City of Rocklin

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Housing Policy Department
Received on:
MAR 28 2014

March 27, 2014

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

RE: City of Rocklin's 2013 Annual Housing Element Status Report

To Whom It May Concern:

Enclosed please find the City of Rocklin's 2013 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 and Community Revitalization Manager

cc: Ricky A. Horst, City Manager
Laura Webster, Deputy Director Economic & Community Development

RESOLUTION NO. 2014-43

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN ACCEPTING AND DIRECTING THE SUBMITTAL OF THE 2013 HOUSING ELEMENT ANNUAL PROGRESS REPORT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND THE STATE OFFICE OF PLANNING AND RESEARCH (OPR)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin accepts and directs the submittal of the 2013 Housing Element Annual Progress Report to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR) attached hereto as Exhibit "A" and by this reference incorporated herein.

PASSED AND ADOPTED this 25th day of March, 2014, by the following vote:

AYES:	Councilmembers:	Butler, Ruslin, Janda, Magnuson, Yuill
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

Scott Yuill, Mayor

ATTEST:

Barbara Ivanusich, City Clerk

The foregoing instrument is a correct copy of the original document on file in this office.

Attest: 3-26-14

Deputy City Clerk
City of Rocklin

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

Jurisdiction ROCKLIN

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction ROCKLIN

Reporting Period 01/01/2013 - 12/31/2013

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	
(9) Total of Moderate and Above Moderate from Table A3					4	124					
(10) Total by Income Table A/A3			0	0	4	124					
(11) Total Extremely Low-Income Units*			0								

* 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 whichmeet 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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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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**	0	3	0	1	0	4	0
No. of Units Permitted for **Above Moderate**	124	0	0	0	0	124	0

* Note: This field is voluntary

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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.													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	0	0	0	0	0	0	0	0	0	0		0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0			
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0		0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0			
Moderate		0	0	0	0	0	27	4	0	0	0		31	0
Above Moderate		0	0	0	0	0	102	124	0	0	-		226	0
Total RHNA by COG. Enter allocation number:		0												
Total Units ► ► ►			0	0	0	0	129	128	0	0	0		257	
Remaining Need for RHNA Period ► ► ► ► ►														0

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

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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**
Home Repair Program	Assist lower income households with rehabilitation loans.	2008-2013	In 2013, there was 0 lower-income households assisted by this program, however the program guidelines were updated in December 2013. Information on the program has continued to be advertised on the City's website.
Code Enforcement and Abatement	Implement the Code Enforcement and Abatement Program.	2008-2013	In 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.
Inspection Program	Implement the Code Enforcement and Abatement Program. Provide information about the Home Repair Program when appropriate.	2008-2013	In 2013, 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.
Zoning Flexibility for Housing Rehabilitation	Allow non-conforming dwellings to be rehabilitated.	2008-2013	In 2013, 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.

Housing Choice Voucher Program	Support the assistance of housing with vouchers.	2008-2013	In 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.
First-Time Homebuyer Downpayment Assistance Program	Assist households with First Time Home Buyer assistance loans.	2008-2013	In 2013, the City did not issue any First Time Homebuyer loans. There were no funds available.
Affordable Housing Development	To increase the supply of affordable housing.	2008-2013	In 2013, the City did not receive any requests from non-profit housing agencies to develop affordable housing.
Second Unit Development	Facilitate development of second units. Advertise 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 was 1 second unit permit issued in 2013.
Affordable Housing Funding Sources	Pursue State, federal, and other funding sources for affordable housing activities.	2008-2013	In 2013, 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. Seniors¿ First received a portion of the City¿s CDBG funds to assist seniors with minor home repairs through its Handyman Program. Information about HCD, CHGA, HUD and other affordable housing programs is collected on a regular basis and shared with developers.
Inventory of Sites for Housing	Provide adequate sites to meet the City's share of regional housing needs.	2008-2013	The City has a list of available sites identified in its certified Housing Element.
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 2013, the City did not have any specific efforts towards the preservation of any existing affordable housing stock.
Density Increase Incentive Program	Amend Chapter 17.96 of the Municipal Code to update density bonus provisions consistent with SB 1818 and SB 435.	2008-2013	This program was completed November 2011.
Transitional and Supportive Housing	Revise the Zoning to address transitional and supportive housing.	2008-2013	This program was completed November 2011.
Single Room Occupancy (SRO) Units	Revise the Zoning Ordinance to define and conditionally permit SROs within the C-2 zone.	2008-2013	This program was completed November 2011.
Housing for Persons with Disabilities	Facilitate the development, maintenance	2008-2013	This program was completed November 2011.

	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.		
CUP Requirement for Multi-Family Development in R-3 Zone	Remove the CUP requirement for multi-family housing in the R-3 zone.	2008-2013	This program was completed November 2011.
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 relationship 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 2013, to assist the homeless in Rocklin with social, health and case management services.
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) in 2011.

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General Comments:

Table B (additional information)

Year 5 (2012):
Very Low (0)
Low (0)
Moderate: (27): Rocklin Ridge (27)

Year 6 (2013):
Very Low (0)
Low (0)
Moderate: (4) Rocklin Ridge (3), Second Unit (1)