ROCKLIN
CALIFORNIA

ADOPTED – AUGUST 2021

CITY OF ROCKLIN

Housing Element 2021-2029



PLACEWORKS

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City of Rocklin – 2021–2029 Housing Element

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7-1 INTRODUCTION

The City of Rocklin (City) is nestled at the base of the Sierra Foothills just off Interstate 80 in Placer County. With all the charm of small-town living, Rocklin has much to offer its community in the way of amenities and opportunities. As of January 2020, Rocklin had a population of 70,350 residents, representing a growth of 23.4% since 2010.[1]

Rocklin offers a mix of housing types, including single-family homes, townhomes, apartments, condominium developments, and mobile homes. According to the California Department of Finance, of the 25,945 units in the City as of January 2020, 76% were single-family homes, 22% were multifamily units, and 2% were mobile homes.

Housing prices in Rocklin are relatively affordable in comparison to the San Francisco Bay Area. However, within Placer County, according to Zillow, the median sales price for homes in Rocklin in September 2020 was $525,000, which is at the higher end of Placer County jurisdictions. This was the second-highest median sales price in the county, second to Loomis ($689,000); in Colfax, for comparison, the median sale price was $379,000 over the same period.

According to a rental survey performed by the City in April 2020, market-rate studio apartments were renting for approximately $1,300 per month, one-bedroom apartments were renting for $950 to $1,990 per month, two-bedroom apartments were renting for $1,200 to $2,275 per month, and three-bedroom apartments were renting for $1,650 to $2,500 per month. The housing stock in Rocklin is generally in good condition, with 68% of the housing being less than 30 years old and 40% being less than 20 years old.

PURPOSE AND CONTENT OF THE HOUSING ELEMENT

The City must re-evaluate its goals and policies regarding housing existing and future residents, while striving to maintain Rocklin as a desirable community in which to work and live. The Housing Element describes and analyzes the housing needs of Rocklin residents and issues confronted by the City. This Housing Element also outlines the official City response to addressing the community's housing needs in relation to availability, adequacy, and affordability.

The Housing Element of the General Plan is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. California Government Code Section 65580(a) states the intent of creating housing elements:

> *The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*

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1 *California Department of Finance, Population and Housing Estimates, May 1, 2019.*

According to California law, the Housing Element has two main purposes:

- To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- To provide a strategy that establishes housing goals, policies, and programs.

The Housing Element is an eight-year plan for the 2021–2029 period, which differs from other General Plan elements that are intended to govern development of the City through 2030 or beyond. The Housing Element serves as an integrated part of the General Plan but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- Conserving the existing housing supply;
- Assisting in the provision of housing that matches supply with need and maximizes housing choice throughout the community;
- Ensuring the availability of adequate housing sites for all income groups;
- Removing governmental and other constraints to housing investment;
- Promoting regional coordination; and
- Promoting fair and equal housing opportunities.

The Housing Element consists of the following major components:

- A profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs;
- A review of the constraints to housing production and preservation. Constraints include potential market, governmental, and environmental limitations to meeting the City's identified housing needs;
- An assessment of resources available to meet the City's objectives regarding housing production and preservation. Resources include land available for new construction and redevelopment, as well as financial and administrative resources available;
- A summary of program accomplishments under the 2013–2021 Housing Element; and
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies, and programs.

STATE REQUIREMENTS

State law requires housing elements to be updated at least every eight years to reflect a community's changing housing needs. A critical measure of compliance with the State Housing Element Law is the ability of a jurisdiction to accommodate its "fair share" of the regional housing needs, as established in the Regional Housing Needs Plan (RHNP) adopted by the Sacramento Area Council of Governments (SACOG) on March 19, 2020. The term "fair share" refers to the fair and equitable distribution of growth between cities and unincorporated areas as well as the fair and equitable diversity of different income

groups within a community. Growth projected by the state for the Sacramento region was for the period between June 2021 and August 2029. Therefore, while the Housing Element is an eight-year document covering May 15, 2021, to May 15, 2029, the City has just over eight years (June 30, 2021, to August 30, 2029) to fulfill its RHNP housing allocation. Resources available to meet the City's RHNP allocation are discussed in Section 7.4, Housing Resources and funding sources to implement programs to accommodate the RHNP are discussed Section 7.6, Housing Plan. The City applied for SB 2 and LEAP/REAP grant funding, in addition to relying on other funding sources, to implement zoning ordinance amendments and establish a streamlining process to remove barriers to development.

DATA SOURCES AND METHODOLOGY

In preparing the Housing Element, various sources of information were consulted. The SACOG Housing Element data set, as approved by the Department of Housing and Community Development (November 2019 and March 2020), were used as a primary data source for the preparation of the Housing Element. These include the 2014–2018 and 2013–2017 American Community Surveys (ACS), United States (U.S.) Census 2010 data, the California Department of Finance, housing market data from Zillow and various websites, employment data from the Employment Development Department, lending data from financial institutions provided under the Home Mortgage Disclosure Act (HMDA), and the most recent data available from service agencies and other governmental agencies.

The foundation of the RHNP allocation is the Metropolitan Transportation Plan and Sustainable Communities Strategy (MTP/SCS) projections that SACOG developed in collaboration with each jurisdiction, including the City of Rocklin. The SACOG allocation methodology multiplied each jurisdiction's draft percentage share of the growth forecasted in the MTP/SCS for the period from 2021–2029 by the region's overall allocation provided by the California Department of Housing and Community Development (HCD). Each jurisdiction's allocation was then broken down into income categories assuming a trend that each jurisdiction would achieve a long-term (50-year) regional average in each income category.

PUBLIC PARTICIPATION

Opportunities for community input on the development of the Housing Element included community stakeholder interviews, public meetings, and opportunity for public review of the draft Housing Element, as described herein.

COMMUNITY STAKEHOLDER INTERVIEWS

Community stakeholders, including non-profit service providers, were contacted to solicit input in development of the 2021–2029 Housing Element. The City consulted with Acres of Hope, St. Vincent DePaul, Placer People of Faith Together, Lighthouse Counseling and Family Resource Center, Placer County Veterans Services, and Sierra College as a part of this process. Based on input received during the interviews, the greatest overall housing need identified by these community stakeholders is a lack of truly affordable rental and for-sale housing in Rocklin. Other opportunities identified by these stakeholders include creative affordability strategies, such as co-housing, workforce housing, and housing sited in non-traditional locations, such as on parcels along rail lines. It should be noted that some sites the City

identified in its 2013-2021 Housing Element as potential locations for Housing were in areas owned by Union Pacific Railroad (UP) as housing and other facilities have been allowed in those locations in the past. However, in more recent years UP has changed their policies and will no longer allow structures other than parking areas in those locations.

A more detailed summary of the City's discussions with service agencies and community leaders can be found in Appendix A. The Housing Element responded by including a program to address housing options for the homeless and extremely low-income households (Program 6) and a program to facilitate the construction of multifamily housing (Program 18).

Public Meetings

A City Council workshop was held September 22, 2020, to provide an overview of the Housing Element update and to solicit community input.

Eleven members of the public commented during the meeting and expressed a variety of perspectives on the future of housing in the City. Several residents of Old Town Rocklin expressed a concern about the potential for affordable housing to be concentrated in their neighborhood. They felt that there was already a significant amount of affordable housing, particularly along Pacific Street, and instead wanted to see it better distributed throughout the community. Some specific reasons for this concern related to the potential increase in traffic that this housing could create. Several participants expressed support for inclusionary housing as a fair alternative to geographically concentrated housing. However, a representative from North State Building Industry Association opposed any future inclusionary housing ordinance. A representative of the proposed College Park development supported the idea of expedited permit approval timelines, objective design standards, pre-approved plans, and fee deferrals. A member of Placer County People of Faith Together also provided comment and discussed the potential for developing housing on church-owned lands. Several members of House Sacramento provided comment to support policies that would allow fourplexes across the City, pre-approved accessory dwelling unit (ADU) plans, objective design standards, and ministerial approvals of infill housing. The City has included Program 6 which includes several actions to assist with the development of ADUs.

In the Council's response to the policy alternatives presented, the structure and timing of fees for development were a major point of discussion. The lack of money from redevelopment is a challenge, so charging fees can be necessary, but can also make development more expensive. Some impact fees affecting the affordability of housing are also not charged by the City, but instead by utility service providers such as the Placer County Water Agency (PCWA) and the South Placer Municipal Utility District (SPMUD). There was support for making pre-approved ADU plans available to the community. There was some discussion about whether there was any interest in pursuing purchase of hotels to convert them to single-room occupancy (SRO) units, and about coordination with Gathering Inn to address housing homeless residents. The purchase and conversion of hotels was not viewed as something with high potential, especially given the limited staff available to pursue such an undertaking.

A notice of the September 22, 2020 workshop was posted on the City's website on September 11, 2020. The notice was also e-mailed directly to Non-Profit List-serv Groups the Placer Collaborative Network

(PCN), the Placer Consortium on Homelessness (PCOH), and direct e-mail notice to interested parties who had requested to be apprised of all activities related to the City's Housing Element Update

A joint Planning Commission/City Council workshop and public hearing was held on December 8, 2020 where the draft 2021-2029 Housing Element was presented prior to submitting to HCD for the 60-day review period. A combined Notice of Document Availability and hearing notice for the December 8, 2020 public meeting was published in the Placer Herald Newspaper and on the City's Website on November 20, 2020.

Direct Notification was also sent to the following agencies on November 20, 2020:

- Rocklin City Council
- Rocklin Planning commission
- City of Roseville Housing Authority
- Mercy Housing
- Placer Independent Resources Services
- Habitat for Humanity
- Volunteers of America
- Legal Services of Northern California
- Saint Anton
- Rocklin Unified School District
- Placer Consortium on Homelessness (PCOH) members via a listserv
- Placer Collaborative Network (PCN) members via a listserv
- House Sacramento
- Placer People of Faith Together
- Placer County Water Agency
- South Placer Municipal Utility District
- Building Industry Association (BIA)
- Local residents who requested notice

DRAFT HOUSING ELEMENT FOR REVIEW

The Draft Housing Element was released for an initial 30-day public review period on November 20, 2020 and was made available for public review at the following locations. The draft Housing Element was submitted to HCD on December 23, 2021.

- City Hall/ City Administration Building
- City of Rocklin Website
- Rocklin Public Library

During the period when the draft housing element was available, one comment was received from a member of the public. The comment discussed an interest in seeing the City develop a zoning overlay that would permit churches or non-profit organizations to use their land to build or rehabilitate affordable or supportive/transitional housing, including trailers, and to designate their site as a "safe sleep" site. Additionally, the commenter requested that the City encourage the development and funding of a home-sharing program that would match potential hosts with guest lodgers as a way to address a lack of affordable housing sized for single workers and students.

GENERAL PLAN CONSISTENCY

The City of Rocklin General Plan was adopted in October 2012 with subsequent amendments and consists of the following seven elements: Land Use; Open Space, Conservation and Recreation; Circulation; Community Safety; Noise; Public Services and Facilities; and Housing. The Housing Element is being updated at this time, in conformance with the 2021–2029 update cycle for jurisdictions in the SACOG region and has been reviewed with the rest of the General Plan to ensure internal consistency. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed and updated as needed to ensure that internal consistency is maintained.

Per Assembly Bill (AB) 162 (Government Code Section 65302), concurrent with this Housing Element update, the City is evaluating and amending the Community Safety Element of the General Plan to include analysis and policies regarding flood hazard and management information, consistent with State Law.

7-2 NEEDS ASSESSMENT

BRIEF HISTORY OF ROCKLIN

At the time of the Gold Rush, the areas around the Yuba, Bear, American, and Sacramento Rivers were primarily populated by the Nisenan Indians. Early European settlers of the area were of primarily Finnish and Irish decent. The Gold Rush facilitated settlement of Rocklin area, but no major gold discoveries occurred in the vicinity. Between 1864 and 1865, Central Pacific Railroad laid track from Sacramento into Placer County, reaching the communities of Rocklin, Roseville, Auburn, and Colfax. The City incorporated in 1893 and became a prominent center of the granite mining industry. By 1910, 22 granite quarries were operating in Rocklin. At peak, as many as 60 quarries were operating in the area. Much of the granite used to construct the California state capitol and many contemporary San Francisco buildings were hewn in Rocklin.

Approximately 1,050 residents lived in Rocklin at the time of incorporation. However, by 1930 the City's population had declined to 724 residents. The population decline can be attributed to two major events of the early twentieth century. A decision by the Southern Pacific Railroad in 1906 to establish a new roundhouse in neighboring Roseville as opposed to Rocklin prompted the relocation of many households employed by the company. The Great Depression struck Rocklin another blow. Sales of granite slowed to almost zero and the Southern Pacific Railroad closed the Rocklin station. The City's population did not reach 1890 levels again until 1950 as Rocklin benefited from overall growth in the Sacramento metropolitan area. Rocklin's population grew steadily from the 1950s until the 1990s when the City experienced substantial housing and population growth.

POPULATION CHARACTERISTICS

The type and amount of housing needed in a community are largely determined by population growth and various demographic variables. Factors such as age, occupation, and income level of the residents combine to influence the type of housing needed in a community and the affordability of housing provided.

POPULATION TRENDS

Since 2010, Rocklin's population has grown from 56,974 residents to 70,350 in 2020 (Table 7-1). Rocklin experienced the largest overall percent change in population of any Placer County jurisdiction between 2010 and 2020, with a population increase of approximately 23% over this period, as compared to the 16% population growth for Placer County as a whole. Much of this growth occurred between 2015 and 2020 and can be attributed in part to development of single-family homes in Whitney Ranch, Spring Valley, and Whitney Oaks.

After decades of limited or negative growth between 1900 and 1950, the City population began to increase in the 1960s. The number of residents increased 103% in the 1960s and another 142% in the 1970s. The City's annexation of the formerly unincorporated Sunset-Whitney area propelled the City's population growth yet another 159% in the 1980s. Rocklin's population reached 36,330 by 2000; the 91% increase from 1990 was the largest proportional increase of all Placer County jurisdictions in the 1990s. By January 2008, the City's population had grown another 48% to 53,843. Most of Rocklin's population

growth since 2000 can be attributed to annexation and subsequent development of the Northwest Rocklin Annexation Area and ongoing development in the Whitney Oaks, Stanford Ranch, Sunset West, and Southeast Rocklin, areas.

TABLE 7-1: POPULATION GROWTH TRENDS

Jurisdiction	1990	2000	2010	2015	2020	2010–2015 % Change	2015–2020 % Change
Auburn	10,592	12,462	13,330	13,979	14,594	5%	4%
Colfax	1,306	1,496	1,963	2,026	2,152	3%	6%
Lincoln	7,248	11,205	42,819	46,159	49,317	8%	7%
Loomis	5,705	6,260	6,430	6,648	6,888	3%	4%
Rocklin	**19,033**	**36,330**	**56,974**	**60,502**	**70,350**	**6%**	16%
Roseville	44,685	79,921	118,788	129,120	145,163	9%	12%
Unincorporated Placer County*	84,227	100,725	108,128	112,892	115,247	4%	2%
Placer County Total	172,796	248,399	348,432	371,326	403,711	7%	9%

Sources: Bureau of the Census, 1990 and 2000 Census, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010–2020, Sacramento, California, May 2020.

Age Characteristics

Housing needs in the community are determined in part by the age characteristics of its current and future residents. Each age group tends to have distinct lifestyle, family type and size, income levels, and housing preferences. As people move through each stage, their housing needs and preferences also change. As a result, evaluating the age characteristics of a community is important in determining and addressing housing needs.

Table 7-2 summarizes the age characteristics of Rocklin residents in 2010 and 2018. During the period between 2010 and 2018, the number of older adults (age 45 to 64) increased by 16% and the number of seniors (65+) increased by 17%, contributing to a slight increase in the median age from 36.7 to 36.9 years. As of 2018, adults between 45 and 64 years made up the largest percentage. Older adults are typically at the peak of their earning power and are more likely to be homeowners. The college age (20 to 24) population also grew substantially, by 25%.

Between 2000 and 2010, the number of senior (age 65+) residents increased by 99%. Many seniors are homeowners and typically reside in single-family homes. Yet, as they grow older, seniors may prefer to trade down their larger homes for smaller dwellings and alternative housing types, such as assisted living facilities. To remain in their homes, some seniors may decide to participate in home-sharing programs, while others may require assistance in maintaining their homes. If the older adult population continues as long-term community residents, the need to expand housing opportunities for the elderly will continue.

While the young adult (25 to 44) group increased between 2010 and 2018, it grew at a slower rate than the City average and made up a smaller proportion of Rocklin's population in 2018 (25%) than in 2010

(27%). Possibly related, the number of preschool-age children in the City decreased by 8% over the 2010–2018 period, and the number of school-age children as a share of the City population stayed at 24% between 2010 and 2018. The growth of the school-age population group approximately matched the overall population growth of the City. This may signal a market for smaller homes, if family sizes in the area are decreasing.

TABLE 7-2: AGE CHARACTERISTICS AND TRENDS

Age Groups	2010		2018		% Change 2010–2018
	Persons	Percent	Persons	Percent	
Preschool (Ages <5)	3,598	6%	3,311	5%	-8%
School Age (5–19)	13,840	24%	15,257	24%	10%
College Age (20–24)	3,481	6%	4,349	7%	25%
Young Adults (25–44)	15,159	27%	15,940	25%	5%
Older Adults (45–64)	14,668	26%	16,972	27%	16%
Seniors (65+)	6,228	11%	7,298	12%	17%
Total	56,974	100%	63,127	100%	11%
Median Age (years)	36.7		36.9		1%

Source: 2010 Census, 2014–2018 American Community Survey (SACOG Housing Element Data Package)

RACE AND ETHNICITY

Different racial and ethnic groups often have different household characteristics, income levels, and cultural backgrounds, which may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for "housing problems," as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden.[2] According to these studies, perceptions regarding housing density and overcrowding tend to vary among different racial and ethnic groups. Especially within cultures that prefer to live with extended family members, household size and overcrowding also tend to increase. In general, Hispanic and Asian households exhibit a greater propensity than White households for living with extended families.

Rocklin's racial and ethnic composition is very similar to the overall racial and ethnic composition of Placer County (Table 7-3). A large majority of Rocklin residents reported their race or ethnicity as Non-Hispanic White (70%) according to the 2014–2018 ACS. Another 13% classified themselves as Hispanic, 9% as Non-Hispanic Asian, 5% as Non-Hispanic Two or More Races, 2% as Non-Hispanic African American, and less

2 *Studies include the following: "The Determinants of Household Overcrowding and the Role of Immigration in Southern California" by S.Y. Choi (1993); "The Changing Problem of Overcrowding" by D. Myers, William Baer, and S.Y. Choi (1996); and "Immigration Cohorts and Residential Overcrowding in Southern California" by D. Myers and S.W. Lee (1996).*

than 1% each as Non-Hispanic American Indian/Alaska Native, Non-Hispanic Native Hawaiian/Pacific Islander, or Non-Hispanic "Other."

TABLE 7-3: RACIAL AND ETHNIC COMPOSITION, 2018								
		Auburn	**Colfax**	**Lincoln**	**Loomis**	**Rocklin**	**Roseville**	**Placer County**
Total Population		**13,946**	**2,029**	**46,939**	**6,753**	**63,127**	**133,049**	**380,077**
White	Number	11,680	1,647	31,995	5,738	**44,453**	91,180	278,380
	Percent	84%	81%	68%	85%	**70%**	69%	73%
African American	Number	28	66	829	26	**1,250**	2,303	5,868
	Percent	0%	3%	2%	0%	**2%**	2%	2%
American Indian/Alaska Native	Number	20	32	47	0	**268**	284	1,244
	Percent	0%	2%	0%	0%	**0%**	0%	0%
Asian	Number	273	0	2,878	121	**5,936**	13,363	27,196
	Percent	2%	0%	6%	2%	**9%**	10%	7%
Native Hawaiian/Pacific Islander	Number	0	0	182	0	**41**	280	576
	Percent	0%	0%	0%	0%	**0%**	0%	0%
Other	Number	35	40	116	0	**55**	55	403
	Percent	0%	2%	0%	0%	**0%**	0%	0%
Two or More Races	Number	475	54	1,268	405	**2,853**	5,409	13,912
	Percent	3%	3%	3%	6%	**5%**	4%	4%
Hispanic	Number	1,435	190	9,624	463	**8,271**	20,175	52,498
	Percent	10%	9%	21%	7%	**13%**	15%	14%

Source: 2014–2018 American Community Survey (SACOG Housing Element Data Package)

EMPLOYMENT MARKET

Employment has an important impact on housing needs to the extent that different occupations and the associated income levels determine the type and size of housing different households can afford. In addition, employment growth is a major factor affecting the demand for housing in a community.

Table 7-4 provides an employment profile of Rocklin residents. As of 2018, educational/health/social services occupations employed the largest share of City residents (24%); followed by retail trade (13%); and professional, scientific, management, administrative, and waste management services (12%). Typically, except for certain sales positions, relatively higher-paying jobs are in these categories, translating into higher incomes for Rocklin residents engaged in these occupations. These patterns are similar in Placer County as a whole.

