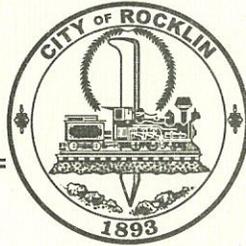


City of Rocklin



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Housing Policy Department
Received on:

April 10, 2012

APR 11 2012

Dept. of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: City of Rocklin's 2011 Annual Housing Element Status Report

To Whom It May Concern:

Enclosed please find the City of Rocklin's 2011 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) 625-5162.

Sincerely,

David Mohlenbrok
Acting Housing Coordinator

cc: Sherri Abbas, Community Development Director
Laura Webster, Planning and Housing Services Manager

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

Jurisdiction City of Rocklin
Reporting Period 01/01/2011 - 12/31/2011

**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 is 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 Income				(4) The Description should adequately document how each unit complies with (c)(7) of Government Code Section 65583.1	sub-section
	Extremely Low Income*	Very Low Income	Low Income	TOTAL UNITS		
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(3) Total Units by Income	0	0	0	0		

* 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)**

No. of Units Permitted for Moderate	Units					6. Total	7. Number of Infill units*
	1. Single Family	2. - 4 Units	3. Units	4. Second Unit	5. Mobile Homes		
No. of Units Permitted for Above Moderate	77		14	0	0	91	

* Note: This field is voluntary

Breakdown of Permits Issued:

Single Family (77): Highlands Unit 3 & 4 (4); WR Ph 1 # 16 (6); WR Ph 1 #13B (2); WR Ph 2 #12 (1); WR Ph 1 #12 (16); WR Ph 1 #31 (21); WR Ph 1 # 25 (3); WR Ph 1 #13A (16); WR Ph 1 #13B (2); WR Ph 1 #13C (1); Five Star #1 (2); WO Ph. 2B (1); WO Ph. 2C (1); Secret Ravine Estates (1)

5+ Units (mod) (14): Rocklin Ridge (14)

5+ Units (Above mod) (14): Rocklin Ridge (14)

WR= Whitney Ranch, WO = Whitney Oaks

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

Jurisdiction City of Rocklin
Reporting Period 01/01/2011 - 12/31/2011

**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	2011							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 Non-dead restricted	671	0	0	0	0	0						
Low	Deed Restricted	264	0	82	107	34	0							487	
	Non-dead restricted	0	0	0	0	0	0								
Moderate	Deed Restricted	484	0	0	0	0	0							396	88
	Non-dead restricted	53	72	117	104	36	14								
Above Moderate		596	248	186	157	121	91							1,196	-608
Total RHNA by COG:		2,238													
Enter allocation number:		710	320	407	459	207	105							2,208	
Total Units															30
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) | 2011: Very Low (0) |
| Low (264): Vicara (264) | Low (0) |
| Moderate (53): WR (44); Arroyo Vista (9) | Moderate (14): Rocklin Ridge (14) |
| 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) (16*) | |
| Low: (0) (34*) | |
| Moderate: (36); WR (19); see Table A3 (17) | |
- * 2010 reporting modified in 2011 to reflect Shannon Bay preserved units noted in Table A2 2010
Please Note: The Moderate units, Whirey 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 unit, the permit was issued. Additional information is included in the memo dated 10/22/10 - Status of Whirey Ranch Affordable Housing Obligation.

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

Jurisdiction City of Rocklin
Reporting Period 01/01/2011 - 12/31/2011

**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
1. Home Repair Program	Assist lower income households with rehabilitation loans.	2008-2013	In 2011, there were 2 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	In 2011, 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 2011, 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 2011, 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 2011, the City did not have any specific efforts towards the preservation of any existing affordable housing stock.

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

Jurisdiction City of Rocklin
Reporting Period 01/01/2011 - 12/31/2011

Program Description (By Housing Element Program Names)	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.	Housing Programs Progress Report - Government Code Section 65583.	
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	In 2011, 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 2011, 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	In 2011, 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 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 were no second unit permits issued in 2011.
10. Affordable Housing Funding Sources	Pursue State, federal, and other funding sources for affordable housing activities.	2008-2013	In 2011, the City did not provide any funding to preserve affordable units. However, 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.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 26 §6202)

Jurisdiction City of Rocklin

Reporting Period 01/01/2011 - 12/31/2011

Program Description (By Housing Element Program Names)	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.	Housing Programs Progress Report - Government Code Section 65583.	
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.
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 was approved by the City Council in November 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 was approved by the City Council in November 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 SROs within the C-2 zone were presented to the Planning Commission on March 15, 2011. The amendment was approved by the City Council in November 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 was approved by the City Council in November 2011. Information about the City's reasonable accommodation procedures have been made available through the City's Zoning Ordinance located at the Community Development Department public counter 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 was approved by the City Council in November 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 (PCHO) 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 2011, 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 prepared its Analysis of Impediments to Fair Housing Choice (AI). The draft AI document was made available for public review on March 10, 2011 and was adopted by the City Council on May 10, 2011.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Rocklin

Reporting Period 01/01/2011 - 12/31/2011

General Comments:

Please Note: Preserved units were included in Table B: Sunset Street Apartments (104-units in 2008) and Place West Apartments (44-units in 2009). In 2011, the 2010 data in Table B (Regional Housing Needs Allocation Progress) was modified to reflect 16 Very Low Deed-Restricted Units and 34 Low Deed-Restricted Units as a result of Shannon Bay Apartments documents that were executed through legally enforceable agreements on January 14, 2010 to maintain affordability for 55 years (2065).