# City of Rocklin

3970 Rocklin Road
Rocklin, California 95677-2720
O | 916.625.5000
F | 916.625.5095
www.rocklin.ca.us



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HOUSING AND COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR


March 31, 2011

Cathy Creswell
Dept. of Housing and Community Development
1800 3rd Street
Sacramento, CA 95814


HOUSING POLICY
DEVELOPMENT, HCD
APR 04 2011


RE: City of Rocklin's 2010 Annual Housing Element Status Report

Dear Ms. Creswell:

Enclosed please find the City of Rocklin's 2010 Annual Housing Element Status Report which identifies the progress in meeting the Regional Housing Needs as well as the community's housing goals and objectives.

If you have any questions, please give me call at (916) 625-5130.

Sincerely,

Leslie Woodman
Housing Coordinator

cc: Sherri Abbas, Acting Director of Community Development
Laura Webster, Acting Planning Services Manager

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** City of Rocklin

**Reporting Period** 01/01/2010 - 12/31/2010

### Table A

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Incomes | | | | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development | Deed Restricted Units | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |
| | | | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | | | See Instructions | See Instructions | |
| N/A | | | | | | | | | | | |
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| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ► ► | | | | | 17 | 121 | 138 | | | | |
| (10) Total by income Table A/A3 ► ► | | | | | 17 | 121 | 138 | | | | |
| (11) Total **Extremely Low-Income** Units* | | | | | | | | | | | |

* Note: These fields are voluntary

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### Table A2
### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1 |
|---|---|---|---|---|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | | | | 0 | |
| (2) Preservation of Units At-Risk | | 16 | 34 | 50 | Shannon Bay Apts. documents were executed through legally enforceable agreements on Jan. 14, 2010 to maintain affordability for 55 years (2065). Funds were committed to the project within the first two years of the planning period and is consistent with the Housing Element, Program 5 - Preservation of Existing Affordable Housing Stock. |
| (3) Acquisition of Units | | | | 0 | |
| (5) Total Units by Income | 0 | 16 | 34 | 50 | |

* Note: This field is voluntary

### Table A3
### Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---|---|---|---|---|---|---|
| No. of Units Permitted for **Moderate** | | | 15 | 1 | 1 | 17 | |
| No. of Units Permitted for **Above Moderate** | 105 | | 16 | | | 121 | |

* Note: This field is voluntary

*Breakdown of Permits Issued:*

***Single Family*** *(105)* : San Fran. St. (1); Highlands Unit 3 & 4 (1); WR Ph 1, #25 (24); WR Village 13 (1); WR 13B (5); WR Unit #27, Twin Oaks (10); WR Ph 1, #31 (22); WR Ph 1, #13C (15); WR Ph 1, #16 (6); WR Ph 1, #12 (13); WR Ph 1, #27 (4); WR Ph 1, 13A (2); Sunset Country Club #4 (1)

***5+ Units (mod)*** *(15)* : Arroyo Vista (3); Rocklin Ridge (12)

***5+ Units (Above mod)*** *(16)* : Arroyo Vista (3); Rocklin Ridge (13)

***Second Unit*** *(1):* Cedar St. (1)

***Mobile Home*** *(1):* Rocklin Road (manufactured) (1)

WR= Whitney Ranch

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### Table B

### Regional Housing Needs Allocation Progress

**Permitted Units Issued by Affordability**

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | 2006 | 2007 | 2008 | 2009 | 2010 | | | | | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Income Level | | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | | |
| Very Low | Deed Restricted | 671 | 0 | 0 | 22 | 91 | 0 | | | | | 113 | 558 |
| | Non-deed restricted | | | | 0 | 0 | | | | | | | |
| Low | Deed Restricted | 487 | 264 | 0 | 82 | 107 | 0 | | | | | 453 | 34 |
| | Non-deed restricted | | 0 | | 0 | 0 | | | | | | | |
| Moderate | Deed Restricted | 484 | | 0 | 0 | 0 | 0 | | | | | | 102 |
| | Non-deed restricted | | 53 | 72 | 117 | 104 | 36 | | | | | 382 | |
| Above Moderate | | 596 | 393 | 248 | 186 | 157 | 121 | | | | | 1,105 | -509 |
| Total RHNA by COG. Enter allocation number: | | 2,238 | 710 | 320 | 407 | 459 | 157 | | | | | 2,053 | 185 |
| Total Units ► ► ► | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