TABLE 7-4: EMPLOYMENT PROFILE, 2018				
	Rocklin		Placer County	
Occupation of Residents	Persons	Percent	Persons	Percent
Agriculture, forestry, fishing and hunting, and mining	301	1%	1,323	1%
Construction	1,589	5%	12,269	7%
Manufacturing	1,763	6%	10,649	6%
Wholesale trade	943	3%	4,333	2%
Retail trade	4,183	13%	20,225	12%
Transportation and warehousing, and utilities	1,319	4%	7,302	4%
Information	702	2%	3,883	2%
Finance, insurance, real estate, and rental and leasing	2,757	9%	14,804	9%
Professional, scientific, management, administrative, and waste management services	3,640	12%	21,699	13%
Educational, health, and social services	7,581	24%	39,859	23%
Arts, entertainment, recreation, accommodation, and food services	2,689	9%	16,001	9%
Other services (except public administration)	1,448	5%	8,554	5%
Public administration	2,211	7%	12,592	7%
Employed civilian population 16 years and over	31,126	100%	173,493	100%

Source: 2014–2018 American Community Survey (SACOG Housing Element Data Package)

Table 7-5 provides an annual wage profile for the Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area (MSA), of which, the City of Rocklin is a part. As shown in Table 7-5, the highest-annual wage earners in the region are within the categories of management, legal, healthcare practitioners and technical, architecture and engineering, and computer and mathematical.

TABLE 7-5: ANNUAL WAGE PROFILE, 2020	
Occupational Title	Mean Annual Wage
Management	$121,473
Legal	$119,663
Healthcare Practitioners and Technical	$111,757
Architecture and Engineering	$102,227
Computer and Mathematical	$98,253
Life, Physical and Social Science	$80,337
Business and Financial Operations	$78,885
Education, Training and Library	$65,373
Protective Service	$62,731

TABLE 7-5: ANNUAL WAGE PROFILE, 2020	
Occupational Title	**Mean Annual Wage**
Arts, Design, Entertainment, Sports and Media	$61,910
Community and Social Services	$60,460
Construction and Extraction	$59,779
Installation, Maintenance and Repair	$55,794
Sales and Related	$46,183
Office and Administrative Support	$45,344
Production	$43,710
Transportation and Material Moving	$39,072
Building and Grounds Cleaning and Maintenance	$36,907
Healthcare Support	$34,373
Personal Care and Service	$33,724
Farming, Fishing, and Forestry	$31,059
Food Preparation and Serving-Related	$29,635

Source: California Employment Development Department, Occupational Employment & Wage Data (2020 – 1st quarter).

Table 7-6 identifies major employers in the City of Rocklin. Major employers in Rocklin are concentrated in education, technology services, commercial, and retail. As is typical in a number of communities in the Sacramento area, larger employers in Rocklin include education and high technology firms, such as the Rocklin Unified School District and Oracle, respectively. With approximately 1,200 employees, Sierra Joint Community College District is the largest employer in Rocklin, followed by Rocklin Unified School District (1,056 employees) and Oracle (500 employees).

TABLE 7-6: MAJOR ROCKLIN EMPLOYERS, 2019	
Employers	**Number of Employees**
Sierra Joint Community College District	1,200
Rocklin Unified School District	1,056
Oracle	500
American Healthcare Administrative Services Inc.	490
S.E. Scher Corporation	459
Wal-Mart Stores, Inc. (2 locations)	420
Chevron Corporation	391
United Natural Foods West, Inc.	385
Ace Hardware Corporation	360
Mullin & Worrall LLC	350
Riebe's Auto Parts LLC	350

TABLE 7-6: MAJOR ROCKLIN EMPLOYERS, 2019	
Employers	**Number of Employees**
UPS	325
Educational Media Foundation	325
City of Rocklin	321
Pacific Secured Equities	300
The Rocklin Academy	270
Csdvrs LLC	250
Source: City of Rocklin, 2019	

According to the California Employment Development Department, Rocklin's unemployment rate in March 2019 (3.0%) was lower than the unemployment rates reported for most surrounding jurisdictions, Placer County, and the State of California (Table 7-7).

TABLE 7-7: UNEMPLOYMENT RATES, 2019	
Jurisdiction	**Rate**
Auburn	3.4%
Colfax	4.8%
Lincoln	3.4%
Loomis	3.7%
Rocklin	**3.0%**
Roseville	3.0%
Placer County	3.1%
California	4.0%
Source: California Employment Development Department, 2019.	

HOUSEHOLD CHARACTERISTICS

A household is all persons occupying a housing unit. A household can be a family, a person living alone, or unrelated persons living together. Household type and size, income level, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents. The discussions below detail the various household characteristics affecting housing needs.

HOUSEHOLD TYPE

According to the 2014–2018 ACS and as shown in Table 7-8 Rocklin was home to 21,206 households in 2018, of which 71% were families. Families were comprised of married couple families with or without children, as well as other family types such as female-headed families with or without children. Within the family household category, 38% of all households had children under 18 years of age. Non-families, including singles and other households, made up the remaining 29% of households in Rocklin.

TABLE 7-8: HOUSEHOLD CHARACTERISTICS, 2018		
HOUSEHOLD TYPE	**NUMBER**	**PERCENTAGE**
Total Households	21,206	100%
Family Households	15,026	71%
Families with Children Under 18	8,150	38%
Non-Family Households	6,180	29%
Source: 2014–2018 American Community Survey, S1101		

HOUSEHOLD SIZE

As compared to the population of Placer County, household sizes in Rocklin tend to be slightly larger. Around 52% of households in Rocklin were either one or two-person households, as compared to 61% of households in Placer County. The difference between the County and City was more pronounced among households with five or more people; 18% of households in Rocklin have five or more people, compared to 8% of households in Placer County.

STATE INCOME LIMITS

The State and Federal governments classify household income into several groupings based upon the relationship to the County Area Median Income (AMI), adjusted for household size. The State of California utilizes the following income groups:

- Extremely Low 0–30% AMI
- Very Low 31–50% AMI
- Low 51–80% AMI
- Moderate 81–120% AMI
- Above Moderate 120%+ AMI

For purposes of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Placer County, the area median income (AMI) for a family of four in 2020 is $86,300, as shown in Table 7-9.

TABLE 7-9: PLACER COUNTY INCOME LIMITS, 2020								
Income Category	**Household Size**							
	1 Person	**2 Persons**	**3 Persons**	**4 Persons**	**5 Persons**	**6 Persons**	**7 Persons**	**8 Persons**
Extremely Low	$18,150	$20,750	$23,350	$26,200	$30,680	$35,160	$39,640	$44,120
Very Low	$30,250	$34,550	$38,850	$43,150	$46,650	$50,100	$53,550	$57,000
Low	$48,350	$55,250	$62,150	$69,050	$74,600	$80,100	$85,650	$91,150
Median	$60,400	$69,050	$77,650	**$86,300**	$93,200	$100,100	$107,000	$113,900
Moderate	$72,500	$82,850	$93,200	$103,550	$111,850	$120,100	$128,400	$136,700
Source: California Department of Housing and Community Development, 2020.								

HOUSEHOLD INCOME

Household income is the most important factor affecting housing opportunity, determining a household's ability to purchase or rent housing and balance housing costs with other basic necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. According to the 2014–2018 ACS, Rocklin's overall median household income ($97,508)[3] was the highest among Placer County jurisdictions (Table 7-10).

TABLE 7-10: MEDIAN INCOME, 2014–2018

Jurisdiction	Median Income
Auburn	$62,168
Colfax	$49,571
Lincoln	$81,417
Loomis	$70,671
Rocklin	$97,508
Roseville	$84,105
Unincorporated Placer County	$83,922
Placer County, Total	$84,357

Source: 2014–2018 American Communities Survey (SACOG Housing Element Data Package)

Approximately 25% of Rocklin households earned less than $50,000, while 63% earned more than $75,000 according to the 2014–2018 ACS. The City's occupation profile explains much of Rocklin's high median income relative to nearby cities and the County. A significant proportion of Rocklin residents were employed in higher paying educational, health, and social services, as well as professional, scientific, management, administrative, and waste management services occupations.

According to the 2011–2015 CHAS data (Table 7-20), approximately 67% of the Rocklin households earned incomes above 80% of the median, while approximately 33% of households fell into the lower income category.).[4]

SPECIAL NEEDS GROUPS

Certain groups have greater difficulty in finding decent, affordable housing due to their unique needs and/or circumstances. Special circumstances may be related to one's household characteristics, disability,

3 *Median household income in the Census represents the overall median for all households in the City, regardless of household size.*

4 *Data is obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2011–2015 American Communities Survey Census data.*

employment, and income, among others. As a result, certain segments of the Rocklin residents are more likely to be lower income and face housing cost burden, overcrowding, and/or other housing problems.

The State Housing Element law identifies the following "special needs" groups: senior households, disabled persons, large households, female-headed households, families and persons in need of emergency shelter, and farmworkers (Table 7-11). The following discussions detail the housing and supportive services needs of each particular group, as well as the major programs and services available to address their needs.

TABLE 7-11: ROCKLIN SPECIAL NEEDS GROUPS

Special Needs Group	Number	Percent
Owner-Occupied Senior-Headed Households (65+)	3,446	24%
Renter-Occupied Senior-Headed Households (65+)	1,171	16%
Single-Parent Households	2,988	14%
Large Households	626	3%
Persons with Disabilities	5,339	9%
Homeless	67	<1%
Farmworkers*	311	1%

Source: American Community Survey 2013–2017, Placer County Continuum of Care Point-in-Time Survey 2019

** Category includes agriculture, forestry, fishing and hunting and mining occupations. Note that labor data are residence-based and do not reflect the businesses within a jurisdiction.*

The City routinely notifies public service agencies directly via email to local non-profit collaborations (Placer Collaborative Network and Placer Consortium on Homelessness) regarding all local funding opportunities. These groups were also contacted throughout preparation of the Regional Analysis of Impediments for input. These organizations primarily serve minorities, non-English speaking persons and persons with disabilities. Staff encourages the agencies to share Draft documents and notices of public hearing opportunities with their clients and other organizations who may be interested in both funding and Housing related activities and topics. The City participated in local public workshops and outreach conducted during the Regional AI process as well.

The City has also recently prepared outreach material to groups specializing in services to the developmentally disabled highlighting housing and services available in Placer County and Rocklin.

The City encourages housing developers to include more than the minimum number of accessible units required by Building Codes when proposing residential development projects.

The City also participates annually in the Placer County Transportation and Planning Agency's (PCTPA's) Unmet Transit Needs process and considers modifications to address transportation needs that are found reasonable to meet. In 2018 a request was made from individuals residing in Lincoln who were in need of ADA compliant transportation from that City to Sierra College located on Rocklin Road in Rocklin. Prior to this request, Dial-A-Ride/Paratransit services in Lincoln and Rocklin operated only within the jurisdiction

of each City. As a result of the Unmet Transit Needs process the Cities of Rocklin and Lincoln as well as Transit Operator (Placer County Transit) created a program that would allow ADA clients book the necessary inter-jurisdictional services.

Senior Households

Senior households typically have special housing needs due to three primary concerns: fixed income, high health care costs, and disabilities. According to the 2013–2017 American Community Survey, 24% (3,446) of owner-occupied households and 16% (1,171) of renter-occupied households in Rocklin were headed by persons aged 65 and older.

Three-quarters (75%) of the elderly households in Rocklin were homeowners and one quarter (25%) were renters. Because of physical and/or other limitations, senior homeowners may have difficulty performing regular home maintenance or repair activities. In addition, because many seniors have fixed or limited income, they may have difficulty in making monthly mortgage or rent payments.

Various programs can assist senior needs, including but not limited to congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the frail elderly, or those with disabilities, housing with architectural design features that accommodate disabilities and senior housing with supportive services can help ensure continued or extended independent living. Assisted living facilities represent another housing option for seniors in Rocklin. These facilities are typically for the frailer elderly and offer daily assistance with personal and household tasks.

54.8% percent of assisted living residents in the California in 2016 were aged 85 years and over and 71.2% were women. According to the National Center for Assisted Living (NCAL), approximately 57% of assisted living residents in the state need help bathing, approximately 48% need help dressing, approximately 44% need help with toileting, approximately 31% need help with bed transfer, and approximately 20% need help eating. The cost of assisted living varies widely, depending on the location of the facility, style of room or apartment, services provided, and other factors. According to a Genworth Financial Cost of Care Survey, the median annual cost of a private bedroom in an assisted living facility in California in 2019 was $54,000. High cost and limited public subsidies often make assisted living facilities unaffordable for persons with low or moderate incomes.

According to the California Community Care Licensing Division (2020), 32 licensed assisted living facilities for the elderly provide a total of 744 beds in Rocklin. With an estimated 7,298 residents over the age of 65 in 2018, the need for additional supportive housing options for seniors in Rocklin remains high and is anticipated to grow. The Roseville Housing Authority and Placer County Housing Authority administer the Section 8 Housing Choice Voucher Program for extremely low- and very low-income households in Rocklin, including seniors.

Single-Parent Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Approximately 14% of the Rocklin households were headed by single parents in 2013–2017; the large majority of which were headed by females (77%). Female-headed

households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, such households usually have more limited opportunities for finding affordable and decent housing.

Rocklin was home to 2,314 female-headed households in 2017, representing 15% of households in the City. Of these households, 63% had children under 18 years old. Single mothers with children are a particularly vulnerable group because they must balance the needs of the children with work responsibilities. In 2017, 24% of female-headed families with children under 18 lived in poverty, compared to 5% of all families. Battered women with children typically comprise a sub-group of female-headed households that are especially in need.

Large Households

Large households are defined as households with five or more members residing in a housing unit. These households constitute a special need group because the supply of adequately sized, affordable housing units in a community is often limited. In order to save for other basic necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units, which frequently results in overcrowding[5]. A total of 2,316 large households lived in Rocklin in 2017, 27% of which were renter-households. Large households represented approximately 11% of households in the City.

Housing needs of large households are typically met through larger units which could reasonably accommodate large families without overcrowding. In 2013–2017, 55% of all ownership units and 12% of all rental units in Rocklin contained four or more bedrooms.

To address overcrowding, communities can provide incentives to facilitate the development of larger apartments and condominiums with three or more bedrooms for large households. A shortage of large rental units may also be alleviated through the provision of affordable ownership housing opportunities, such as first-time homebuyer programs and self-help housing (e.g., Habitat for Humanity), to move renters into homeownership. Financial assistance for room additions may also help to relieve overcrowding.

Persons with Disabilities

Persons with disabilities have special housing needs because of their generally fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disabilities. Disabilities are defined as mental, physical or health conditions that last over six months.

An estimated 9% of Rocklin's population had one or more disabilities in 2013–2017. Among those with disabilities, approximately 44% were seniors (65+), 48% were between 18 and 64 years of age, and 9% were under 18. Cognitive difficulties were the most common among persons under 18, whereas

5 Overcrowding is defined and discussed in depth in the Housing Problems section.

ambulatory difficulties were the most common for persons aged 18 to 64. Around 54% of residents over age 65 reported ambulatory difficulties, and 50% reported hearing difficulties (Table 7-12).

TABLE 7-12: DISABILITIES TALLIED, 2013–2017

Age Group and Type of Disability	Number	Percent
Total Disabilities: Persons Under 18 years	454	9%
Hearing Difficulty	76	17%
Vision Difficulty	85	19%
Cognitive Difficulty	368	81%
Ambulatory Difficulty	0	0%
Self-Care Difficulty	41	9%
Total Disabilities: Persons 18 to 64 years	2537	48%
Hearing Difficulty	816	32%
Vision Difficulty	413	16%
Cognitive Difficulty	1055	42%
Ambulatory Difficulty	934	37%
Self-Care Difficulty	353	14%
Independent Living Difficulty	725	29%
Total Disabilities: Persons 65 years and over	2,348	44%
Hearing Difficulty	1,173	50%
Vision Difficulty	476	20%
Cognitive Difficulty	555	24%
Ambulatory Difficulty	1,270	54%
Self-Care Difficulty	536	23%
Independent Living Difficulty	1097	47%

Source: 2013–2017 American Communities Survey, S1810

Several factors limit the supply of housing for persons with disabilities, including affordability, accessibility, location, and discrimination. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation.

Various residential facilities in Rocklin serve those with disabilities. A total of two licensed adult residential care facilities with a total capacity of 12 beds and six adult day care facilities with a total capacity of 210

persons are located in the City. The City in partnership with service providers also offers housing rehabilitation programs that can be used to make accessibility improvements.

Persons with Developmental Disabilities

Senate Bill 812 (SB 812, Ashburn, 2010) requires the City to include in its analysis of "Special Needs Groups" the needs of those with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disabilities, but does not include other conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled persons require a group living environment where supervision is provided. The most severely affected persons may require an institutional environment where medical aid and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (CDDS) currently provides community-based services to approximately 341,661 persons with developmental disabilities and their families through a statewide system of twenty-one regional centers, four developmental centers, and two community-based facilities. The Alta California Regional Center provides point of entry services for people with developmental disabilities within the counties of Alpine, Colusa, El Dorado, Nevada, Placer, Sacramento, Sierra, Sutter, Yolo and Yuba. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 7-13 provides information from the Alta California Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, and provides a closer look at the disabled population in the City of Rocklin.

TABLE 7-13: DEVELOPMENTALLY DISABLED PERSONS, BY AGE, FOR ROCKLIN AREA ZIP CODES

Rocklin Zip Codes*	0-17 Years	18+ Years	Total
95677	122	126	248
95765	208	116	324

Source: California Department of Developmental Services, June 2019

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility

modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this group's need. Incorporating "barrier free" design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with development disabilities, the City will implement programs to coordinate housing activities and outreach with the Alta California Regional Center, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. This outreach and coordination will inform future programming to encourage the development of housing for persons with developmental disabilities.

Extremely Low-Income Households

Extremely low-income households are those that earn 30 percent or less of the median household income and are usually on the verge of homelessness. According to 2011–2015 ACS-based Comprehensive Housing Affordability Strategy (CHAS) data (Table 7-20), approximately 9 percent of households in Rocklin (1,930 households) fell into the extremely low-income category. Among these households, approximately 3% (635 households) were homeowners and 6% (1,295 households) were renters.

Lower-income (including extremely low income) households generally have a higher incidence of housing problems and tend to overpay for housing (paying 30 percent or more of their monthly income toward housing costs). Severely overpaying for housing is paying 50 percent or more of their monthly income toward housing costs. When looking at overpayment 7% of extremely low-income households (1,485 households) were overpaying and 6.3% were severely overpaying.

The City has included the following to assist extremely low-income households.

- Program 5: The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low- income households, including families, seniors, and the disabled.

- Program 6: Promote the construction of affordable housing including ADU's in high resource areas and in areas that have a shortage of affordable housing to enhance mobility for low-income residents (including extremely low income) to access these neighborhoods.

- Program 13: Coordinate with the City of Roseville, the Roseville Housing Authority, County of Placer, and the Placer County Housing Authority to expand affordable housing opportunities and to meet the housing and supportive service needs of the homeless as strategies to reduce displacement risk for extremely low-, very low-, and low-income persons.

HOMELESS

The City of Rocklin has joined with Placer County and other Placer County cities, service agencies, and faith-based organizations to support and work as part of a collaborative effort through the Homeless Resource Council of the Sierras (HRCS) to address homeless needs and provide comprehensive services on a regional basis.

The HRCS conducts point-in-time counts every odd numbered year to identify the number of sheltered and unsheltered homeless in Placer County and utilizes the information in the preparation of the Placer County Continuum of Care. The count is only a snapshot, reflecting those persons identified as homeless on the day of the point-in-time count. Both shelter providers and HRCS members emphasized the fact that the homeless are nomadic, making it difficult to tie them with a specific jurisdiction.

The HRCS conducted a count of the regional homeless population in January 2020. The survey identified 67 homeless persons in the City of Rocklin, which represents 9% of all homeless community members in Placer County. This number was confirmed with the City's police department. A total of 48 persons (72%) of the City's homeless population were sheltered at the time of the survey and another 19 individuals (28%) were unsheltered. Children made up just under one third (32%) of homeless persons included in the count.

Many individuals and families move in and out of homelessness and shelters over the course of a year. Generally, three types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent supportive housing:

- **Emergency Shelter:** A facility that provides overnight shelter and fulfills a client's basic needs (such as food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day to six months, depending upon whether the shelter is short-term or long-term.
- **Transitional Housing:** A residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse and mental health care interventions, employment services, individual and group counseling, and life skills training.
- **Permanent Supportive Housing:** Permanent housing that is affordable in the community or service-enriched housing that is linked with on-going supportive services (on-site or off-site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

Although no transitional housing facility or emergency shelter is located in Rocklin, the Placer County Department of Health and Human Services Adult System of Care operates a transitional housing facility for homeless persons with mental health disabilities just outside of the City limits. Additionally, as described below, three organizations provide transitional housing and two other organizations operate emergency shelters for homeless persons in nearby Roseville.

- Home Start offers a transitional housing program for Placer County homeless children and their families. The program is one year in length. At the end of the year, families receive assistance in

finding suitable, affordable housing. The second year, families live independently but remain under supervision. Approximately 90% of the families that complete the program remain in permanent housing for at least two years. Home Start can accommodate 30 families (including 60-70 children) in their 27-unit, 99-bed facility located in Roseville.

- The Lazarus Project provides food, housing, clothing, guidance, counseling, education, job training, budgeting classes, parenting classes and access to health care for persons recovering from homelessness, unemployment, abuse, addictions, and physical and/or mental impairment. The agency operates four transitional housing units in Placer County with a maximum capacity of seventeen men and six women.

- Placer County's HEARTS (Housing, Employment, Assistance, Recovery, Treatment, and Success) program provides services for mentally ill persons who are homeless.

