Housing Task Force

Guiding Principles

1. **The purpose of the Task Force is to provide policy recommendations to the Roseville City Council regarding preparation of a Comprehensive Housing Strategic Plan to guide the development and financing of attainable housing in the City of Roseville over the next five-year period.**
   The Task Force will be asked to review materials prepared by the City's consultant, David Paul Rosen & Associates (DRA), on attainable housing needs, economics, City-owned land, local and non-local financial resources available to the City of Roseville and provide policy-level recommendations to the City Council.

2. **The City of Roseville's 10% Affordable Housing Goal (AHG) will be maintained as the standard, consistent with the recommendations of the Community Standards & Visioning Committee. The 15% AHG will apply to redevelopment areas as required by state law.**
   Within these adopted goals, attainable housing assistance policies and programs will be responsive to attainable housing needs in the community, and flexible in targeting housing assistance to households most in need, consistent with state law.

3. **The Task Force will present written Findings and Recommendations to the City Council by summer 2007.**
   The City has prepared a schedule for meetings of the Task Force. June, 2007 is the target completion date.

4. **Task Force members are charged to consider the entire Roseville community in preparing findings and recommendations.**
   While Task Force members each bring individual opinions and ideas, each member should consider the opinions and ideas of the entire community, rather than focusing on special interests.

5. **Recognizing that 100% agreement on every issue may not be possible, the Task Force will seek consensus in developing its Findings and Recommendations.**
   The Task Force process should be collaborative, based on mutual respect among the members seeking to understand the interests of each other and striving for consensus. However, a majority of the Task Force may forward recommendations to the City Council when consensus cannot be reached.

6. **The Task Force will establish targeted goals for the number and type of attainable housing units that can be assisted with City resources.**
   The Task Force will consider the needs of both renters and homebuyers within the City, and the various income levels served through attainable housing development and programs.

7. **The Task Force will follow these attainable housing principles:**
   - Maximize the leverage of state, federal and private sector financial resources.
   - Target renter assistance to households earning less than 80% of the Area Median Income (AMI) for Placer County, adjusted annually and for household size; target owner assistance to households earning between 80% and 120% AMI, adjusted annually and for household size.
   - Adhere to the following in the development of attainable housing:
     - Principles of Smart Growth;
     - Design compatible with neighborhood standards;
     - Energy efficient design;
     - Design that is complementary of and compatible with land use zoning to assure economic use of land and fiscal resources; and
     - Complement the City's desire to provide a variety of housing types (e.g., townhomes, mixed use, stacked flats).
   - Assist the City in maximizing leverage of scarce resources while protecting the City's financial investment in attainable housing, by adopting underwriting, developer selection and negotiation, financial structuring and asset management practices.