*Breakdown of Very Low, Low and Moderate Income Units:*

2006: Very Low (0)
Low (264): Vicara (264
Moderate (53): WR (44); Arroyo Vista (9)
2007: Very Low (0) or Low income units
Low: (0)
Moderate (72): WR (66); Arroyo Vista (6)
2008: Very Low (22): Sunset Apts. (22)
Low (82): Sunset Apts. (82)
Moderate: (117): WR (102); Arroyo Vista (15)
2009: Very Low (91): WR Apts. (86); Placer West Apts. (5)
Low (107): WR Apts. (68); Placer West Apts. (39)
Moderate: (104): WR (77); Arroyo Vista (27)
2010: Very Low: (0)
Low: (0)
Moderate: (36): WR (19); see Table A3 (17)

Please Note: The Moderate units, Whitney Ranch (WR), were included from an analysis prepared by Sunset Ranchos Investors, LLC based on the current sales price of the unit, the City's sales price calculator and the year the permit was issued. Additional information is included in the memo dated 10/22/10 - *Status of Whitney Ranch Affordable Housing Obligation.*

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### Table C

### Program Implementation Status

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Timeframe in H.E.** | **Status of Program Implementation** |
| 1. Home Repair Program | Assist lower income households with rehabilitation loans. | 2008-2013 | In 2010, there were no lower-income households assisted by this program. The program has continued to be advertised on the City's website and public counter. |
| 2. Code Enforcement and Abatement | Implement the Code Enforcement and Abatement Program. | 2008-2013 | The City has continued to implement the Code Enforcement and Abatement Program by responding to complaints from the public as well as enabling City staff to drive by homes to determine if there are any violations of property maintenance standards pursuant to Chapter 8.04 of the Municipal Code. |
| 3. Inspection Program | Implement the Code Enforcement and Abatement Program. Provide information about the Home Repair Program when appropriate. | 2008-2013 | In 2010, the City conducted approximately 4,000 inspections for all building permits associated with single family and multi-family structures according to the City's Building Department. In addition, the City has continued to inspect residential properties, upon request, to identify health and safety hazards, and other building code violations that should be corrected. |
| 4. Zoning Flexibility for Housing Rehabilitation | Allow non-conforming dwellings to be rehabilitated. | 2008-2013 | In 2010, the City continued to allow non-conforming dwellings to be rehabilitated pursuant to Chapter 17.62 of the Municipal Code so long as the non-conformity is not increased and no threat to public health and safety is identified. |
| 5. Preservation of Existing Affordable Housing Stock | Work with owners of all at-risk projects, interested groups, and the State and federal governments to implement the following measures on an ongoing basis to conserve affordable housing stock. | 2008-2013 | In 2010, the City preserved one at-risk affordable apartment project, Shannon Bay Apartments (50 units), through the assistance of the Redevelopment Agency. The Agency contributed $500,000 in exchange for an extension of the affordability covenants through a recorded 55-year affordability agreement in January 2010. |

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|---|---|---|---|
| **Name of Program** | **Objective** | **Timeframe in H.E.** | **Status of Program Implementation** |
| 6. Housing Choice Voucher Program | Support the assistance of households with vouchers. | 2008-2013 | The City continued to participate in the Housing Choice Voucher Program (Section 8) administered by the Roseville Housing Authority to provide rental assistance to very low income households in Rocklin. Approximately 100 vouchers per month are located in Rocklin. |
| 7. First-Time Homebuyer Downpayment Assistance Program | Assist households with First Time Home Buyer assistance loans. | 2008-2013 | In 2010, the City did not issue any First Time Homebuyer loans with the use of Redevelopment funds. However, the City has continued to work with Mercy Housing Corporation, a non-profit organization, to administer the First Time Home Buyer Program when there are funds available. |
| 8. Affordable Housing Development | To increase the supply of affordable housing. | 2008-2013 | The City did not receive any requests from non-profit housing agencies to develop affordable housing. The lack of requests is related to the slow down in the economy which hasn't given the City an opportunity to work with the development community to provide information on potential sites. The City is in the process of developing a list of qualified housing developers. |
| 9. Second Unit Development | Facilitate development of second units. Advertise second dwelling units through preparation and distribution of a brochure and placing information on the City's website. | 2008-2013 | The Rocklin Municipal Code is on the City's website and regulations regarding second units are included in Title 17 (Zoning Ordinance). There was one second unit permit issued in 2010. |
| 10. Affordable Housing Funding Sources | Pursue State, federal, and other funding sources for affordable housing activities. | 2008-2013 | In 2010, the Redevelopment Agency provided $500,000 in gap financing to the Shannon Bay Apartments to preserve 50 units. In addition, the City has continued to apply for HUD Community Development Block Grant (CDBG) Entitlement Funds which can be used for housing activities. Senior's First received a portion of the City's CDBG funds to assist seniors with minor home repairs through its Handyman Program. Information about HCD, CHFA, HUD and other affordable housing programs is collected on a regular basis and shared with developers. |