- The Gathering Inn is an ecumenical non-profit organization, assisted by more than 40 churches, serving the homeless in south Placer County. The organization collaborates with Rocklin, the County, and other jurisdictions to offer services to address the causes of homelessness. The Gathering Inn operates two intake centers, one in Roseville and one in Auburn, where homeless individuals have access to showers, clean clothes, healthcare, housing and employment opportunities. They board a bus or van and travel to one of the many hosting churches located in Rocklin and other locations throughout south Placer County. Host churches commit the use of their facilities on designated evenings to provide a safe and secure place for more than 185 homeless individuals and families across all facilities to receive dinner, sleep inside, and enjoy hospitality. Additionally, The Gathering Inn has recently used County grant funds to purchase homes in Rocklin and other neighboring jurisdictions to provide permanent supportive housing.

- Stand Up Placer serves Placer County and provides shelter for battered women and children and victims of domestic violence/sexual assault. Supportive services offered include crisis intervention, counseling, and food and clothing assistance.

A limited number of motel vouchers are also available to homeless individuals and families through the Placer County Department of Health and Human Services and the Salvation Army. Emergency food is available for the homeless or near homeless at First United Methodist and St. Mark's Anglican Episcopal churches in Loomis.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workloads increase during harvest periods, the labor

force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may hire migrant workers.*6*

According to the 2013–2017 ACS, 311 Rocklin residents were employed in agriculture, forestry, fishing and hunting, and mining occupations – approximately 1% of the City's employed population. According to the 2017 USDA Agricultural Census, there were 277 farms in Placer County. However, according to the California Department of Conservation, Rocklin does not presently contain any important farmland. As such, the farmworker population in Rocklin is not expected to constitute a significant component of the City population.

The City has three rental housing projects developed specifically under Farmers Home Administration (FmHA) funding when farming was a more significant economic sector – Shannon Bay Apartments (50 units); Sunset Street Apartments (104 units); and Placer West Apartments (44 units). Up to 198 farmworker households and other low-income households may be accommodated in these projects.

HOUSING STOCK CHARACTERISTICS

This section addresses various housing characteristics and conditions that affect the well-being of Rocklin residents. Housing factors evaluated include: housing stock and growth, tenure and vacancy rates, age and condition, housing costs, and affordability, among others.

HOUSING GROWTH

Following the economic downturn of 2008, Rocklin's housing growth has picked up significantly. The total number of housing units in Rocklin increased 20% between 2010 and 2020. During that time, Rocklin's housing growth consistently outpaced countywide growth as well as growth experienced in most surrounding communities (Table 7-14). Much of the area's housing growth can be attributed in part to development of single-family homes in the Whitney Ranch, Spring Valley, and Whitney Oaks areas.

TABLE 7-14: HOUSING GROWTH, 2010-2020

Jurisdiction	2010	2020	2010–2020 % Change
Auburn	6,139	6,373	4%
Colfax	929	933	0%
Lincoln	17,457	19,275	10%
Loomis	2,465	2,557	4%
Rocklin	22,010	26,342	20%
Roseville	47,757	55,720	17%
Unincorporated	55,891	58,326	4%
Placer County	152,648	169,526	11%

Source: State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010–2020, Sacramento, California, May 2020.

6 Migrant farmworkers are defined as those whose commute for work prevents them from returning to their primary residence every evening.

Housing Type, Tenure, and Vacancy

Single-family detached homes comprised approximately 73% of Rocklin's housing stock in 2020, while multifamily structures with five or more dwelling units comprised another 18% (Table 7-15). Multifamily structures with two to four units, single-family attached units, and mobile homes represented a smaller, but important share of the City's overall housing stock. Most of the City's mobile homes are located in three parks: Rocklin Estates, Royal Oaks (55 and up), and Sierra Lakes Mobile Home Park.

TABLE 7-15: HOUSING STOCK CHARACTERISTICS, 2020

HOUSING TYPE					
Single-Family Detached	**Single-Family Attached**	**2-4 Units**	**5+ Units**	**Mobile Homes**	**Total Housing Units**
19,280	790	1,108	4,662	502	26,342
73%	3%	4%	18%	2%	100%

Source: State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010–2020, Sacramento, California, May 2020.

In terms of tenure, most householders in Rocklin are homeowners. In 2018, 66% of the City's households owned their homes, while 34% rented. The incidence of homeownership has stayed relatively stable since 2010, when 66% of Rocklin households owned their home.

Vacancy rate is a measure of the availability of and demand for housing in a housing market. The City's average vacancy rate for market-rate apartments was 4.3% in 2020, which is relatively low. Vacancy rates reported by the Census Bureau differed significantly by tenure. In 2018, the total number of vacant households in Rocklin was 835, of which 379 (45%) were rental units and 456 (55%) were for sale units.

A survey conducted by the City in 2020 found that the vacancy rate for market rate apartments (as opposed to all rental units which also include single-family homes, condominiums and townhomes, subsidized apartments, and other dwellings available for rent) was approximately 4.3% among the 26 market rate apartment complexes surveyed In addition, nearly all of the publicly-assisted developments surveyed were fully occupied and had waiting lists, reflecting the significant need for affordable rental housing.

Housing Age and Condition

Housing age is an important indicator of housing condition and quality within a community. If not properly and regularly maintained, housing can deteriorate over time, discouraging reinvestment, depressing neighboring property values and eventually impacting the quality of life in a neighborhood. Thus, maintaining and improving housing quality is an important goal for the City.

Table 7-16 provides a breakdown of the housing stock by the year built. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain the quality. Unless properly maintained, homes older than 50 years require major renovations to remain in good working order. As of 2017, approximately 33% of housing units in Rocklin were over 30 years old and only 17% were over 50 years old. Just over two out of three Rocklin homes (67%) have been built

since 1990, reflecting a period of rapid growth of Rocklin between 1990 and 2009. Given that a majority of housing in the City has been constructed recently, the housing stock is generally in good condition.

TABLE 7-16: YEAR UNITS BUILT

Period Built	Number of Units	Percent
2014 or later	258	1%
Built 2010 to 2013	826	4%
Built 2000 to 2009	7,773	35%
Built 1990 to 1999	6,326	28%
Built 1980 to 1989	3,535	16%
Built 1970 to 1979	2,524	11%
Built 1960 to 1969	766	3%
Built 1950 to 1959	253	1%
Built 1940 to 1949	61	0%
Built 1939 or earlier	174	1%
Total	**22,496**	**100%**
30 years or older (approximately)	7,313	33%
50 years or older (approximately)	3,778	17%

Source: US Census, 2013–2017American Communities Survey (SACOG Housing Element Data Package).

Information provided through consultation with the City's lead Building Inspector and Code Compliance Officer has confirmed that the homes and multifamily residential units constructed since the 1990's have not had any significant structural issues and for the most part have been well maintained. Older housing stock in Rocklin has also been generally well-maintained in terms of structural integrity. There have not been any significant complaints or observations of severely dilapidated or substandard housing units. The City currently only has 3 open cases involving substandard housing units (two of which resulted from fire). This figure is representative of the limited number of cases typically experienced in the City on an annual basis.

The City issued 113 Building Permits for residential re-roof projects in calendar year 2020. Given Department of Finance estimates that there were 26,342 housing units in Rocklin, the number of re-roof permits issued indicates that only 0.04% of housing units in the City underwent this level of repair. In addition, the City's Housing Division did not receive any inquiries or requests regarding housing rehabilitation needs is 2020. This collective data, observations and experience supports the conclusion that the age and condition of housing stock in the City is not a significant issue.

In the 2013–2021 planning period, the City assisted one lower-income household with a low-interest home repair loan, which suggests that the City's housing stock is generally in good condition. The City currently partners with local agencies to provide rehabilitation activities through its Handyperson program.

Program 1 – the Handyperson program, which helps with eligible home repair activities including bathroom/kitchen repairs, bedroom additions to alleviate overcrowding, weatherization, electrical

upgrades, foundation and flooring repair, accessibility retrofitting, heating/air conditioning, plumbing repairs, and siding and roofing repairs.

Program 2 – Code Enforcement and Abatement, which is to preserve and maintain the livability and quality of neighborhoods.

Program 3 – Zoning Flexibility for Housing Rehabilitation, allows non-conforming dwellings to be rehabilitated so long as the non-conformity is not increased and no threat to public health and safety is identified.

HOUSING COSTS AND AFFORDABILITY

The cost of housing potentially causes housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of cost burden and overcrowding. This section summarizes the cost and affordability of the Rocklin housing stock to residents.

SALES AND RENTAL SURVEY

Table 7-17 provides a summary of asking prices for condominiums and rental rates for apartments in Rocklin. Condominiums provide a somewhat more affordable homeownership alternative in Rocklin. However, only a limited number of market-rate condominium or townhome units (7) were listed for sale in September 2020, all three-bedroom homes.

Apartment rents vary by location as well as the quality and level of amenities available. According to an apartment survey conducted by City staff in 2020, the average asking rents for market-rate apartment units in Rocklin are as follows: $1,300 for a studio apartment, $1,453 for a one-bedroom unit, $1,692 for a two-bedroom unit, and $2,005 for a three-bedroom unit (Table 7-17). Based on these rents, rental housing on the market are affordable to moderate income households, as compared to the affordable housing costs later shown in Table 7-19.

According to the 2014–2018 American Community Survey, Rocklin's median home value ($452,000) was the highest of any jurisdiction in Placer County (Table 7-17). The countywide median home value over the same time period was $443,700. Among recent home sales, the median sale price in Rocklin was $525,000. This was the second-highest median sale price in the county, second to Loomis ($689,000). Current listing prices of new homes in Rocklin range from $422,990 to $1,249,000 and are affordable to moderate and above moderate-income households (Table 7-18).

TABLE 7-17: HOME SALES AND APARTMENT RENTS

Housing Type	Jurisdiction	Median Sales Price
Homes[1]	Auburn	$453,000
	Colfax	$379,000
	Lincoln	$481,000
	Loomis	$689,000

TABLE 7-17: HOME SALES AND APARTMENT RENTS					
Housing Type	**Jurisdiction**		**Median Sales Price**		
	Rocklin		**$525,000**		
	Roseville		$471,000		
	Placer County		$494,000		
	Bedrooms	**Units Listed**	**Range**	**Median**	**Average**
Condos[2]	3	7	$225,000 - $415,000	$269,000	$298,286
Apartment Rentals[3]	Studio	1	$1,300	$1,300	$1,300
	1	22	$950 - $1,990	$1,463	$1,453
	2	26	$1,200 - $2,275	$1,677	$1,692
	3	12	$1,650 - $2,500	$1,944	$2,005

Sources:

1. Zillow.com, Accessed September 2020

2.. Zillow.com, accessed 9/3/20

3. Apartment Survey, Community Development Department, City of Rocklin, 2020

Notes:

1. These calculations do not include utilities.

2. Some apartments are not included in this summary table because they are subsidized apartments and therefore their rents do not reflect prevailing market rents. Buildings with senior assisted living and memory care apartments are also not included.

The apartments included in this table are: Broadstone Apartments, Creekside Village Apartments, The Brightons, Emerald Pointe, Granite Creek, Granite Oaks, Hidden Grove, The Meridian at Stanford Ranch, Montessa at Whitney Ranch, The Oaks at Sunset, Edgewood, Rocklin Gold, Rocklin Manor, Rocklin Ranch, Shalico, Silver Oaks, Springview Oaks, Springview Rocklin, The Vue at Rocklin Ridge, Stanford Heights Apartments, Sunset Summit, Sutter Ridge, The Winsted, Woodstream, Garnet Creek, The James

TABLE 7-18: SALES PRICES, 2020		
Home	**Price**	**Home Size/Type**
Wildcat Subdivision (AKA Durango)		
The Livingston	$422,990 (starting)	1,444 square-feet, 3-bed/2-bath
The Anderson	$444,990 (starting)	1,833 square-feet, 3-bed/2.5-bath
The Wyatt	$460,990 (starting)	2,008 square-feet, 4-bed/2.5-bath
The Walker	$464,990 (starting)	2,153 square-feet, 4-bed/3-bath
Whitney Oaks – Phase II-B Par 34 Unit 23A		
4370 Pebble Beach	$1,249,000	4,168 square-feet, 4-bed/4-bath
3808 Heather Court	$759,800	3,083 square-feet, 5-bed/3-bath
3011 Western Way	$674,500	2,899 square-feet, 5-bed/3-bath
Creekside at Whitney Ranch		

TABLE 7-18: SALES PRICES, 2020		
Home	**Price**	**Home Size/Type**
Whitney Ranch Unit 22	Upper $400Ks (starting)	2,310-3,430 square-feet, 3-7-bed
Westview at Whitney Ranch		
Residence 1	$699,990 (starting)	3,050 square-feet, 5-bed/4.5-bath
Residence 2	$634,990 (starting)	2,540 square-feet, 4-bed/3-bath
Residence 3	$604,990 (starting)	2,142 square-feet,3-bed/3-bath
Residence 4	$574,990 (starting)	1,913 square-feet,3-bed/2-bath
Canyon View (AKA Whitney Ranch Phase)		
Plan 1	High $600,000s	2,527 square-feet, 4-bed/3.5-bath
Plan 2	Low $700,00s	2,910 square-feet, 4-bed/3.5-bath
Plan 3	Mid $700,000s	3,493 square-feet, 6-bed/5-bath
Plan 4	Low $700,000s	3,381 square-feet, 6-bed/4-bath
Plan 5	Low $700,000s	2,790 square-feet, 4-bed/3.5-bath
Wild Oak at Whitney Ranch		
Residence 3	$789,990 (starting)	4,003 square-feet, 5-bed/4.5-bath
Residence 4	$924,990 (starting)	3,764 square-feet, 5-bed/4.5-bath
Residence 5	$729,990 (starting)	3,503 square-feet, 5-bed/4.5-bath
Residence 6	$799,990 (starting)	3,857 square-feet, 5-bed/4.5-bath
The Villas at Spring Valley (AKA Spring Valley Subdivision)		
Plan 1	$497,490 (starting)	2,205 square-feet
Plan 2	$516,490 (starting)	2,490 square-feet
Plan 3	$526,490 (starting)	2,657 square-feet
The Cottages at Spring Valley (AKA Spring Valley Subdivision)		
Plan 1	$444,990	1,794 square-feet
Plan 2	$455,990	1,966 square-feet
Plan 3	$478,990	2,111 square-feet
Plan 4	$486,990	2n249 square-feet
Granite Ridge (AKA Brighton Subdivision)		
Plan 1	$435,351	1,676 square-feet
Plan 4	$455,000	2,591 square-feet
The Overlook at Whitney Ranch		
Residence 1	$549,990 (starting)	2,492 square-feet, 5-bed/4-bath
The Ridget (AKA Whitney Ridge Phase II-D)		
Residence 1	$495,990	1,432 square-feet

TABLE 7-18: SALES PRICES, 2020		
Home	**Price**	**Home Size/Type**
Residence 2	$519,990	1,676 square-feet
Residence 3	$535,990	1,819 square-feet
Residence 4	$579,990	2,021 square-feet
Ironwood (AKA Whitney Ranch Units 41BC)		
Residence 1X	$535,000	2,433 square-feet
Residence 3	$555,000	2,704 square-feet
Park View		
Plan 1	$464,250	1,681 square-feet
Plan 2	$482,635	1,863 square-feet
Plan 3	$515,000	2,202 square-feet
Sources: Meritage Homes, 2020; Richmond America,2020; JMC Homes, 2020; New Home Company, 2020; Woodside Homes, 2020; KB Homes, 2020; CalAtlantic, 2020; Toll Brothers, 2020.		

HOUSING AFFORDABILITY

Housing affordability is dependent upon income and housing costs. Using set income guidelines, current housing affordability can be estimated. Housing affordability can be estimated by comparing the affordable housing cost of owning or renting a home in the City with the maximum affordable housing cost for households at different income levels. Together, this information can show who can afford what size and type of housing and which households are most likely to experience overpayment and overcrowding.

According to the HCD income guidelines for 2020, the Area Median Income (AMI) in Placer County was $86,300 for a four-person household. Assuming that the potential homebuyer has sufficient credit and down payment (3%) and spends no greater than 30% to 35% of their income on housing expenses (i.e., mortgage, taxes and insurance), the maximum affordable home price and rental price can be determined. The maximum affordable home and rental prices for residents of Placer County are shown in Table 7-19. Households in the lower end of each category can afford less by comparison than those at the upper end. The income-affordability of the housing stock for each income group is discussed below. These cost estimates are intended for general comparison purposes for the Housing Element. Actual cost calculations for participation in specific housing programs may use slightly different cost factors.

Affordability by Household Income: Table 7-19 shows the maximum amount that a household can pay for housing each month without exceeding the 30% income-housing threshold for cost burden. This amount can be compared to current housing asking prices (Table 7-17) to determine what types of housing opportunities a household can afford.

- **Extremely Low-Income Households:** Extremely low-income households earn 30% or less of the County area median income. Extremely low-income households cannot afford market rate rental or ownership housing in Rocklin.

- **Very Low-Income Households:** Very low-income households earn 31% to 50% of the County area median income. Given the costs of single-family homes and condominiums in Rocklin, very low-income households are limited to rental housing.

  Average apartment rents in Rocklin are as follows: $1,300 for a studio apartment, $1,453 for a one-bedroom unit, $1,692 for a two-bedroom unit, and $2,005 for a three-bedroom unit (Table 7-17). After deductions for utilities, a very low-income, one-person household at the maximum income limit can afford to pay up to $683 in rent per month, which would increase for larger household sizes. In practical terms, this means that a one-person household cannot afford an average priced one-bedroom apartment without assuming a cost burden. A large family (five or more persons) would have to use more than 30% of household income to afford an adequately sized rental unit. Thus, to live in Rocklin, very low-income households are most likely in need of government housing assistance, including Housing Choice Voucher program and other subsidized housing options.

- **Low-Income Households:** Low-income households earn 51% to 80% of the County's area median income. The affordable home price for a low-income household at the maximum income limit in 2020 ranges from $205,200 to $304,100. Based on the asking prices of homes and condominiums advertised for sale in September 2020 (Table 7-17), only a limited number of two-, three-, and four-bedroom units would be affordable to low-income households.

  After deductions for utilities, a low-income, four-person household can afford to pay up to $1,442 in rent per month. Single person households and small households could afford some one-bedroom and two-bedroom apartments identified in the City's 2020 Apartment Survey. Similarly, large low-income families could afford some three-bedroom units surveyed; however, these units are limited in supply and such families are likely to experience cost burden or double up to afford housing in the community.

- **Moderate Income Households:** Moderate income households earn 81% to 120% of the County's median family income. The maximum affordable home price for a moderate-income household in 2020 is $371,600 for a one-person household, $473,600 for a small (three-person) family, and $560,600 for a five-person family. One-person households and small families may be able to afford the two-bedroom and three-bedroom condominiums and some single-family homes on the market. Large families should be able to afford some three-, four-, and five-bedroom homes. However, the down payment and closing costs may prevent many households from achieving homeownership. With a maximum affordable rent payment of between $1,740 and $2,628 per month, moderate income households can afford the vast majority of apartment units listed for rent.

TABLE 7-19: HOUSING AFFORDABILITY MATRIX – PLACER COUNTY 2020							
Household	Annual Income[1]	Affordable Cost		Estimated Average Utility Allowance[2] Taxes & Insurance		Affordable Payment	
		Rental	Ownership	Renters	Owners	Rental	Ownership (Home Sale Price)
Extremely Low Income (0-30% AMI)							
1-Person	$18,150	$454	$454	$73	$164	$381	$66,600
2-Person	$20,750	$519	$519	$86	$190	$433	$75,500
3-Person	$23,350	$584	$584	$112	$229	$472	$81,500
4-Person	$26,200	$655	$655	$139	$270	$516	$88,400
5-Person	$30,680	$767	$767	$168	$321	$599	$102,300
Very Low Income (31-50% AMI)							
1-Person	$30,250	$756	$756	$73	$224	$683	$122,100
2-Person	$34,450	$861	$861	$86	$258	$775	$138,400
3-Person	$38,850	$971	$971	$112	$306	$859	$152,700
4-Person	$43,150	$1,079	$1,079	$139	$355	$940	$166,200
5-Person	$46,650	$1,166	$1,166	$168	$401	$998	$175,600
Low Income (51-80% AMI)							
1-Person	$48,350	$1,209	$1,209	$73	$315	$1,136	$205,200
2-Person	$55,250	$1,381	$1,381	$86	$362	$1,295	$233,900
3-Person	$62,150	$1,554	$1,554	$112	$423	$1,442	$259,700
4-Person	$69,050	$1,726	$1,726	$139	$484	$1,587	$285,100
5-Person	$47,600	$1,190	$1,190	$168	$406	$1,022	$304,000
Moderate Income (81-120% AMI)							
1-Person	$72,500	$1,813	$2,115	$73	$496	$1,740	$371,600
2-Person	$82,850	$2,071	$2,416	$86	$569	$1,985	$424,100
3-Person	$93,200	$2,330	$2,718	$112	$656	$2,218	$473,600
4-Person	$103,550	$2,589	$3,020	$139	$743	$2,450	$522,800
5-Person	$111,850	$2,796	$3,262	$168	$820	$2,628	$560,600
Assumptions: 2020 HCD income limits; Health and Safety code definitions of affordable housing costs between 30% (extremely low-, very low-, low-income, and moderate-income rental) and 35% (moderate-income ownership) of household income depending on tenure and income level; utility allowances from the Placer County Housing Authority (includes electric heating and cooking, other electric, air conditioning, electric water heating and refrigerator); approximately 20% of affordable cost for taxes and insurance; 3% down payment; and 3.5% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.							
Sources:							

TABLE 7-19: HOUSING AFFORDABILITY MATRIX – PLACER COUNTY 2020							
Household	Annual Income[1]	Affordable Cost		Estimated Average Utility Allowance[2] Taxes & Insurance		Affordable Payment	
		Rental	Ownership	Renters	Owners	Rental	Ownership (Home Sale Price)
1. State Department of Housing and Community Development 2020 Income Limits.							
2. Placer County, Utility Allowances for Rocklin – June 1, 2020							

HOUSING PROBLEMS

When housing becomes unaffordable to residents in a community, two major issues emerge – overcrowding and overpayment. Overcrowding can lead to accelerated deterioration of the housing stock and infrastructure. Overpayment leaves households with limited income for other necessities from health care to home maintenance.

