the project site, 100 percent of employees residing in the City of Roseville could be within eight miles of a job, and more than 60 percent within six miles of a job. There are also planned employment centers outside of the City, such as the Sunset Industrial Area east of the ARSP, but within eight miles of the project site.

⁸ See Table II-4 of the Roseville General Plan Land Use Element which was last updated December 10, 2014.

⁹ 2035 jobs projection (142,100), plus 1,115 jobs projected to be created in the ARSP area

The job/housing ratio for the City would change from 1.94 without the ARSP to 1.87 with the ARSP, which would not be a substantial change. Over time, the job/housing balance would depend on the type of developments approved and the timing of residential versus nonresidential development. For example, the proposed Placer Vineyards project provides for both residential and employment-generating uses, including office and industrial. Short-term imbalances could occur, particularly if commercial and industrial uses do not develop as quickly as residential uses, which may be likely. Because 80 percent of employed City residents are projected to live within eight miles of a job and 60 percent within six miles of a job, the ARSP’s contribution would not be cumulatively considerable and impacts on the jobs/housing balance would be considered **less than significant**.

Affordable Housing

As discussed in the **Section 4.2.2** and **Table 4.2-4**, the RHNA requires that the City provide planned and zoned land sufficient to accommodate 8,478 housing units during the current RHNA planning period (2013-2021). As shown in **Table 4.2-7**, the City has ample capacity to accommodate the units required under RHNA. Additionally, the Proposed Project would develop 2,827 dwelling units, including 283 affordable units, which further enables the City to reach its requirement. The Proposed Project’s cumulative contribution regarding affordable housing is considered **less than significant**.

TABLE 4.2-7
COMPARISON OF REGIONAL HOUSING NEED AND RESIDENTIAL SITES

Income Category	Regional Housing Needs Allocation	Existing Housing Unit Capacity (Undeveloped Units)	Underutilized Sites (Riverside Gateway and Downtown Specific Plans)	Housing Unit Surplus
Very Low	2,268	3,460	625	227
Low	1,590			
Moderate	1,577	4,562	60	3,045
Above Moderate	3,043	11,680	0	8,637
Total	8,478	19,702	685	11,909
1 - Capacity based on sites with a density of 21–30+ du/acre 2 - Capacity based on sites with a density of 10–20 du/acre 3 - Capacity based on sites with a density of less than 10 du/acre 4 - This number is derived from the current vacant existing housing unit capacity minus the regional housing need number for the planning period. The result is a surplus of housing units with land use/zoned to meet the RHNA. Source: Table X-26 of the Roseville General Plan Housing Element.				

4.2.5 MITIGATION MEASURES

None.