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|---|---|---|---|
| **Name of Program** | **Objective** | **Timeframe in H.E.** | **Status of Program Implementation** |
| 11. Inventory of Sites for Housing | Provide adequate sites to meet the City's share of regional housing needs. | 2008-2013 | The City has maintained the list of available sites identified in our certified Housing Element. In addition, in 2010, the Rocklin 60 property was rezoned from LDR (low density residential) to MDR (medium density residential). The minimum lot size was reduced from 12,500 sf to 6,000 sf. The rezone increases the number of units built on the property and creates smaller lot sizes that could target low and moderate income households. |
| 12. Density Increase Incentive Program | Amend Chapter 17.96 of the Municipal Code to update density bonus provisions consistent with SB 1818 and SB 435. | 2011 | Amendments to the Municipal Code to update density bonus provisions consistent with SB 1818 and SB 435 were presented to the Planning Commission on March 15, 2011. The amendment will be presented to the City Council for review/approval in April 2011. |
| 13. Transitional and Supportive Housing | Revise the Zoning Ordinance to address transitional and supportive housing. | 2011 | Revisions to the Zoning Ordinance addressing transitional and supportive housing were presented to the Planning Commission on March 15, 2011. The amendment will be presented to the City Council for review/approval in April 2011. |
| 14. Single Room Occupancy (SRO) Units | Revise the Zoning Ordinance to define and conditionally permit SROs within the C-2 zone. | 2011 | Revisions to the Zoning Ordinance to define and conditionally permit SRO's within the C-2 zone were presented to the Planning Commission on March 15, 2011. The amendment will be presented to the City Council for review/approval in April 2011. |
| 15. Housing for Persons with Disabilities | Facilitate the development, maintenance and improvement of housing for persons with disabilities. Amend the Zoning Ordinance or other appropriate code to provide reasonable accommodation and revise or eliminate the definition of "family". | 2011 | Revisions to the Zoning Ordinance regarding reasonable accommodations and the elimination of the definition of family were presented to the Planning Commission on March 15, 2011. The amendment will be presented to the City Council for review/approval in April 2011. Information about the City's reasonable accommodation procedures will then be made available at the public counters and on the City's website. |
| 16. CUP Requirement for Multi-Family Development in R-3 Zone | Remove the CUP requirement for multi-family housing in the R-3 zone. | 2011 | Removal of the CUP requirement for multi-family housing in the R-3 zone was presented to the Planning Commission in March 15, 2011. The amendment will be presented to the City Council for review/approval in April 2011 |
| 17. Regional Partnership for Affordable Housing | Continue to expand affordable housing opportunities and to meet the housing and supportive service needs of the homeless. | 2008-2013 | The City has maintained its membership with Placer Consortium on Homelessness (PCOH) and Placer Collaborative Network (PCN) which conducts regular counts of the local homeless population in Placer County. In addition, Community Development Block Grant funds were allocated to The Gathering Inn, in 2010, to assist the homeless in Rocklin with social, health and case management services. |
| 18. Fair Housing Program | Continue to promote fair housing practices. | 2008-2013 | The City has continued to provide information about fair housing services to City residents on the City's website. In addition, the City began to prepare its Analysis of Impediments to Fair Housing Choice (AI). The draft AI document was made available for public review on March 10, 2011. The document will be presented to the City Council for review/approval on May 10, 2011. |

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**General Comments:**

Please Note: Preserved units were included in Table B: Sunset Street Apartments (104-units in 2008) and Placer West Apartments (44-units in 2009).