OVERCROWDING

For purposes of the Housing Element, a housing unit is overcrowded when occupied by more than one person per room, counting bedrooms, living and dining rooms but excluding bathrooms and kitchens. However, some State and Federal housing funding programs use a different definition of overcrowding – in these programs, a housing unit is considered overcrowded if it is occupied by more than two persons per bedroom plus one extra person.[7] In the analysis below, the definition of overcrowding is based on a threshold of more than one person per room is used.

Overcrowding occurs when housing costs are so high relative to income that families need to double up in a housing unit to afford rent and pay for other basic needs, such as food and medical care. Overcrowding tends to result in accelerated deterioration of homes, a shortage of parking, and additional traffic. Thus, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life in a community.

According to the 2012–2016 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, overcrowding was not a significant issue in Rocklin. The overall level of overcrowding in Rocklin was just over 1% (304 households) in 2012–2016. Overcrowding rates vary significantly by household income, type, and size. Generally, lower income households and large families exhibit higher levels of overcrowding.

7 For example, a two-bedroom unit is considered overcrowded if it has more than five occupants.

OVERPAYMENT

A household is considered "overpaying" for housing if it spends more than 30% of its income on housing costs (rent, mortgage, utilities, taxes, insurance). Overpayment (also known as cost burden) occurs when housing costs increase faster than income. Generally, housing costs in the greater Sacramento area have been relatively affordable in comparison to price levels in the San Francisco Bay Area. Nevertheless, home prices and rents are rising in Sacramento and surrounding counties, with overpayment likely to become an increasingly important issue, especially for lower and moderate-income households.

According to the 2011–2015 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, and shown in Table 7-20, 3,210 lower-income renter-households (15.1%) and 2,075 lower-income owner-households (9.8%) overpaid for housing in Rocklin. Among low-income households 1,735 renter-households (8.2%) and 1,390 owner-households (6.6%) severely overpaid (>50% of income towards housing costs).

In total, 8,155 households were overpaying in Rocklin, of which 20.6% were owner households, and 17.9% were renter households. Overpayment data indicate the situation is far worse for lower-income households. These numbers emphasize the affordability gap between market rents and affordable housing costs for lower-income households.

TABLE 7-20: OVERPAYMENT BY INCOME CATEGORY

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	21,210	100.0%
Total Renter households	7,310	34.5%
Total Owner households	13,900	65.5%
Total lower income (0-80% of HAMFI) households	6,740	31.8%
Lower income renters (0-80%)	3,820	18.0%
Lower income owners (0-80%)	2,920	13.8%
Extremely low-income renters (0-30%)	1,295	6.1%
Extremely low-income owners (0-30%)	635	3.0%
Lower income households paying more than 50%	3,125	14.7%
Lower income renter HH severely overpaying	1,735	8.2%
Lower income owner HH severely overpaying	1,390	6.6%
Extremely Low Income (0-30%)	1,335	6.3%
ELI Renter HH severely overpaying	885	4.2%
ELI Owner HH severely overpaying	450	2.1%
Income between 30%-50%	1,335	6.3%
Income between 50% -80%	455	2.1%
Lower income households paying more than 30%	5,285	24.9%
Lower income renter HH overpaying	3,210	15.1%
Lower income owner HH overpaying	2,075	9.8%
Extremely Low Income (0-30%)	1,485	7.0%

TABLE 7-20: OVERPAYMENT BY INCOME CATEGORY		
Total Households Characteristics	**Number**	**Percent of Total Households**
Income between 30%-50%	1,880	8.9%
Income between 50% -80%	1,920	9.1%
Total Households Overpaying	**8,155**	**38.4%**
Total Renter Households Overpaying	**3,790**	**17.9%**
Total Owner Households Overpaying	**4,365**	**20.6%**

Source: 2006-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

ASSISTED RENTAL HOUSING

Housing that receives governmental assistance is often a significant source of affordable housing in many communities. Because of its significance, this section identifies publicly assisted rental housing in Rocklin, evaluates the potential of such housing to convert to market rates during a 10-year planning period (2021–2031),[8] and analyzes the cost to preserve those units.

ASSISTED HOUSING INVENTORY

Table 7-21 is an inventory of publicly assisted rental housing projects in Rocklin. A total of 1,097 assisted rental units are provided within 13 developments, including units assisted through a variety of federal programs. These programs include HUD Section 8 (project-based),[9] Section 236 (mortgage subsidy), Section 202 (mortgage subsidy), Section 515 (rural rental housing and rural cooperative housing), tax credits, bonds, and redevelopment set-aside funds.

LOSS OF ASSISTED HOUSING

Covenants and deed restrictions are the typical mechanisms used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower and moderate-income households in the long term. Over time, the City may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. As the relatively tight housing market continues to put upward pressure on market rents, property owners are more inclined to discontinue public subsidies and convert the assisted units to market-rate housing. No projects are at risk for losing their affordability during the 10-year period.

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8 *While the Housing Element covers an eight-year planning period, the analysis of housing at risk of converting to market-rate housing is required by State law to cover a ten-year period.*

9 *This is project-based Section 8 rental assistance that is tied to the units. It is different from the tenant-based Section 8 Housing Choice Vouchers which is portable with the voucher recipients. For example, a household assisted by the project-based Section 8 program will lose the rental assistance if he/she moves out of the assisted unit. However, a Section 8 voucher recipient can take the voucher and use it to rent different housing units as long as the owners are willing to accept it.*

TABLE 7-21: INVENTORY OF PUBLICLY ASSISTED RENTAL HOUSING					
Project Name	**Total Units**	**Assisted Units**	**Household Type**	**Funding Source(s)**	**Earliest Expiration of Affordability**
Placer West Apartments	44	43	Family	Section 515	2039
6055 Placer West Drive				Tax Credits	2064
Shannon Bay Apartments	50	49	Family	Section 515	2040
5757 Shannon Bay Drive				Tax Credit	2064
Sunset Street Apartments	104	102	Family	Section 515	2063
3655 Sunset Blvd.				Tax Credits	2038
Lyn-Roc Apartments	67	66	Elderly/ Disabled	Section 8	9/30/2038
6105 Sunset Blvd.				Tax Credits	2068
The Oaks at Sunset	112	111	Family	Tax Credit	2040
201 Sammy Way					
Quarry Oaks	43	42	Elderly	Section 202	10/1/2035
3950 Evelyn Avenue				Redevelopment	8/14/2045
Rolling Oaks Apartments	79	78	Elderly	Section 202	3/1/2037
5725 Shannon Bay Drive				Redevelopment	02/29/2046
Villa Serena	236	235	Elderly	Tax Credit	9/15/2053
101 Villa Serena Circle				Redevelopment	
Stanford Court	120	119	Elderly	Tax Credit	2058
3220 Santa Fe Way				Redevelopment	
College Manor Apartments	32	31	Family	Section 236(j)(1)	5/31/2028
4203 Racetrack Road				Tax Credits	11/1/2062
Hidden Grove	124	25	Family	Bonds	2030
5415 Grove Street					
Whitney Ranch Apartments	156	155	Family	Tax Credits	2064
711 University Avenue					
Rocklin Gateway	204	41	Family	Tax Credits	2072
4750 Pacific Street					
Total	1,371	1,097			
Sources: Department of Housing and Urban Development (HUD), Multifamily Assistance and Section 8 Contracts Database, October 2019; City of Rocklin, 2020					

Preservation and Replacement Options

To maintain the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: (1) transfer of project to non-profit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multifamily housing units. These preservation and replacement options are described below.

Transfer of Ownership: Transferring ownership of an at-risk project to a non-profit housing provider, a for-profit housing provider or government programs are ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured indefinitely, and the project would become potentially eligible for a greater range of governmental assistance. Transferring ownership of buildings to nonprofit ownership is a potential strategy for preserving only those projects that are currently owned by for-profit entities. To generally estimate the cost to transfer ownership of these units, rental properties for sale in Rocklin were reviewed. According to two transactions in 2020, the average price of a rental unit was $217,500 and $282,500.[10]

Qualified Entities: Qualified non-profit entities that serve Placer County include:

- Volunteers of America
- ROEM Development Corporation
- Rural California Housing Corp.
- ACLC, Inc.
- Eskaton Properties, Inc.
- Affordable Housing Foundation

Rental Assistance: Rental subsidies using non-federal (State, local or other) funding sources can be used to maintain affordability of any future at-risk affordable units. These rent subsidies can be structured to mirror the federal Section 8 rental assistance program. Under Section 8 rental assistance program, HUD pays the difference between what tenants can pay (defined as 30% of household income) and what HUD estimates as the fair market rent (FMR) on the unit. In the 95677 and 95765 zip codes, the fair market rent (2021) is determined to be between $1,420 and $1,540 for a one-bedroom unit and between $1,790 and $1,940 for a two-bedroom unit.

10 According to an October 2020 survey via Realtor.com.

The feasibility of this alternative is highly dependent upon the availability of non-federal funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers. Table 7-22 shows the approximate amount of voucher subsidy that would be required for households at the upper end of the very low-income range in the 95765 zip code.

TABLE 7-22: RENTAL SUBSIDIES REQUIRED

Unit Size	Fair Market Rent[1]	Household Size	Very Low Income (50% AMI)[2]	Affordable Cost – Utilities[3]	Monthly per Unit Subsidy
1-br	$1,540	2	$34,450	$775	$765
2-br	$1,940	3	$38,850	$859	$1,081
Total					

Source: HUD Fair Market Rents, 2020

Notes:

1. *2021 Fair Market Rent (FMR) as determined by HUD, zip code 95765*
2. *Placer County 2020 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD).*
3. *Affordable cost = 30% of household income minus utility allowance.*

Purchase of Affordability Covenants: Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 rent subsidy received to market levels and/or providing other financial incentives. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsides in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Construction of Replacement Units: The construction of new low-income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction. The statewide average cost to construct new multifamily housing was $222 per square foot as of 2018[11]. Including land costs, the total cost to develop replacement units will be even higher.

Cost Comparisons: The above general analysis attempts to estimate the cost of preserving the at-risk units under various options for purposes of comparing the magnitude of subsidies required. The upfront cost to provide rental assistance is the lowest among the various preservation options. However, a sustainable

11 Terner Center, University of California Berkeley. "The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California". March 2020. http://ternercenter.berkeley.edu/uploads/Hard_Construction_Costs_March_2020.pdf

funding source must be available to maintain the subsidies in the long term. Transferring the projects to nonprofit ownership is less costly than new construction and probably has less impact on existing tenants. However, this option is only applicable to projects that are currently owned by for-profit entities. Depending on the market conditions and circumstances of individual projects, a combination of strategies may be necessary.

ASSESSMENT OF FAIR HOUSING

AB 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

The City has completed the following:

1. Conducted an Assessment of Fair Housing, which includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and assess the contributing factors for the fair housing issues. Prepared the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

2. Included a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019). (Program 14)

OUTREACH

In 2019, the City of Rocklin participated in a joint effort with other jurisdictions in the Sacramento Valley region to develop the Sacramento Valley Analysis of Impediments to Fair Housing Choice (AI) to guide actions that will guide the participating communities to overcome historic patterns of segregation, foster inclusive communities, and promote fair housing. The AI resulted in several goals and actions that the City is committed to pursuing. This Assessment of Fair Housing furthers the AI through a consistent process put forth by HCD.

During the development of the AI, extensive community engagement was conducted with residents and stakeholders across the Sacramento region to gather their experiences with fair housing. Engagement techniques included focus groups and subsequent in-depth interviews, "pop ups" at local events, and a resident survey. Resident focus groups targeted protected classes and groups who experience discrimination in housing, including African American and Hispanic residents, low-income families, residents with disabilities, and transgender residents. Stakeholder focus groups included those who work in housing, real estate, supportive services, education, transportation, advocacy, and more. While this engagement process included residents and stakeholders from across the region, the findings are representative of Rocklin as well.

Additionally, as discussed in the Public Participation section of the Housing Element, the City held a City Council workshop in September 2020 at which community members were encouraged to provide feedback and ideas on housing and housing programs in Rocklin. The workshop was publicized through publication of a notice in the local newspaper, a post on the City's website and a notice emailed directly to the Placer Collaborative Network, Placer Consortium on Homelessness (PCOH), non-profit list-serve groups, and interested parties who had requested to be updated on the Housing Element process. Community members and organization representatives expressed a desire to promote distributing affordable housing equally across the City and supported alternatives to promote affordable housing such as pre-approved ADU plans and ministerial approval of infill housing. Prior to the joint Planning Commission/City Council public hearing for the Housing Element Update Public Review Draft, the City sent notices to 16 organizations and all residents who had requested notice. The City has included Program 14 to ensure that community members are involved in the future of housing in Rocklin.

In addition to the AI outreach process and public workshops, the City conducted one-on-one consultation meetings with service providers and community organizations who serve special needs groups and other typically hard to reach groups during the outreach process. The purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend the public hearings and town halls. The primary concern raised by stakeholders included availability of affordable rental and for-sale housing to meet the needs of lower-income households and housing for special needs groups near services and resources.

Assessment of Fair Housing Issues

State Government Code Section 65583 (10)(A)(ii) requires the City of Rocklin to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk. According to the 2020 TCAC/HCD Opportunity Area map, the City of Rocklin does not include any areas of high segregation or poverty, or areas of low access to resources. However, as seen in Figure 7-1, areas immediately south of the City, south of State Route 65, are areas of low resource. While the City does not have jurisdiction in or plan for housing for these areas, it is likely that some of these residents rely on Rocklin for services and it is possible that people that work in Rocklin live in these areas. As such, the City has taken a broader view than just the City limits when assessing fair housing issues.

Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until "Low Resource" areas, which typically have limited access to education and employment opportunities and may have poor environmental quality. The City also individually analyzed several factors, described below, to assess patterns that may further fair housing issues and identify actions to combat these. The results of the AI have also been incorporated in this Assessment of Fair housing.

The City of Rocklin got its start in the 1860s as a destination on the transcontinental railroad before being incorporated in 1893 and the beginning of granite mining in the City and surrounding areas. During this time, the City experienced its first population growth and its first developed property: Spring Valley Ranch. Founded in 1855 just north of the center of Rocklin, Spring Valley Ranch included housing for employees on 30,000 acres and was later subdivided in the mid-1900s and sold to interested developers at the start of subdivision expansion from the City of Sacramento. Most of Rocklin's growth has occurred in the last 50 years, at the start of which low land costs and lower costs of living than in Sacramento attracted commercial and residential development. With several master plan areas including Stanford Ranch, Whitney Oaks, and Whitney Ranch, the City of Rocklin now has housing across its area with few remaining opportunities for large-scale development. This recent, rapid period of suburban growth has resulted in newer housing that is often more unaffordable and may explain existing patterns of overpayment and poverty. The resulting patterns are analyzed in detail in this Assessment of Fair Housing.

The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues, in addition to the designations provided by the TCAC/HCD Opportunity Areas map. Data for disability, poverty, familial status, was available at the census tract level, and data for rates of opportunity areas, overpayment, jobs proximity, and diversity were available at the block group level. The City has used the most localized level of data available for the analysis.

PATTERNS OF INTEGRATION AND SEGREGATION

During the AI process and analysis conducted as part of this Housing Element, the City assessed patterns of segregation with a focus on segregation based on disability, race and ethnicity, income, and familial status. The Analysis of Impediments included extensive surveying of residents in Rocklin, and throughout the region, and ultimately found that Rocklin has low rates of segregation compared to the region. However, patterns still emerge. While the City of Rocklin reflects many patterns found throughout Placer County, this is not indicative of the rest of the region. While there are many social and economic ties between Placer County and the rest of the region, most Placer County jurisdictions, including Rocklin, differ in their relatively high median incomes and home values and the limited availability of affordable housing. This analysis identifies many of the patterns that differ between Rocklin and other areas of the region.

As shown in Figure 7-2, the highest rate of households living below the federal poverty line was along Pacific Street in 2018. There is a higher percentage of Housing Choice Voucher recipients in this area than most of the City, though the highest concentration of voucher holders is in the area between Park Drive, Sunset Boulevard, Midas Avenue, and Whitney Boulevard. Across the SACOG region (counties of El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba and the 22 cities within) the pattern of poverty rates is similar to Rocklin and surrounding communities. There tends to be a higher concentration of poverty in downtown areas of jurisdictions, where housing is older or more expensive to maintain. While the AI process found that the rate of poverty in Rocklin was the lowest in the region, tied only with the City of Roseville, the distribution between low- and higher-income households increased between 2010 and 2016, meaning there is a greater income gap. This confirms that the rate of poverty in Rocklin is increasing, albeit remaining lower than the regional rate. The City of Rocklin has included several programs in the Housing Element to incentivize development of affordable housing in a variety of types to provide for

currently unmet needs and encourage property owners in high resource areas to accept Section 8 vouchers.

Since 1990, Rocklin has experienced a decline in the percent of the population that identifies as non-Hispanic White from 89% of the population to 75%, demonstrating an increase in diversity in recent history. During this time, the share of foreign-born residents doubled. Despite these shifts, Rocklin still remains less diverse than its regional neighbors to the west and reflects similar trends as other suburbs in the region. Across the SACOG region, jurisdictions west of the foothills of the Sierra Nevada mountain range tend to have higher rates of diversity. In the City of Sacramento and Yolo and Sutter counties there are areas where the majority of residents identify as Hispanic, in contrast to most of the eastern portion of the region, including Rocklin, that is predominantly non-Hispanic White. Figure 7-3 shows the diversity index in Rocklin, which is higher than rural and semi-rural Placer County communities but significantly lower than the City of Sacramento and surrounding communities. Additionally, while there are no racially or ethnically concentrated areas of poverty in Rocklin, the areas with higher rates of poverty in the city are also those with a larger share of the minority population. The City will monitor fair housing complaints to ensure that there are not increased rates of discrimination based on race in these areas and will work with fair housing advocates to identify ways to promote integration (Program 14).

Rocklin has historically been highly family-oriented, a pattern that still exists today. As shown in Figure 7-4, Rocklin and the surrounding areas are dominated by families with children. Across the SACOG region, the majority of households in suburban communities and most incorporated areas are married couples with children, like Rocklin. The percent of households with children decreases in more rural and unincorporated areas; but the SACOG region is dominated by married-couple households, with the City of Sacramento being the only community not dominated by married-couple households. The dominance of single-family development and the presence of families does not inherently suggest segregation based on familial type, but the low rate of vacancy (3.73% overall, 5.1% for rental units, and 0.90% for ownership units in 2018) and dominance of single-family development may present a barrier to households and families seeking other housing options. The City will work with developers to promote and incentivize the development of a variety of housing types to meet the needs of all current and future residents (Programs 7, 9, and 21).

As discussed in the Household Characteristics section of the Housing Element, approximately 9% of Rocklin's population has at least one disability, and 44% of those individuals were seniors. In 2014, there was a higher percent of persons with a disability in the area south of Pacific Street between State Route 65 and Rocklin Road. This has since diminished, and the concentration of this population has been distributed more evenly across the City. In contrast, the percent of the population with a disability, and areas of higher concentration, has remained stable across the SACOG region over time. Overall, the City of Rocklin has a lower percent of the population with a disability compared to the region. In 2018, 8.2% of Rocklin residents had at least one disability, compared to 10.0% of the City of Roseville's population, 10.7% of Placer County residents, 11.8% of City of Lincoln, 12.1% of City of Sacramento, and 16.1% of Citrus Heights residents.

ACCESS TO OPPORTUNITY

Twenty-one Rocklin elementary, middle, and high schools were highly ranked in a statewide ranking of 2016 California Assessment of Student Performance and Progress (CAASPP) test scores listed on School-Ratings.com. Of the 21 Rocklin schools, 9 were ranked in the 90th percentile when compared to similar schools across the state, 7 were ranked in the 80th percentile, and the remaining 5 were ranked in the 70th percentile. The AI confirmed the quality of Rocklin schools finding that there were no disparities in school quality between low- and higher-income neighborhoods and that there were no differences in access to school by race or ethnicity. The AI determined that Rocklin residents were some of the most likely in the region to have access to proficient schools across the whole city. As shown in Figure 7-5, almost all areas of the city are located within 1-mile of a highly ranked school. The two areas showing a lack of close proximity to school are an area covered by the Sierra College campus and the undeveloped area around Clover Valley Creek.

In addition to close access to proficient schools, the AI found residents of the City of Rocklin to be some of the most likely in the region to have access to an economically strong neighborhood. As shown in Figure 7-6, most Rocklin neighborhoods are in close proximity to jobs. The 2014-2018 ACS reported that residents of Rocklin have a slightly shorter commute than the County average, 26.3 minutes for Rocklin compared to 27.4 for Placer County. Additionally, Rocklin residents have shorter commutes than most similarly sized and suburban communities including Granite Bay (29.8 minutes) and Lincoln (29.6 minutes), and a similar commute time to residents of Roseville (26.1 minutes). The areas of higher poverty in Rocklin still have close access to jobs, which suggests that either the cost of housing or the type of available jobs for these residents, or both, have resulted in increased poverty, rather than the overall jobs.

