

*me*



**ROCKLIN**  
CALIFORNIA

April 16, 2015

Dept. of Housing and Community Development  
Division of Housing Policy Development  
2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833

RE: City of Rocklin's 2014 Annual Housing Element Status Report

To Whom It May Concern:

Enclosed please find the City of Rocklin's 2014 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 and the SB 341 reporting requirements.

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

Sincerely,

Leslie Woodman  
Special Projects Manager

Housing Policy Department  
Received on:

APR 20 2015

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction ROCKLIN

Reporting Period 01/01/2014 - 12/31/2014

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

## Housing Element Implementation

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Jurisdiction ROCKLIN

Reporting Period 01/01/2014 - 12/31/2014

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	
			Affordability by Household Incomes									Total Units per Project
Project Identifier (may be APN No., project name or address)		Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
<b>(9) Total of Moderate and Above Moderate from Table A3</b>			37	360								
<b>(10) Total by Income Table A/A3</b>			0	0	37	360						
<b>(11) Total Extremely Low-Income Units*</b>						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 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	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	0	37	0	0	37	0
No. of Units Permitted for Above Moderate	286	0	74	0	0	360	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	1040	
Non-Restricted		0	0	0	0	0	0	0	0	0	0				
Deed Restricted		0	0	0	0	0	0	0	0	0	0				
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	729		
	Non-Restricted	0	0	0	0	0	0	0	0	0	0				
Moderate		0	37	0	0	0	0	0	0	0	0	37	672		
Above Moderate		0	360	0	0	0	0	0	0	0	0	360	975		
Total RHNA by COG. Enter allocation number:		3813													
Total Units		0	397	0	0	0	0	0	0	0	0	397	3416		
Remaining Need for RHNA Period															

Note: units serving extremely 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.	2013-2021	In 2014, there was 1 lower-income household assisted by this program. 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.	2013-2021	In 2014, 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.	2013-2021	In 2014, the City conducted approximately 5,000 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. The City is in the process of preparing a brochure on the Inspection Program to make it available on the City's website and the Economic and Community Development Department.
Zoning Flexibility for Housing Rehabilitation	Allow non-conforming dwellings to be	2013-2021	In 2014, the City continued to allow non-conforming dwellings to be

		rehabilitated.		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.
Preservation of Existing Affordable Housing Stock	Work with owners of all at-risk projects, interested groups, and the State and federal governments to implement various measures identified in the Housing Element on an ongoing basis to conserve affordable housing stock.	2013-2021	In 2014, the City did not have any specific efforts towards the preservation of any existing affordable housing stock	
Housing Choice Voucher Program	Support the assistance of housing with vouchers.	2013-2021	In 2014, 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 110 vouchers per month are located in Rocklin.	
Affordable Housing Development	To increase the supply of affordable housing.	2013-2021	In 2014, 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.	2013-2021	The Rocklin Municipal Code is on the City's website and regulations regarding second units are including in Title 17 (Zoning Ordinance). There were 0 second unit permits issued in 2014.	
Affordable Housing Funding Sources	Pursue State, federal, and other funding sources for affordable housing activities.	2013-2021	In 2014, 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, HUD and other affordable housing programs is collected on a regular basis and shared with developers.	
Zoning Flexibility	Assist housing projects with the BARRO Zone Program.	2013-2021	In 2014, there were 0 housing related BARRO Zone Program projects.	
Inventory of Sites for Housing	Provide adequate sites to meet the City's share of regional housing needs.	2013-2021	On February 25, 2014, City Council approved a General Plan Amendment (GPA) to the Land Use Element of the General Plan to amend various land use designations identified in the Housing Element to Mixed Use (MU) or High Density Residential (HDR). The GPA expanded the allowed density in the current High Density Residential (HDR) land use designation category. In addition, a Zoning Ordinance Amendment was approved to establish interim review procedures to facilitate and encourage development within the City during the interim period while the zoning ordinance is being revised.	
			The City is in the process of preparing a Mixed Use Ordinance/Zone and it is	

				anticipated to be completed by the end of 2015.
Density Increase Incentive Program	Offer density bonuses and other regulatory incentives to developers of affordable housing.	2013-2021	In 2014, the City did not receive any requests from developers of affordable housing for density bonuses.	
Large Sites for Housing for Lower Income Households	Develop an Incentive Program to assist the development of housing for lower income households on larger sites.	2013-2021	The City is in the process of preparing an Incentive Program, however, the City will work with property owners and non-profit developers to market the availability of sites for development.	
Housing for Persons with Disabilities	Facilitate the development, maintenance and improvement of housing for persons with disabilities.	2013-2021	In 2014, the City has continued to provide information about the City's reasonable accommodation procedures.	
Regional Partnership for Affordable Housing	Continue to expand affordable housing opportunities and to meet the housing and supportive service needs of the homeless.	2013-2021	The City has maintained its relationship with Placer Consortium on Homelessness (PCH) and Placer Collaborative Network (PCN) which conducts regular counts of the local homeless population in Placer County. In addition, the Community Development Block Grant funds were allocated to The Gathering Inn in 2014, to assist the homeless in Rocklin with social, health and case management services.	
Fair Housing Program	Continue to promote fair housing practices.	2013-2021	The City has continued to provide information about fair housing services to City residents on the City's website which include referrals to various local organizations specializing in housing rights.	
Developmentally Disabled Program	Implement an Outreach Program regarding housing and services available for persons with developmental disabilities.	2013-2021	In 2014, the City has not prepared an Outreach Program but has provided necessary information on a request basis. An Outreach Program will be prepared within the 2013-2021 Housing Element timeframe.	

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**General Comments:**

Table A3 (5+ Units): The 1 multi-family permit that was issued for 111 units, The Pines, a Merrill Gardens Community (Whitney Ranch Assisted Living), was separated into two categories, Moderate (1/3) and Above Moderate (2/3).

Please Note: SB 341 is attached to the hard copy of the report which is sent to HCD and OPR.