Rocklin residents are served by Placer County Transit Agency (PCT), which provides bus service to and from Sacramento in addition to connections to Sacramento Regional Transit (RT) stations. The Sierra College – Lincoln Route runs through Rocklin to provide connections to the Sierra College campus, Westfield Galleria Mall, Rocklin Commons, and Rocklin Crossings shopping centers. The route primarily follows Sunset Boulevard through the City, with a short detour onto Stanford Ranch Road to S. Whitney Boulevard before reconnecting with Sunrise Boulevard to Pacific Street. While this provides connection to residents on the main thoroughfares, the route provides little access within residential neighborhoods. Residents surveyed for the AI expressed concerns about the availability of public transit in the region, both in frequency of service and routes. The City will (Program 14)continue to work with PCT to expand marketing and awareness of Citywide Dial-A-Ride services which are available to the general public and assess demand and feasibility for expanded transportation routes. If feasible based on anticipated fare box recovery standards, etc., the City will seek funding to support expansion of existing services or the creation of new transportation options, to connect all residents of Rocklin to their desired jobs, schools, and other resources and opportunities.

To meet the needs of the population with disabilities in Rocklin, there are two licensed adult residential care facilities and six adult day care facilities in the city. Additionally, residents are served by Access in Motion, a medical transportation service for seniors and individuals with mobility limitations for non-emergency medical transportation, Dial-A-Ride, a transportation service provided by Placer County Transit, and Placer Rides a nocost transportation service for non-emergency medically related appointments. The City also requires new developments to comply with Title 24 of the California Building

Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed through their reasonable accommodation process, discussed in the Governmental Constraints section of this Housing Element, and assistance with rehabilitations (Programs 1 and 3).

DISPROPORTIONATE HOUSING NEED AND DISPLACEMENT RISK

As discussed in the Needs Assessment section of the Housing Element, overcrowding is not a significant issue in Rocklin, with approximately 1.7% of households living in overcrowded situations in 2018. However, overcrowding is more common among renters (3.8%) than among homeowners (1%). The California Health and Human Services Agency (CHHS) does not report any areas of the city where overcrowding is more common, supporting the AI finding that overcrowding is lower than the regional average and there are no patterns of disproportionate need for larger housing units.

Unlike overcrowding, overpayment for housing is a significant issue in Rocklin, especially among renters. (Figure 7-7). Approximately 47% of all renters are overpaying for housing, impacting renters in nearly all neighborhoods. The area with the lowest rate of overpayment among renters is largely undeveloped and includes Rocklin High School. While homeowners across the City are also overpaying for housing, the issue is to a lesser degree and is more concentrated in the Whitney Oaks neighborhood. The rate of overpayment among homeowners has declined over the years, as shown between Figure 7-8 and 7-9, unlike among renters which has remained stable. The pattern of overpayment for both renters and homeowners in Rocklin is similar to surrounding suburban communities and reflects a lack of affordable housing across the region. Despite similar patterns to the region, Rocklin residents reported a higher than the regional average concern about rent increasing to an unaffordable amount, but a lower than regional average concern about being able to afford a down payment. This discrepancy highlights the difference between affordability between renters and homeowners in Rocklin. However, a survey of residents for the AI found that there is a 10-percentage point gap between Hispanic and non-Hispanic White homeowners, that mortgage loan denial rates are higher for minority groups, and that households that include a member with a disability are half as likely as a non-disability household to own a home in the region. Thus, there is a disproportionate need for affordable and accessible homeownership opportunities in the City for certain populations and a risk of displacement for renters who are overpaying for housing. In order to address affordability gaps, the City has included Programs 5, 6, and 9 to provide materials to property managers on the benefits of subsidized units, to meet with developers to identify opportunities for affordable rental housing, and to develop a targeted program to promote development of missing middle housing types to provide lower and moderate-income residents with affordable homeownership and rental options within the City.

In addition, issues presented by overpaying for housing and inequitable access to funding, housing condition can present a safety concern for residents living in substandard housing in need of repairs. Approximately two-thirds of housing units in the City of Rocklin were constructed since 1990; typically, housing that is less than 30 years old is less likely to be in need of repairs or rehabilitation. However, given the median home value of $452,000 and median income of $97,508 in Rocklin, it is assumed that most homeowners have the means to complete ongoing repairs to maintain the value of their homes. While this suggests that the overall condition of housing in Rocklin is good, the AI found that approximately one-

third of households in the Sacramento region that include a member with a disability live in a home that does not meet their needs. While the results of this survey for the AI are not isolated to Rocklin, it can be assumed that at least some low-income households in the City may be living in substandard conditions. However, as of January 2021 the City's Code Compliance Officer indicated that there are currently only 3 open cases regarding substandard residential units in the City and two of the three were the result of fire. This data suggests that substandard housing units is not a significant issue in the City at this time.

ENFORCEMENT AND OUTREACH CAPACITY

The City proactively addresses any potential fair housing issues that may arise as a result of development standards and city policies through ongoing review of land use policies, permitting practices, and building codes to ensure compliance with state and federal fair housing laws, including reviewing and amending specific definitions and zone districts as necessary, most recently in 2011, 2017, and 2020. In addition, the City will encourage development of housing for lower-income households and special needs groups (Policy 2.3).

Additionally, the City's Community Development Department has, and will continue to, refer fair housing questions and discrimination complaints to the California Department of Fair Employment and Housing, Legal Services of Northern California, and the Fair Housing Hotline Project (Program 14).

Legal Services of Northern California (LSNC), the only civil legal aid office for Placer County, assists low-income and senior residents in the City of Rocklin who face housing discrimination and other issues. On August 2020, the Auburn office provided information on fair housing issues in Placer County. LSNC staff expressed that the most common complaint they receive across Placer County is regarding a lack of affordable housing. Paired with a surge in suburban development, these factors result in segregated communities due to a lack of accessibility for many low-income residents. Other complaints they receive regarding fair housing include refusal to rent, discriminatory treatment, and termination of tenancies by landlords, predominantly due to the residents' income class and income source (i.e., Section 8 Vouchers). While income is often a driving factor in many fair housing cases, LSNC also reports that they receive a significant number of disability discrimination cases, often alleging a refusal to grant reasonable accommodation requests. LSNC confirmed that these issues are not isolated to Rocklin and are experienced by residents across their service area.

In their *2019 Annual Report*, the California Department of Fair Employment and Housing (DFEH) reported that they received eight housing complaints for residents of Placer County, less than 1% of the total number of cases in the state that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); the FHEO reported 14 housing discrimination cases filed by residents of Rocklin between January 1, 2013 and September 1, 2020, roughly two per year. These cases included discriminatory refusal to rent, failure to make reasonable accommodations, discriminatory terms, and other discriminatory acts. The number of cases reported is extremely low overall but does provide a snapshot of discrimination cases that exist as many may go unreported or are referred to other agencies. Of the 14 cases filed, the most common alleged bases of discrimination were disability and familial status (Table 7-23).

TABLE 7-23: BASES FOR HOUSING DISCRIMINATION CASES IN ROCKLIN		
Basis	**Number**	**Percent**
Disability	5	35.7%
Familial Status	5	35.7%
Race	2	14.3%
National Origin	2	14.3%
Religion	0	0.0%
Retaliation	2	14.3%
Sex	0	0.0%
Color	0	0.0%
Total Cases	14*	100.0%
Source: HUD Region IX Office of Fair Housing and Equal Opportunity, 2020.		
**Some cases alleged multiple bases; therefore, the number of alleged bases exceeds the total number of cases.*		

None of these fair housing agencies, LSNC, DFEH, or FHEO, were able to provide specific location information for cases either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the city. Program 14 has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

In addition to information from fair housing agencies, the City sought to gather public input on fair housing issues In order to do this, the City assisted with extensive community engagement as part of the AI development process with residents and stakeholders across the Sacramento region. Residents of Rocklin reported higher ratings for healthy neighborhood indicators than the regional average and lower than average rates of concern about retribution by landlords for repair requests, neighborhood crime rates, concerns about their housing conditions, and fear of eviction. Overall, Rocklin residents reported fewer experiences with fair housing issues or limited access to resources than other jurisdictions in the region.

SITES INVENTORY

The City examined the opportunity area map prepared by the TCAC and HCD (Figure7-11). The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

Using the statewide opportunity area map and indicators of segregation, displacement risk, and access to opportunity as overlays to the City's sites inventory, the City was able to identify if the sites identified in the inventory to accommodate the lower-income RHNA disproportionately concentrate these units or increase patterns of segregation. As shown in Figures 7-11 7-12 and 7-13, the City has distributed the sites

for lower-income units across the city and has integrated them with the sites for moderate- and above moderate-income units along Pacific Street. Most sites for lower-income units are located with a half-mile of the public transit route and integrated into neighborhoods with high median incomes, increasing the potential for mixed-income communities and a variety of housing types to meet the needs of both family and non-family households.

As found in this assessment of fair housing issues, while disproportionate need for affordable and accessible housing exists in Rocklin, there are not any segregated areas of concentrated need. Therefore, the City's plan to integrate sites for lower-income units throughout multiple neighborhoods presents an opportunity to provide affordable housing to residents across the City and provide housing within a close proximity to resources. Based on the findings of this assessment, the City is confident that the sites identified will combat any emerging patterns of income segregation or disproportionate need. Additionally, the program actions identified throughout the assessment will result in proactive measures to ensure that all residents of Rocklin are provided equal access to safe, affordable housing near jobs, schools, and other resource needs.

Contributing Factors to Fair Housing Issues

The AI development process and assessment of fair housing identified several barriers to fair housing in Rocklin and throughout the Sacramento region, including the following:

Factors that Contribute to Fair Housing Issues		
AFH Identified Fair Housing Issues	**Contributing Factors**	**Meaningful Actions**
Displacement of residents due to economic pressures	Unaffordable rents and home prices Costs of rehabilitation or repair Shortage of affordable housing units	Collaborate with neighboring cities and organizations to promote affordable housing (Program 13) Analyze the feasibility of implementing an affordable housing impact fee (Program 19) Incentivize the development of affordable housing (Program 6) Offer assistance with repair and rehabilitation needs (Program 1) Encourage housing preservation, conservation, and

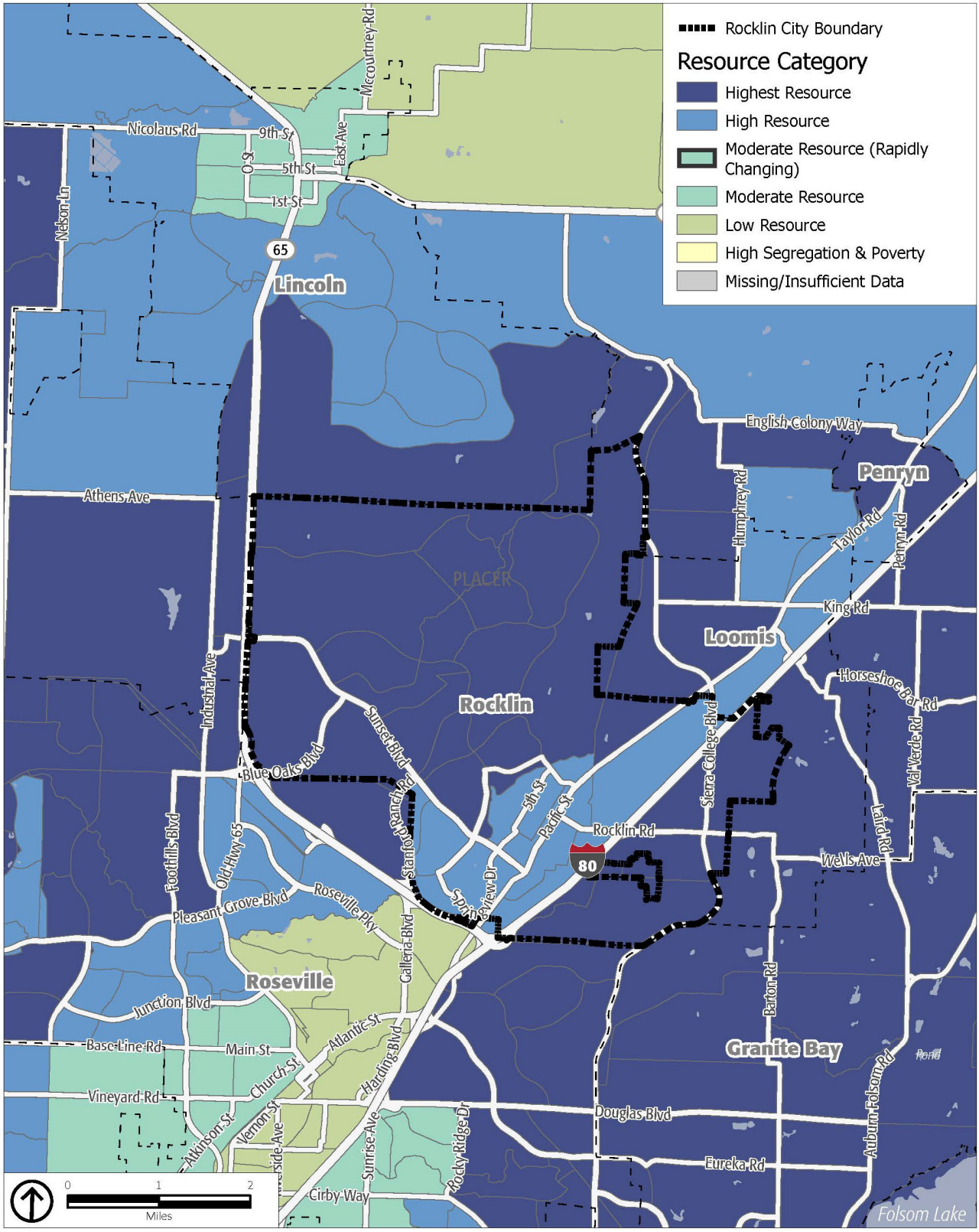
Factors that Contribute to Fair Housing Issues		
AFH Identified Fair Housing Issues	**Contributing Factors**	**Meaningful Actions**
		acquisition rehabilitation (Program 2)
Higher cost of housing than many areas in the region	Relatively new housing stock Dominance of low-density zoning and land uses Shortage of funding to support development of affordable housing Lack of regional coordination to address housing issues	Consider allowing higher density development in single-family zones (Program 9) Promote a variety of housing types, including ADUs (Programs 7 and 9) Market Housing Choice Vouchers to households in other areas of the region (Program 5) Provide additional incentives, beyond assistance identifying funding, for affordable housing (Program 6) Preserve existing affordable housing stock (Program 4) Work with neighboring jurisdictions and regional organizations to expand affordable housing (Program 13)
Limited variety of housing types to meet a range of needs	Historic market demand for single-family development	Promote the construction of "missing middle" housing types (Program 9) Encourage development of multifamily housing in high resource areas (Program 14) Encourage construction of ADUs (Program 7)

Factors that Contribute to Fair Housing Issues		
AFH Identified Fair Housing Issues	**Contributing Factors**	**Meaningful Actions**
Displacement of residents due to access to services	Shortage of housing for special needs group Limited transit availability within residential neighborhoods resulting in reduced mobility, especially for lower-income households	Encourage housing mobility by creating an affordable housing database (Program 4) Assist with pre- and post-moving counseling, housing search assistance and guidance about neighborhood features (Program 5). Work with service providers to identify opportunities for additional housing for special needs groups and require developers to prepare an affirmative marketing plan (Program 14). Work with transit agencies to market and promote awareness of the existing citywide Dial-A-Ride service that is available to the general public. Assess demand for and opportunities to invest in active transportation to revitalize disconnected neighborhoods and provide increased service between neighborhoods and job centers to improve residents' access to employment (Program 14) The City will annually track the demographics of the people benefiting from low- and moderate-income housing assets to ensure they are equitably distributed and focus funds in areas of high

Factors that Contribute to Fair Housing Issues		
AFH Identified Fair Housing Issues	**Contributing Factors**	**Meaningful Actions**
		opportunity or in areas at risk of displacement (Program 24).

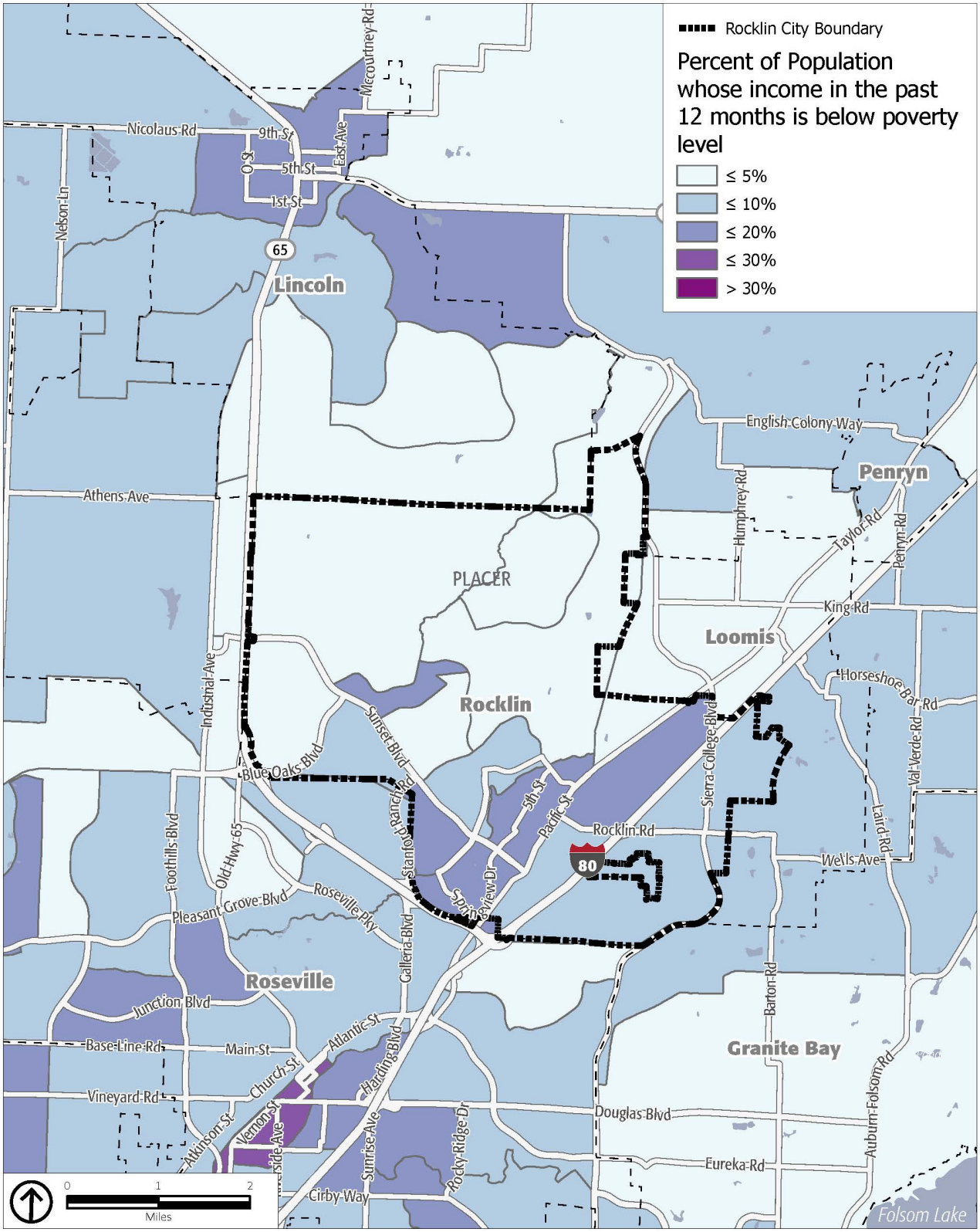
Through the analysis of impediments, the City found that there are no neighborhoods in Rocklin that are more burdened by environmental health issues, poor educational opportunities, or limited economic resources than others. Residents across the City have relatively equal access to the resources that provide fair housing and opportunity for success in life. However, the City has identified the lack of affordable housing options for both renters and owners and access to transportation as priorities to combat fair housing issues. The City has included actions to address these factors, and all issues identified in this assessment, throughout the Housing Element programs and policies. In addition to including actions in all programs, Program 14 has been included to affirmatively further fair housing, per AB 686, and take meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity for all groups protected by state and federal law. Regional coordination efforts outlined in Program 13 will ensure that the City of Rocklin furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the city and region.

FIGURE 7-1 – TCAC/ HCD OPPORTUNITY AREAS



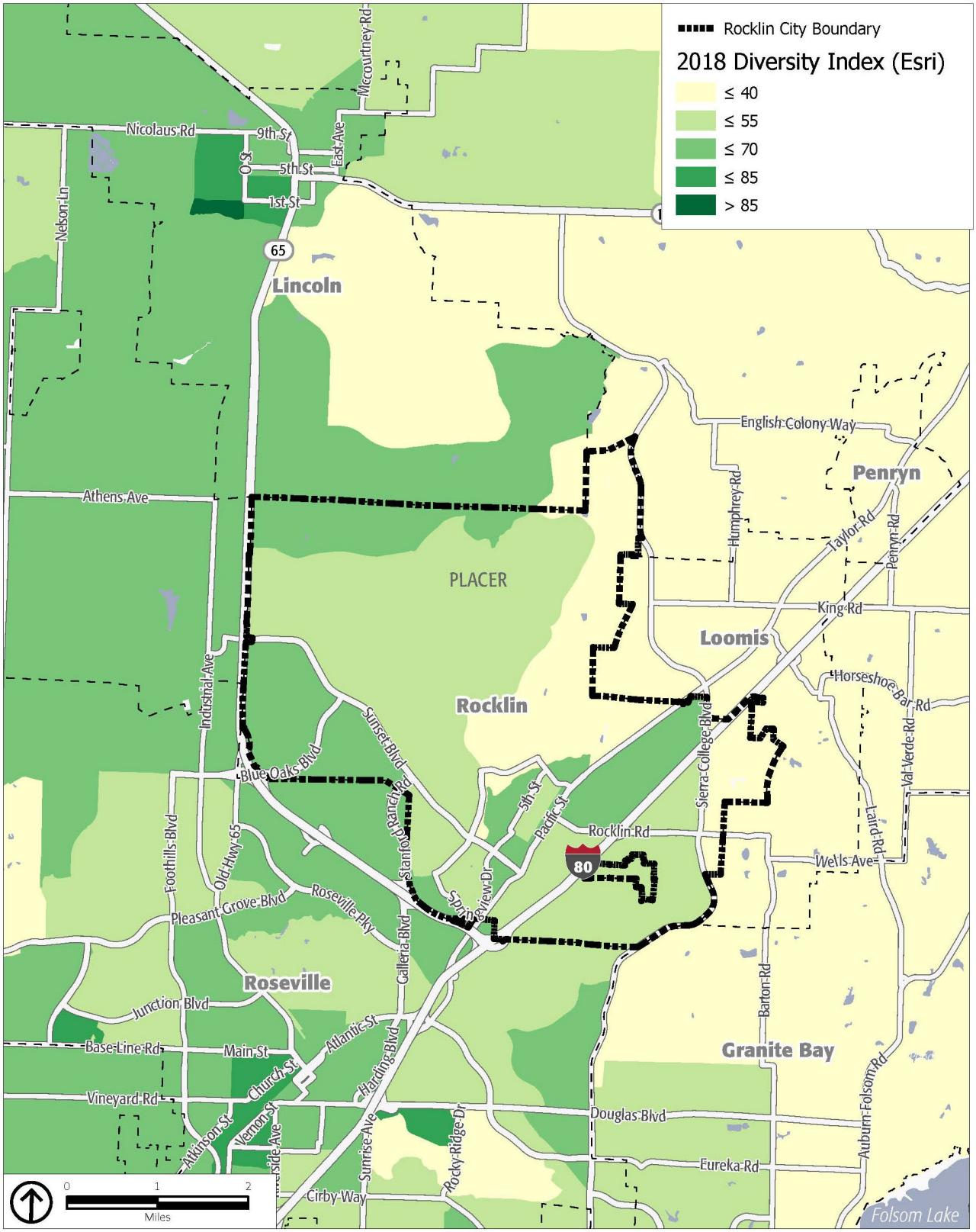
Source: HCD, 2018; Esri, 2018.

FIGURE 7-2 POVERTY STATUS



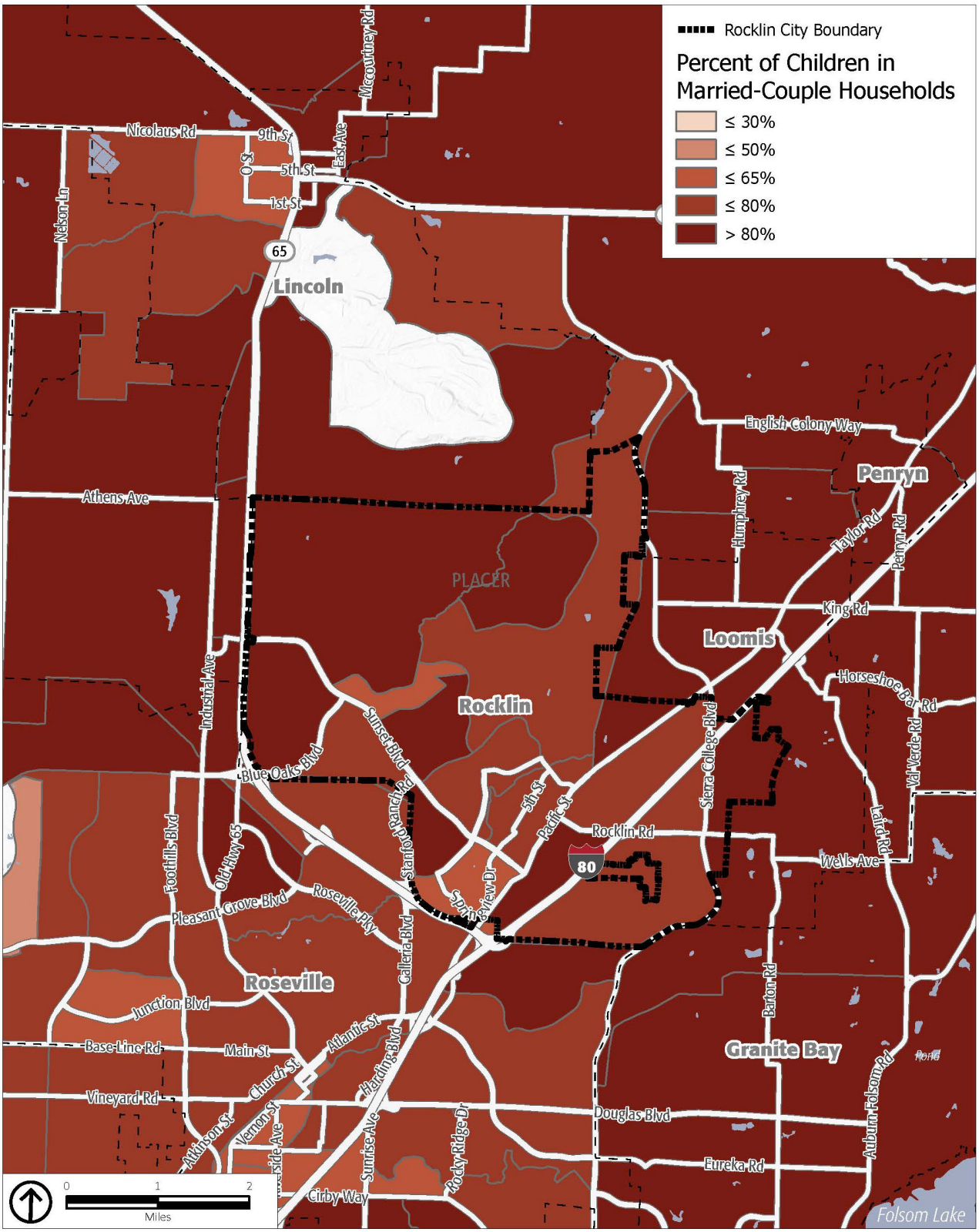
Source: ACS 5-year estimate (2015-2019), by tract

FIGURE 7-3 DIVERSITY INDEX



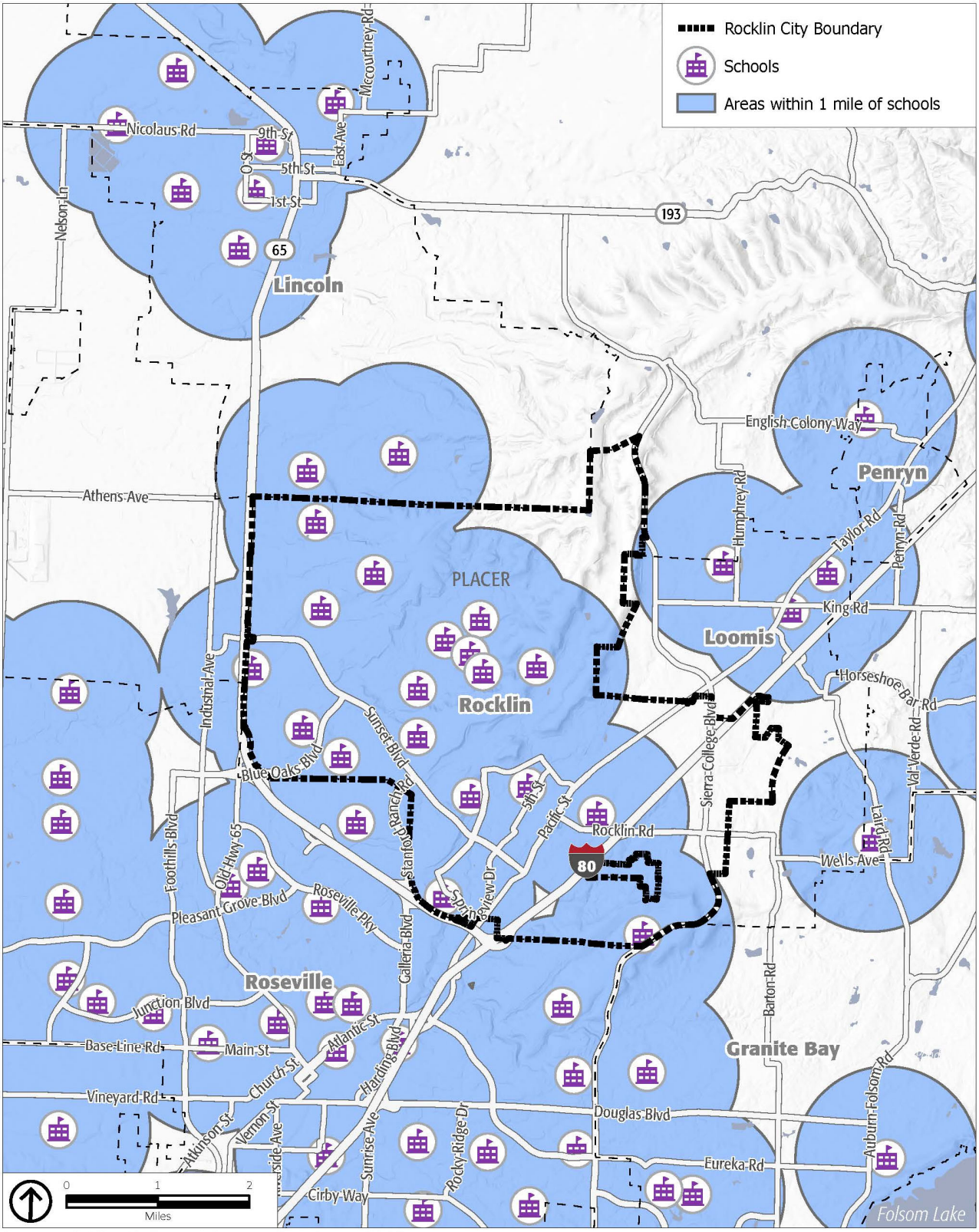
Source: Esri, 2018.

FIGURE 7-4 PERCENT OF CHILDREN IN MARRIED COUPLE FAMILIES



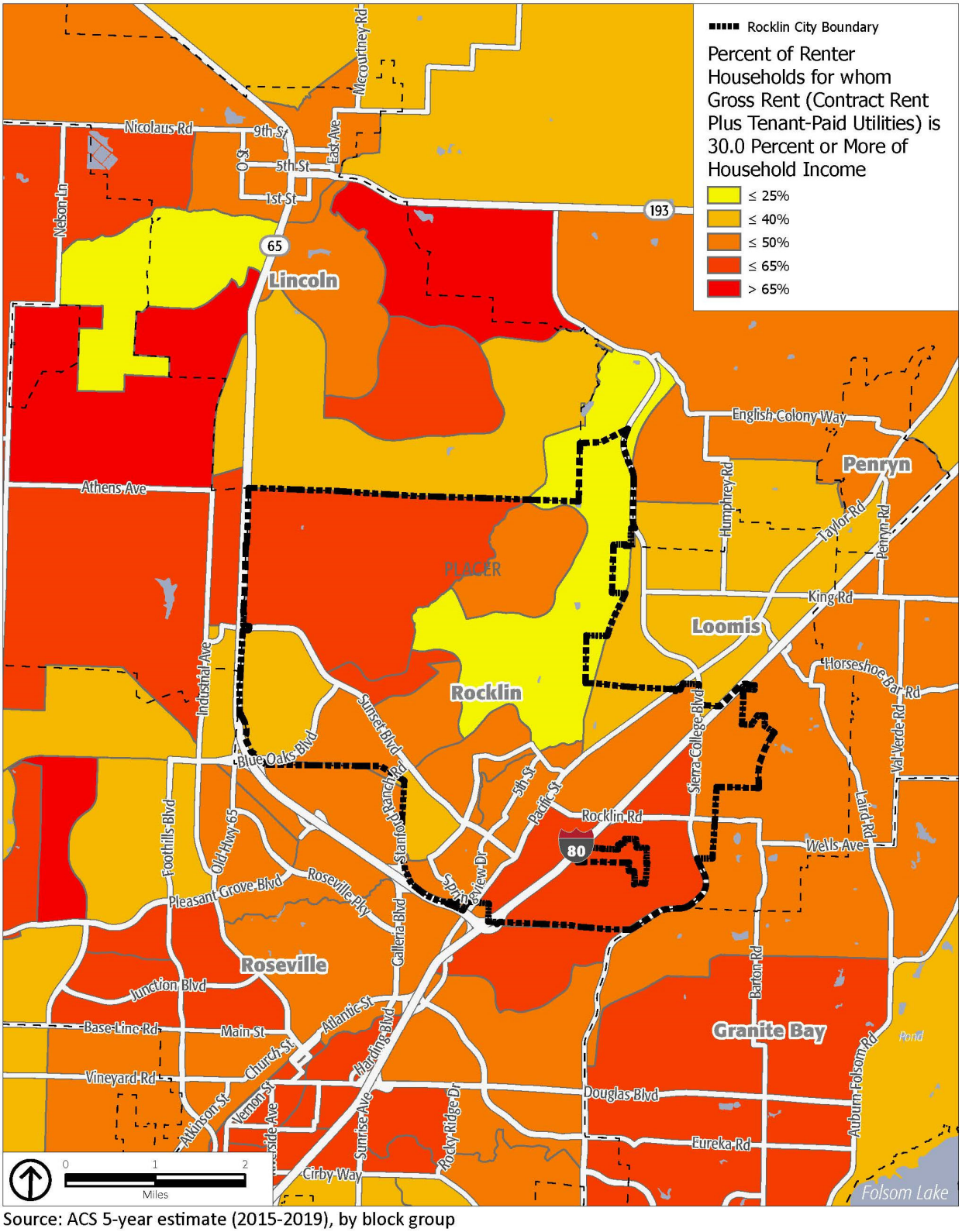
Source: ACS 5-year estimate (2015-2019), by tract

FIGURE 7-5 SCHOOLS WITH ONE MILE BUFFER



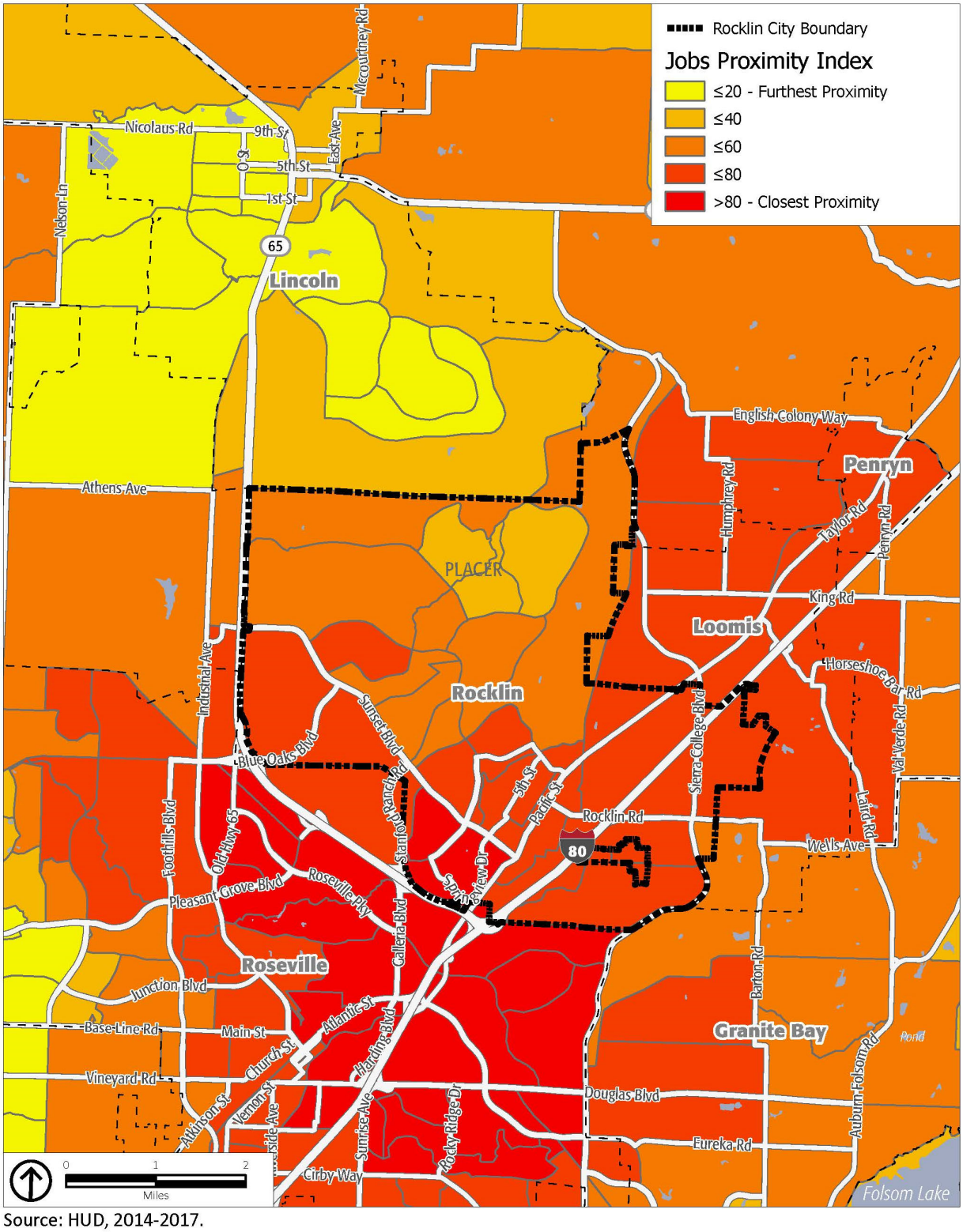
Source: California School Campus Database, 2016.

FIGURE 7-6 OVERPAYMENT BY RENTERS



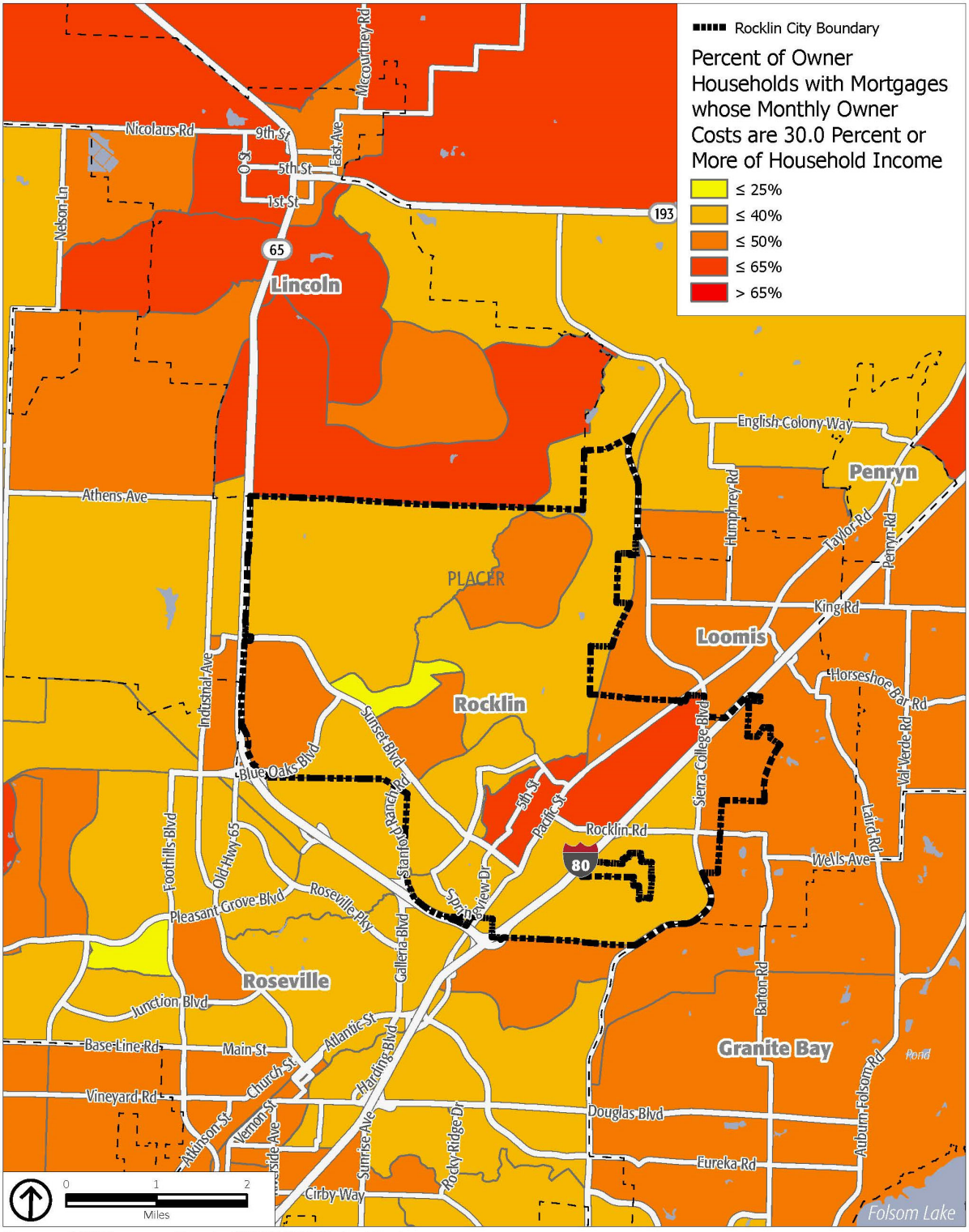
Source: ACS 5-year estimate (2015-2019), by block group

FIGURE 7-7 JOBS PROXIMITY



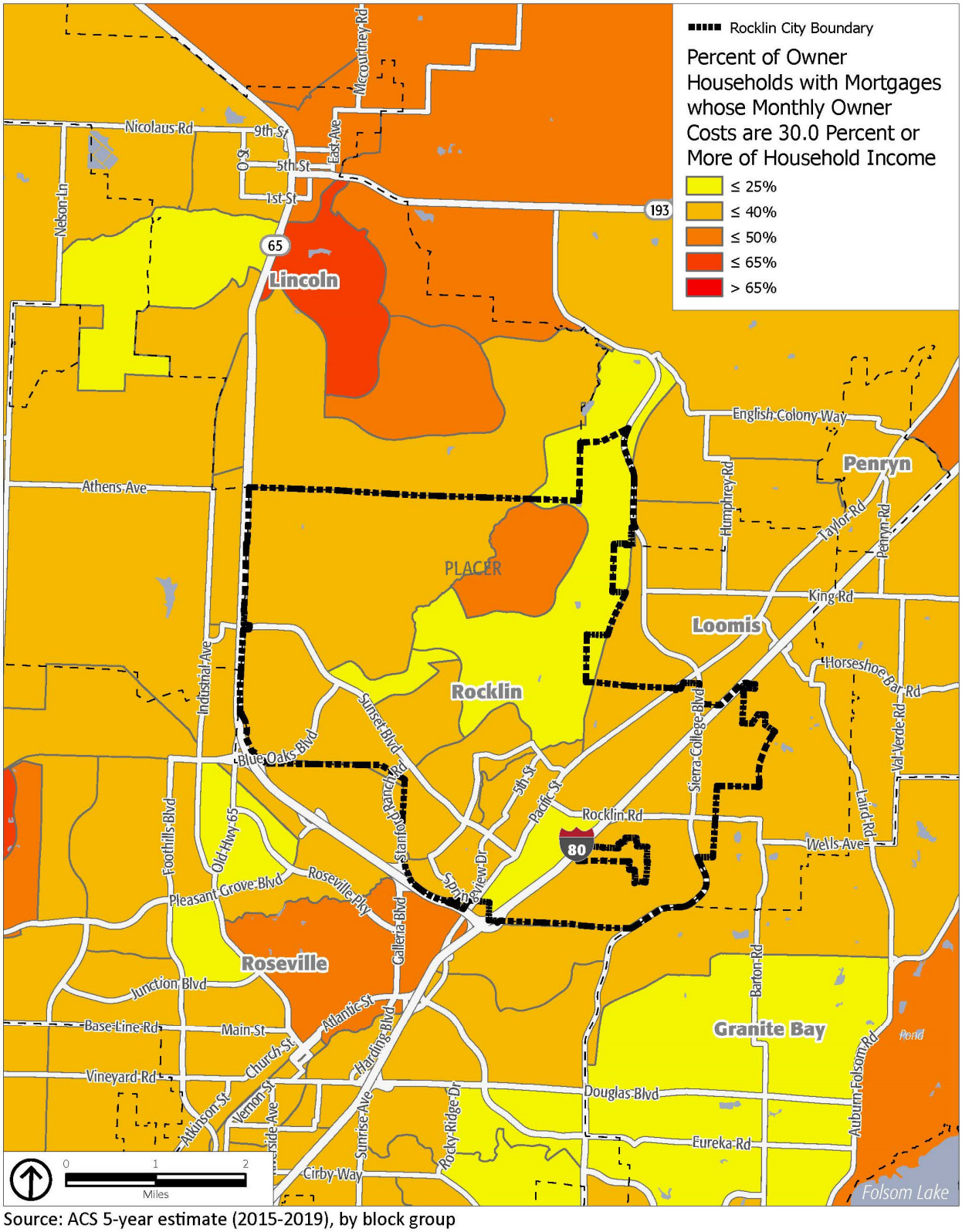
Source: HUD, 2014-2017.

FIGURE 7-8 OVERPAYMENT BY OWNERS (2010-2014)



Source: ACS 5-year estimate (2010-2014), by block group

FIGURE 7-9 OVERPAYMENT BY OWNERS (2015-2019)



Source: ACS 5-year estimate (2015-2019), by block group

REGIONAL HOUSING NEEDS

Rocklin has both existing and future housing needs. Existing needs are quantified in terms of the number of households with housing problems (as defined below). Future needs refer to the community's anticipated housing need between 2021 and 2029, as determined by the City's allocated share of future housing anticipated to be needed as determined by the State Department of Housing and Community Development (HCD) and methodology approved by the Sacramento Area Council of Governments (SACOG).

EXISTING HOUSING NEED

A continuing priority for the community is to enhance or maintain the quality of life. One measure of quality of life is the extent of "housing problems" that exist. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Rocklin. Detailed CHAS data from 2012–2016 is displayed in Table 7-24. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or plumbing);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden (overpayment), including utilities, exceeding 30% of gross income.

Housing assistance needs are defined as having 1 or more of 4 housing unit problems (lacks kitchen, lacks plumbing, more than 1 person per room, or cost burden greater than 30%) The CHAS data concerns the housing assistance needs of all income category households (extremely low, very low, low, moderate and above moderate-income households). The types of problems vary according to household income, type, and tenure. Some highlights include:

- Of all households with housing problems, more were owner-occupied (54%) than renter-occupied (46%).
- Above moderate-income owner households had the highest incidence of housing problems (19%).
- Above moderate and low-income households had approximately the same rate of housing assistance needs (23%). Among above-moderate income households, these were primarily owners, and among low-income households renters represented a higher share.

TABLE 7-24: HOUSING ASSISTANCE NEEDS, 2012–2016						
Household by Type and Income	**Renters**		**Owners**		**Total Households**	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Extremely Low Income (0-30% AMI)	995	13%	590	8%	1585	21%
Very Low Income (31-50% AMI)	900	12%	775	10%	1675	22%
Low Income (51-80% AMI)	1,005	13%	755	10%	1760	23%
Moderate Income (81-100% AMI)	350	5%	500	7%	850	11%
Above Moderate Income (100% + AMI)	315	4%	1,485	19%	1800	23%
Total Households	3,565	46%	4,105	54%	7670	100%
Source: Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2012–2016						

FUTURE HOUSING NEEDS

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) provides a regional housing goal number to SACOG, which is then distributed into four income categories. SACOG is then mandated to develop appropriate methodology and allocate the numbers to city and county jurisdictions in the region. In allocating the region's future housing needs to jurisdictions, SACOG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower-income households; and
- Geological and topographical constraints.

SACOG completed its Regional Housing Needs Plan (RHNP) in March 2020. The RHNP addresses housing issues that are related to future growth in the region. The RHNP allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The Plan covers an 8-year period.

The major goal of the RHNP is to assure a fair distribution of housing among cities and counties, so that every community provides an opportunity for a mix of housing affordable to all economic segments. This share of regional housing needs is known as Regional Housing Needs Assessment (RHNA). RHNA targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. RHNA targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of a community.

The RHNA allocates future (construction) needs by each income category in a way that meets the State mandate to reduce the over-concentration of lower-income households in one community versus another community. According to the RHNP, Rocklin's RHNA is a total of 5,661 new units for the 2021 to 2029 period. This allocation is distributed into five income categories, as shown in Table 7-25.

TABLE 7-25: HOUSING NEEDS FOR 2021–2029

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less) *	955	17%
Very Low (31 to 50%)	956	17%
Low (51 to 80%)	1151	20%
Moderate (81% to 120%)	771	14%
Above Moderate (Over 120%)	1,828	32%
Total	**5,661**	**100%**

Source: Final Regional Housing Needs Plan, SACOG, 2020.

*Note: * The City has a RHNP allocation of 1,911 very low-income units (inclusive of extremely low-income units). Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50% of the very low-income units as extremely low. Using the 50% assumption method, the City's RHNP allocation of 1,911 very low-income units may be split into 955 extremely low and 956 very low-income units. However, for purposes of identifying adequate sites for the RHNP allocation, State law does not mandate the separate accounting for the extremely low-income category.*

7-3 CONSTRAINTS

Land costs, construction costs, and market financing can potentially hinder the production of new residential projects. Although many factors limiting housing production are market driven, jurisdictions have some control in instituting policies and programs to address the constraints or limiting factors.

MARKET CONSTRAINTS

DEVELOPMENT COSTS

Construction costs vary widely according to the type of development, with multifamily housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. Land costs are one of the major components of housing development costs. Data gathered from Zillow.com in October 2020 indicates that land in Rocklin rages from $195,000 for 0.16 acres to $2,500,000 for 13.9 acres (Table 7-26).

TABLE 7-26: LAND COSTS

Acres	Listing Price	Price per Acre
12	$850,000	$70,833
0.25	$216,000	$864,000
13.9	$2,500,000	$179,856
0.16	$195,000	$1,233,725
1.2	$299,000	$249,167

Source: Zillow.com, October 2020

MORTGAGE AND REHABILITATION FINANCING

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance.

Table 7-27 summarizes the disposition of loan applications submitted to financial institutions for home purchase, refinance, and home improvement loans within the Placer County in 2017[12]. Included is information on loan applications that were approved and originated, approved but not accepted by the applicant, denied, withdrawn by the applicant, or incomplete. An originated application is one that is approved by lender and accepted by the applicant.

12 The most current HMDA data available at the writing of this report was 2017.

TABLE 7-27: DISPOSITION OF HOME LOANS, PLACER COUNTY, 2017								
Disposition	Home Purchase				Refinances		Home Improvement	
	Government-Backed		Conventional					
	#	%	#	%	#	%	#	%
Approved, Originated	1828	74%	5764	73%	6,531	58%	944	62%
Approved, Not Accepted	81	3%	321	4%	351	3%	62	4%
Denied	208	8%	695	9%	1902	17%	311	20%
Withdrawn	306	12%	890	11%	1937	17%	166	11%
Incomplete	37	2%	177	2%	611	5%	41	3%
Total	**2460**	**100%**	**7847**	**100%**	**11332**	**100%**	**1524**	**100%**
Source: Home Mortgage Disclosure Act (HMDA) data, accessed October 2020								

HOME PURCHASE LOANS

In 2017, a total of 7,847 households applied for conventional loans to purchase homes in Placer County. The overall loan origination rate was 74% and 9% of applications were denied. 2,460 applications were submitted for the purchase of homes in Rocklin through government-backed loans (e.g. FHA, VA) in 2017. To be eligible for such loans, residents must meet the established income standards and the home prices must not exceed a certain limit. This was during the time in which home prices and interest rates were low. Among applications for government-backed home purchase loans in 2017, 1828 were originated (74%), 81 (3%) were approved but not accepted by the applicant and therefore not originated, 208 were denied (8%), and 306 were withdrawn (12%). Conventional loans for home purchases were more common but had a similar origination rate, with 5,764 (73%) loans originated in Placer County and 695 (9%) denied.

REFINANCE LOANS

Relatively low interest rates and a high prevalence of interest only, adjustable rate, and balloon payment mortgages led Placer County residents to file 11,332 applications for home refinance loans in 2017. Over half (58%) of these applications were originated, while another 17% were denied.

HOME IMPROVEMENT LOANS

A larger proportion of Rocklin applicants were denied for home improvement loans than any other type of loan. Although 20% of applicants were denied, 62% were originated by lending institutions in 2017. The large proportion of home improvement loan denials may be explained by the nature of these loans. Whereas the common home equity line of credit is secured by equity in a home, most home improvement loans are unsecured loans and can be riskier for lenders.

FORECLOSURES

Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many homeowners found the value of their homes drop below the balance of their mortgages after the US housing bubble burst in 2006. Homeowners found it difficult to take advantage of lower interest rates through refinancing. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, many had to resort to foreclosing their homes.

In October 2020, 24 homes for sale in Rocklin were listed as foreclosures or pre-foreclosure properties.[13] These homes were listed at various stages of foreclosure (from loan defaults, auction properties and bank owned homes) and ranged in price from $273,730 to $772,650. The moderate to high prices of these homes facing foreclosure indicate that the impact of foreclosure extends not only to lower and moderate-income households, but also households with higher incomes.

GOVERNMENTAL CONSTRAINTS

Local policies and regulations can impact the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development and improvement of housing. This section discusses potential governmental constraints in Rocklin.

LAND USE CONTROLS

The Land Use Element sets forth City policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. Tale 7-28 shows the land use categories in Rocklin that permit residential uses.

TABLE 7-28: LAND USE CATEGORIES PERMITTING RESIDENTIAL USE

General Plan Land Use Category	Zoning District(s)	Density (Units per Acre)	Character
Rural Residential	RE-1, RE-2, RA-3, RA-5, RA-10, PD	Maximum 1	Large lot rural residential area on parcels ranging from one to ten acres.
Low Density Residential	R1-12.5, R1-15, RE-20, RE-30, RE-30 NH, RE-1, PD	1 to 3.4	Residential estate areas on parcels ranging from 12,500 square feet to one acre.
Medium Density Residential	R1-5, R1-6, R1-7.5, R1-10, R1-12.5, PD	3.5 to 8.4	Areas where single-family residential structures do not exceed two stories in height or cover more than 40% of the site.

13 Foreclosure.com , accessed October 2, 2020

TABLE 7-28: LAND USE CATEGORIES PERMITTING RESIDENTIAL USE			
General Plan Land Use Category	**Zoning District(s)**	**Density (Units per Acre)**	**Character**
Medium High Density Residential	R-2, R-3, PD	8.5 to 15.4	Areas where multifamily residential structures generally do not exceed two stories (although special consideration can be given for 3 or more stories) and are in close proximity to commercial and public facilities.
High Density Residential	R-3, PD	15.5+	Areas of multiple family development in close proximity to commercial and public facilities, arterial and collector streets and other intensive uses.
Mixed Use	PD-MU, MU (HDR), RHDR, PD	10 to 40	Areas where non-residential (i.e., office, retail, service, civic, cultural, entertainment and other similar uses) are permitted to be mixed and typically include medium high density to high density residential land uses within the same building, lot, block or designated project.
Source: Land Use Element, City of Rocklin General Plan, 2012.			

RESIDENTIAL DEVELOPMENT STANDARDS

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. The Ordinance sets forth specific residential development standards, which are summarized in Table 7-29. The parking requirements are indicated in Table 7-30.

Generally, development standards can limit the number of units that may be constructed on a particular piece of property. These include density, minimum lot and unit sizes, height, and open space requirements. By limiting the number of units that could be constructed, the per unit land costs would necessarily be higher and, all other factors being equal, result in higher development costs that could impact housing affordability.

Overall, development standards in Rocklin are comparable to similar communities. However, parking requirements for apartments, condominiums, and townhomes may be higher than typically required. To facilitate affordable housing development, the City offers a variety of incentives, including reduction/waiver of garage parking requirements. Specifically, for apartment and triplex units that are affordable to lower income households, the requirement for one covered space per unit and visitor parking is waived at the request of the applicant. The City does not have a specific Density Bonus

ordinance but defers to Government Code Section 68915(d). Pursuant to State Density Bonus law projects meeting the requirements of the Density Incentive Program are eligible to receive density increases, use of State parking standards, and may also receive additional regulatory concessions.

TABLE 7-29: RESIDENTIAL DEVELOPMENT STANDARDS

Zoning District	Maximum Building Height (ft.)	Minimum Net Lot Area (sq.ft.)		Minimum Lot Width (ft.)		Setbacks (ft.): Front, Rear, Interior Side, Street Side	Maximum Lot Coverage
		Interior	Corner	Interior	Corner		
RE-1	30	1 ac	1 ac	150	150	50, 50, 20, 30	20-25[1]%
RE-2	30	2 ac	2 ac	200	200	50, 50, 20, 30	10-15[1]%
RA-3	30	3 ac	3 ac	3:1[2]	3:1[2]	50, 50, 50, 50	10,000-10,500[1] SF
RA-5	30	5 ac	5 ac	3:1[2]	3:1[2]	50, 50, 50, 50	10,000-10,500[1] SF
RA-10	30	10 ac	10 ac	4:1[2]	4:1[2]	50, 50, 50, 50	10,000-10,500[1] SF
RE-20	30	20,000	20,000	100	110	35, 30, 10, 20	25-30[1]%
RE-30	30	30,000	30,000	125	130	35, 30, 10, 20	20-25[1]%
RE-30 NH	30	30,000	30,000	125	130	35, 30, 10, 20	20-25[1]%
R1-3.5	35	3,500	3,500	50	50	10, 18, 10, 4	70%
R1-5	30	5,000	5,000	50	50	20, 20, 5, 10	35%
R1-6	30	6,000	6,500	60	65	25, 20, 5, 10	40%
R1-7.5	30	7,500	8,000	75	80	25, 25, 7.5, 10	35%
R1-10	30	10,000	10,000	80	85	30, 25, 10, 15	35%
R1-12.5	30	12,500	12,500	90	95	30, 30, 10, 10	35%
R1-15	30	15,000	15,000	95	100	30, 30, 10, 15	35%
R-2	30	7,000	7,000	60	65	25, 20, 5, 10	50%
R-3	50	6,000	6,500	60	65	20, 15, 10, 15	60%

Source: Zoning Ordinance, City of Rocklin, 2020.
Note: Use Permit Required, Depth-to-Width Ratio

TABLE 7-30: PARKING REQUIREMENTS	
Type of Residential Development	**Required Parking Spaces**
Single-family dwellings, duplexes, and mobile homes	2 garage spaces per unit
Apartments, triplexes	1.5 spaces (1 covered) for 1-bedroom unit 2 spaces (1 covered) for units with 2+ bedrooms Plus 25% visitor spaces
Townhouses, condominiums	1.75 spaces (1 enclosed garage) for studio and 1-bedroom unit 2.5 spaces per unit with 2+ bedrooms
Source: Zoning Ordinance, City of Rocklin, 2020.	

FLEXIBILITY IN DEVELOPMENT STANDARDS

The City offers various mechanisms to provide relief from development standards that are typically required of all residential projects under the Zoning Ordinance. These mechanisms include the Density Increase Incentive Program and Planned Development (PD) Zone.

Density Increase Incentive Program: To facilitate the development of housing for lower and moderate-income households, the City offers the Density Increase Incentive Program. Under this program, the City may offer a density increase over the otherwise maximum allowable residential density of a location. Additional incentives may also be provided, including the use of federal and State funds when available, a reduction of minimum square footage and garage requirements and a 20% discount of all City fees due and payable at the time of the building permit issuance. (The discount excludes any fees levied by special districts, such as water, sewer, and school districts.). SB 1818 and SB 435 changed the State Density Bonus Law. In 2011, the City amended its Municipal Code to update density bonus provisions consistent with SB 1818 and SB 435 to allow a bonus of up to 35% and other incentives at the request of applicants who restrict a portion of proposed units for lower or moderate income households consistent with State law.

Planned Development or PD Zone: The PD zone is adopted for three major goals: (1) to encourage a creative and more flexible approach to the use of land; (2) to maximize the choices of living arrangements available to City residents; and (3) to encourage the efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density where desirable and feasible. Various land uses may be combined in a planned development zone, including combinations of residential, commercial, industrial, utility, institutional, education, cultural, recreational, and other uses.

The underlying General Plan designations determine the permitted uses and densities that can be developed in the PD zones. For example, PD-15 correlates with the Medium High Density Residential designation where two-story multifamily housing is anticipated. PD-18 and PD-20 correlate with the High Density Residential designation. The PD zoning allows for flexible development standards and creative use of open space in order to maximize the use of land than would otherwise be provided in a non-PD-zoned parcel. To develop as a PD zone, a general development plan must be prepared. The plan specifies the uses, location of such uses, intensity of land use, and other development criteria. After review by the Planning Department, the proposed general development plan is forwarded to the Planning Commission and City Council as a proposed rezoning of the property.

The Croftwood Unit II development, which was approved in 2018, includes 55 single-family units on a 25.5-acre site, achieved a density of approximately 2.2 units per acre of residential use and 10.2 acres of open space within the PD-2.5 zone. The West Oaks subdivision, which was approved in 2013, was developed within the PD-6B zone at a maximum of 6 units per gross acre.

TYPICAL DENSITIES FOR DEVELOPMENT

The City of Rocklin has experienced significant housing development in the last 10 years. Typical single-family residential lots vary in size from approximately 3,000 square feet to 90,000 square feet and support 1 to 2 dwelling units each. Recent single-family subdivisions have resulted in densities ranging from 2 to 10 dwelling units per acre. Multifamily densities within Rocklin are typically 8.5 to 15 units per acre. However, more recent applications (Sierra Gateway, Rocklin Gateway and Quarry Place) have been approved for densities that are much higher (20 to 24 units per acre). Some applicants have requested General Plan Amendment and rezones to accommodate lower densities on a given site. Those have been reviewed and processed on a case-by-case basis. Zoning typically sets the upper limit of development potential and the General Plan sets the lowest density limit permitted. In some of the City's newer high density sites, zoning has been established that sets the minimum density permitted and the General Plan Land Use in those instances are either much higher (up to 40 dwelling units per acre) where the Mixed Use (MU) designation has been applied, or there is no upper limit on density since the City removed the cap on its High Density Residential (HDR) designated sites. The City did receive requests to develop sites identified in the sites inventory at lower than the assumed density. The developers were required to process a rezone and general plan amendment in order to complete this request. The City was able to maintain sufficient sites and was not in a no net loss situation due to this change in density.

PROVISIONS FOR A VARIETY OF HOUSING

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multifamily housing, second units, mobile homes, emergency shelters and transitional housing, among others. Table 7-31 summarizes the various housing types permitted within the City's zoning districts. Besides single-family homes, the City provides for various other housing types to meet the special needs of the community, including persons earning lower income, seniors, the disabled, the homeless, and agricultural workers, among others.

TABLE 7-31: HOUSING TYPES PERMITTED BY ZONE

Housing Types Permitted	RE-1, RE-2, RE-20, RE-30, RE-30 NH, PD	RA-3, RA-5, RA-10, PD	R1-3.5, R1-5, R1-6, R1-7.5, R1-10, R-12.5, R1-15, PD	R-2, PD	R-3, PD
Single-Family	P	P	P	P	--
Secondary Unit	P	P	P	P	P
Mobile Home Parks	C	C	C	C	C
Manufactured Housing	P	P	P	P	--

TABLE 7-31: HOUSING TYPES PERMITTED BY ZONE					
Housing Types Permitted	**RE-1, RE-2, RE-20, RE-30, RE-30 NH, PD**	**RA-3, RA-5, RA-10, PD**	**R1-3.5, R1-5, R1-6, R1-7.5, R1-10, R-12.5, R1-15, PD**	**R-2, PD**	**R-3, PD**
Community Care Facilities (<6 persons)	P**	P**	P**	P**	P**
Community Care Facilities (7+ persons)	--	C	C	C	C
Duplexes	--	--	--	P	P
Triplexes	--	--	--	P	P
Apartments, townhouses, condominiums	--	--	--	--	P
Transitional/Supportive Housing	P	P	P	P	P
Emergency Residential Shelter [1]	--	--	--	--	--

P = Permitted; C = Permitted Subject to a Conditional Use Permit (CUP); -- = Not Permitted

***Per California Health and Safety Code 1520.5., subject to 300-ft spacing requirement.*

Source: Zoning Ordinance, City of Rocklin, 2020.

1. Emergency residential shelters are permitted in any industrial zone district or equivalent planned development zone where it is listed as a permitted use.

Note: Most land in the City that is designated for multifamily development consists of PD (Planned Development) zoning. Most PD's allow apartments, condominiums and townhouses as a permitted use. Some may require approval of a use permit if buildings will be three stories or more than 40 feet in height.

SINGLE FAMILY HOMES

Single family homes are permitted within all residential zones, with the exception of the R-3 zone.

ACCESSORY DWELLING UNITS

The Zoning Ordinance defines an accessory dwelling unit (otherwise known as a "secondary dwelling unit" or ADU) as an attached or detached residential dwelling unit that provides complete, independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. Junior accessory dwelling units are defined as a unit that is no more than five hundred square feet in size, includes an efficiency kitchen consistent with building code standards, is contained entirely within the walls of a single-family residence or multifamily building, and may include separate sanitation facilities or may share sanitation facilities with the existing structure or unit. Accessory dwelling units may be an alternative source of affordable housing to lower-income households and seniors.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code, Section 65852.2); Rocklin adopted such an ordinance in 2020. Per State law a jurisdiction cannot adopt an ordinance that precludes the development

of second dwelling units unless findings are made acknowledging that allowing second units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. An amendment to the State's second dwelling unit law in 2019 limits the ways in which local governments can regulate ADUs and Junior ADUs. Permits for ADUs and Junior ADUs must be reviewed ministerially, and must be reviewed within 60 days from the date when an application is deemed complete if there is an existing dwelling unit on the lot, or reviewed concurrently with an application to build a new single-family dwelling. Recent state law also limits the required setbacks to no more than 4' for side and rear yards, and prohibits setback requirements for conversions of existing structures.

Second units that meet the following performance standards are permitted in all residential zones as well as in any planned development zone where residences are a permitted or conditional use:

- Each accessory dwelling unit shall be a maximum 850 square feet for a studio or one bedroom or 1,200 square feet for a unit containing more than one bedroom. Junior accessory dwelling units shall not exceed five hundred square feet in size.

- Secondary dwelling units shall be designed and constructed to be compatible with the primary residential structure and the immediate neighborhood. This standard is implemented by a staff level review and has not prevented City approval of any ADUs to date. It is also not expected to create an issue for ADU development in the future as staff has a great deal of discretion in evaluating and determining compatibility. Typical review times for Planning approval of ADU permits ranges from over the counter to a maximum of five business days depending upon the completeness of the information provided and the complexity of the proposal.

In 2019, three accessory dwelling units were issued building permits. As of November 2020, the City has received nine building permit applications for ADU's. Three of those building permits have been issued and six are currently pending waiting for action or additional information from the applicants.

The City has included Program 7 to promote and assist with the development of ADUs through the following actions.

- Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. Additionally, the City shall present homeowner associations with the community and neighborhood benefits of accessory dwelling units, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law, and ask homeowner associations to encourage such uses.

- Develop, and offer free of charge, prototype plans for second units to bring down permit costs.

- Explore options for establishing a loan program to help homeowners finance the construction of ADUs. The City shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households.

- Monitor the construction and/or rental of ADUs annually to ensure that ADUs are available and affordable to low-income households.

MOBILE HOME PARKS

Mobile homes offer an affordable housing option to many low- and moderate-income households. According to the State Department of Finance (2019), approximately 2% of Rocklin's housing stock consists of mobile homes (502 mobile homes). Between 2010 and 2019, the number of mobile homes in Rocklin increased by one. Mobile home parks are permitted in all residential zones, subject to a Conditional Use Permit (CUP). Five large mobile home parks are located in Rocklin: the Rocklin Mobile Home Park, Royal Oaks, Shady Spot, Rocklin Estates, and Sierra Lakes.

Prior to approval of any CUP in Rocklin, the City must find that the establishment, maintenance or operation of the use, building or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the city.

MANUFACTURED HOUSING/MOBILE HOMES

Manufactured housing units/mobile homes are permitted within all single-family residential districts and should comply with all of the following criteria:

- It is to be occupied only for residential purposes;
- It conforms to all requirements for single-family structures applicable to the district in which the mobile home will be located including, but not limited to height requirements, setback requirements, and lot area and coverage requirements;
- It is certified under the National Mobile Home Construction and Safety Standards Act of 1974 and has been constructed after June 15, 1976;
- It is to be attached to a permanent foundation system approved by the building inspector of the City;
- It should be covered with an exterior material customarily used in new residential structures in the City. This also includes garages, as well as the main structure;
- The exterior covering material should extend toward the ground to a point customary on new residential structures in the City and include the texturing and coloring of solid masonry perimeter foundations customary to new residential structures;
- Roofing material, the roof overhang, and the roof pitch should be similar to the material, overhang and pitch design customarily used on new residential structures in the City; and
- The mobile home development must meet all requirements for a garage facility, setbacks and other development standards applicable to the zone in which it is to be located.

COMMUNITY CARE FACILITIES

Sections 5115 and 5116 of the California Welfare and Institutions Code declare that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning per State law. A

State-authorized, certified or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. To ensure the normal residential character of the neighborhood environment, community care facilities are not permitted within 300 feet of each other per California Health and Safety Code Section 1502.5.

Through the CUP process, the Rocklin Zoning Ordinance permits community care facilities serving more than six persons in various Planned Development (PD) zones and all residential zones, except the rural RE districts. The required findings for approval of a CUP are the same as required for mobile home parks (described above). Typical conditions for approval relate to the operation and performance of such facilities, primarily on-site management, security, and parking requirements. Approval requires a public hearing before the Planning Commission only, unless the facility exceeds 30 feet in height or is three stories or higher, in which case a public hearing before the City Council is required. The City will continue to comply with State law with regard to group homes and State licensed community care facilities and group home residency among unrelated persons.

MULTIFAMILY HOUSING

According to the State Department of Finance (2019), multifamily housing made up approximately 22% of the existing housing stock in Rocklin. The Zoning Ordinance expressly permits duplexes and triplexes in the R-2 zone. In addition, duplexes, triplexes, apartments, townhouses, and condominiums are permitted in the R-3 zone.

Most multifamily housing in the City is primarily processed as a PD, providing flexibility in development standards. A CUP is not required in the PD zone.

Given the City's success in providing multifamily housing, development standards and permit processing procedures are not unduly onerous or serve to constrain multifamily housing development. Additionally, the City will promote the development of "missing middle" housing types such as duplexes, triplexes, and fourplexes by providing information to developers (Program 9).

FARMWORKER HOUSING

The City has no agricultural land use designation. Correspondingly, the Zoning Ordinance does not expressly address housing for agricultural workers. According to the 2014–2018 American Community Survey, less than 1% of Rocklin residents were employed in agriculture, forestry, fishing and hunting, and mining. However, Rocklin is home to three multifamily residential projects developed through the Section 515 mortgage program offered by the Farmers Home Administration (FmHA) program. These projects include the 50-unit Shannon Bay, 104-unit Sunset Street, and 44-unit Placer West apartments. Based on the City's demographics, the City no longer qualifies for FmHA funding and no new programs are needed for farmworker housing. According to Health and Safety Code 17021.5 regarding employee housing, no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. At present employee housing does not have regulations separate from other residences of the same

type and is such is not subject to additional restrictions. However, to comply with Health and Safety Code Section 17021.5 and 17021.6, the City has included Program 21.

EMERGENCY SHELTERS

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. While there are no emergency shelters located within City limits, several organizations including the Placer County Department of Health and Human Services and The Gathering Inn have 208 beds for homeless individuals, including 17 dedicated to men and 6 dedicated to women, specifically; the remainder are not designated for either sex. The City's Zoning Ordinance permits emergency shelters in the Rocklin Ranch Planned Development industrial zone (PD-LI) as a permitted use. . There are approximately 51.5 acres in the Rocklin Ranch PD-LI zone with parcels ranging in size 0.5 acres to 10 acres. There are both developed and vacant lots within this zone. These parcels are within close proximity to services and therefore make these sites more available for the development of a shelter. Surrounding uses include single family residential neighborhoods across the primary access street into the area (i.e., Del Mar Avenue). Existing uses within the zone include light manufacturing, offices and warehousing. The majority of these uses are conducted completely within enclosed buildings. This zone is a mile or less from fixed route transit, grocery/retailers (Target and others at the Rocklin Commons Shopping Center), as well as other convenience stores and restaurants. Dial-A-Ride/Paratransit services are also available to the area providing additional public transportation options for both the general public and disabled individuals. Rocklin's Dial-A-Ride system (operated by Placer County Transit) provides transportation service to all locations in Rocklin and connections to other communities and regional routes and systems from the existing transfer station at the Roseville Galleria. Emergency shelters are required to provide a minimum of one off-street parking space for every ten adult beds, plus one parking space for the manager and one parking space for each on-site employee.

The State statute also permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters, including the following:

- The maximum number of beds/persons permitted;
- Parking based on demonstrated need but that does not exceed parking requirements for other uses in the same zone; if demonstrated need is less than required parking in zone, then provisions shall be made for lot areas to be converted to parking to meet requirements if the homeless shelter goes away in the future;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation; and
- Design review.

The City's adopted standards for emergency residential shelters require that the building be in compliance with all building codes and fire standard and limits the maximum occupancy of the shelter to sixty individuals. The City requires emergency residential shelter to provide on-site waiting and intake areas that are screened from public view, requires intake/discharge hours to be set, and requires at least one staff member of the shelter to be on-site at all times while temporary residents are present. Security lighting and a security plan (developed in coordination with the Rocklin Police Department and including contact information for responsible parties) must be provided to the satisfaction of the community development director. Emergency shelters are encouraged to be located no more than one-half mile from an existing bus route, or as an alternative, it is encouraged that transportation between the facility and a transit corridor or bus line be provided.

Pursuant to AB 101 (2019), the City will also establish a streamlined approval process for low-barrier navigation centers to be permitted by right (Program 16). Low-barrier navigation centers are temporary housing with case management available that also use best practices to reduce barriers to access, such as not prohibiting pets or storage of possessions, permitting individuals to reside with partners, or designing the shelter to permit privacy. Vacant land and underutilized properties are available in this zone to accommodate at least one shelter, as required by State law

TRANSITIONAL AND SUPPORTIVE HOUSING

In addition to mandating the provision for emergency shelters, SB 2 enacted in 2007 also requires that local jurisdictions address the provision for transitional and supportive housing. SB 2 references the CA Health and Safety Code for the definition of transitional and supportive housing.

- H&S 50675.2: "Transitional housing" and "transitional housing development" are buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

- H&S 50675.14 (b): "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

- H&S 53260 (d) "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

SB 2 further stipulates that transitional and supportive housing meeting these definitions should be treated as a regular residential use and subject only to those restrictions that apply to other residential

uses of the same type in the same zone. However, these definitions do not encompass all types of transitional and supportive housing, which can take several forms, including group quarters with beds, single-family homes, and multifamily apartments.

In 2011, the Rocklin Zoning Ordinance was amended to address different types of transitional and supportive housing. Traditional single- and multifamily units being used as transitional and supportive housing meeting the above H&S Code definitions will be treated as regular residential uses and permitted according to the same restrictions for similar uses in the same zone. Transitional and supportive housing meeting the definition of group quarters will be permitted according to the City's regulations for community residential care facilities.

SINGLE ROOM OCCUPANCY UNITS (SRO)

An SRO unit is a one-room unit intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although an SRO unit is not required to have a kitchen or bathroom, many SROs have one or the other. To facilitate and encourage the provision of SROs in Rocklin, the Zoning Ordinance was amended to conditionally permit SROs within the Commercial Highway (C-H), Retail Business Commercial (C-2), General Service Commercial (C-3), and General Retail Service Commercial (C-4), as well as any planned development district that would also allow hotels or motels.

Criteria that would be used to review Design Review (DR) and / or CUP applications for SROs will be specific to the proposed use. Potential conditions for approval of these facilities may include security and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities.

DEVELOPMENT PERMIT PROCEDURES

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Development permit procedures are necessary to ensure proposed projects comply with established City, State, and Federal standards and regulations. In Rocklin the development process typically starts with a pre-application review of preliminary drawings, often limited to site layout drawings and a cursory project description. The information is reviewed by representatives including, but not limited to: the City's Fire and Police Departments, the Planning, Engineering, and Building Divisions of the Community Development Department, the Public Services Department and the regional sewer and water service providers for potential concerns, issues, entitlements needed, information required as part of an application, and estimated time lines. Normally staff is also able to provide an estimate as to whether a project is likely to be recommended for approval or not. In most cases, staff also recommends that the applicant contact residents and property owners within 600 feet of the project site and provide them an opportunity to meet and discuss the proposed project before filing an application in order to understand and, hopefully, address any potential concerns prior to formalizing development proposals.

Once a formal application for approval of development entitlements is received by the Planning Division it is reviewed to determine if it is complete (i.e., is there sufficient information to process the application).

Once an application is determined to be complete enough to process the application, it is routed to other City departments and outside agencies for review and comment. The Planning Division keeps the project applicant informed about any significant comments received, reviews revised and updated information submitted by the applicant in response to comments and generally works with the applicant to get the project ready for a public hearing. Simultaneously, the Planning Division determines the appropriate level of environmental review needed, reviews any required special studies, and prepares the environmental documents needed for the project consistent with State law.

Most projects require approval by the Planning Commission or City Council, at a public hearing. Once all issues have been worked through and the environmental documents completed, staff will schedule and notice the project for a public hearing. Once a hearing date is scheduled staff prepares an information packet (staff report and draft resolutions for action) for the decision makers and public to explain the project, it's compliance with City and State regulations, any issues, suggested conditions of approval, and staff's recommended action typically to approve, deny, or approve with conditions.

When determining whether to approve, deny, or approve with conditions, the Planning Commission or City Council must make the following findings (positive for approval, or negative for denial):

A. Whether the use is substantially similar in character to a use or uses within the zoning classification applicable to the property;

B. Whether the use would be appropriate in the zoning classification applicable to the property as a conditional use;

C. Whether the proposed use, with the appropriate conditions, will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

Once an application for entitlements to develop a site has been approved, the developer can proceed to submit construction documents (Grading and Improvement plans, Building Permits, Final Maps) for review and approval. These construction plans are reviewed by City staff for compliance with adopted City standards, State and Federal regulations, and consistency with approved entitlements. In some limited circumstances, developers are permitted to submit construction plans to the Building or Engineering Division prior to approval of the project entitlements; however, they do so at their own risk as the reviewing body may reject the proposal or require significant revisions that would then have to be reflected in the construction documents. Once construction is complete and has been inspected by City staff and representatives of the applicable utility providers to verify compliance with all approvals and requirements, as reflected in the construction documents, the project will be released for occupancy. Depending upon the type of project, that release could take the form of a final inspection sign off, a Recorded Final Map, or a Certificate of Occupancy.

As indicated in Table 7-32, the entitlement processing time varies depending upon the entitlements requested and which approving body is required to take final action. Generally, upon submittal of a complete application, an apartment project requiring only Planning Commission approval would be

estimated to take approximately 4 months to get to a final public hearing and a condominium project which must be approved by the City Council would take approximately 6 months. These are considered to be reasonable timeframes, especially compared to communities where it could take years to process and approve multifamily developments and do not unduly constrain or delay the development of housing.

In 2012, in an effort to provide additional flexibility and streamlined processing to encourage redevelopment and revitalization of older commercial areas, the City amended its Zoning Ordinance to create the Business Attraction, Retention and Revitalization Zone (BARRO Zone). The BARRO zone, an overlay alternative zoning tool for those properties to which it has been applied provides a mechanism to propose a commercial, residential, or mixed-use development and streamlines the regulatory process by allowing a staff level review and approval in most cases. The majority of the BARRO zone has an underlying land use with a density range of 10-40 dwelling units per acre. In commercial areas within the BARRO zone, the Community Development Director can work with the developer to incorporate residential uses. By eliminating the need for a formal public hearing before the Planning Commission and/or the City Council the work and time required to get a project approved is significantly reduced thereby allowing for reduced processing time and lower application fees than the traditional processes.

The City is currently processing an application in the BARRO Zone that will include development of a new 2,820 square foot mixed use building consisting of an office/garage/shop area for a swimming pool service company on the ground floor and a residential unit on the second floor. The proposed project would be located on a 0.17-acre parcel located at 4865 Pacific Street. There was also an existing building on the rear portion of the lot that the landowner recently demolished and is now interested in proposing a new second residential unit in its place as part of the project.

TABLE 7-32: DEVELOPMENT REVIEW PROCESS

Type of Development	Approving Authority	Approximate Planning Processing Time[1]	Construction Permit Review Time[2] (working days)
Single-Family Tentative Subdivision Maps	City Council	6 months with Negative Declaration; 12-18 months with EIR	1st review: 21-30 days 2nd review: 14-21 days (Improvement Plans / Final Map)
Single-Family Homes	Staff (Building Permit only, most homes on lots > 6,000 s.f.)	N/A	1st review: 15-20 days 2nd review: 45 days (Building Permits)
	Planning Commission / Staff (the design of homes on lots <6,000 s.f. must be approved by the Planning Commission, staff then reviews the Building Permits.)	4 months (Design Approval entitlement)	1st review: 15-20 days 2nd review: 45 days (Building Permits)

TABLE 7-32: DEVELOPMENT REVIEW PROCESS			
Type of Development	**Approving Authority**	**Approximate Planning Processing Time[1]**	**Construction Permit Review Time[2] (working days)**
Condominiums	City Council	6 months with Negative Declaration (Tentative Map and Design Approval entitlements)	1st review: 21-30 days 2nd review: 14-21 days (Improvement Plans / Final Map) 1st review: 15-20 days 2nd review: 45 days (Building Permits)
Apartments	Planning Commission[3]	4 months with Negative Declaration	1st review: 15-20 days 2nd review: 45 days ((Improvement Plans / Building Permits)
Accessory Dwelling Units	Staff	N/A	1st review: 15-20 days 2nd review: 45 days (Building Permits)
Residential and Mixed Use in BARRO Zone	Staff	2 months with Negative Declaration (Design / Use Entitlement)	1st review: 15-20 days 2nd review: 45 days (Improvement Plans / Building Permits)

Source: Community Development Department, City of Rocklin, 2020.

1, *Time commences after applicant's application has been determined to be completed.*

2. *Timing for second reviews begins when an applicant turns in their second submittal and assumes that all the corrections that were noted by the City in the first review have been included and no further changes made.*

3. *In most cases where apartments are 2 stories or less, Planning Commission is the review body. If apartments are more than 2 stories, City Council design review approval may be required.*

DESIGN REVIEW

Design review is required for all non-residential and multifamily development in the City. It is also required for single-family residential subdivisions where the lots are less than 6,000 square feet in area. Previously design review had been required for every single-family project, but this was reduced because the City had not experienced as many design (dominance of garages) and setback issues on larger lots. Design review is currently still required on small-lot residential projects because they were previously less common within the City.

Typical processing time for a Design Review Planning entitlement is 3 to 4 months. After Design Review approvals have been completed developers can submit for improvement plan approvals and Building Permits. The timing of those subsequent submittals is entirely up to the developer and vary however, typical time between design approvals and building permits is approximate 3 to 6 months. Typical City processing times for single family and multifamily building permits is 15 to 20 days for initial review and up to 25 days for second review and end processing (combined total of 45 total days). These timelines are dependent upon the completeness of the information in the initial submittal and the thoroughness of the applicant's responses or requests for additional information.

The City has not found design review to be a hindrance to the approval process for new development and has a good track record of working successfully with developers toward completion of design review for both single- and multifamily development projects, including those that are affordable to moderate- and lower-income households. Additionally, developers working within the City have expressed that the cost of the design review process is regionally competitive. Recent examples of small lot single-family residential projects include, but are not limited to: Sierra Pine and Granite Bluff subdivisions. Recent multifamily projects include Quarry Place and Sierra Gateway Apartments.

The objective of design review is to encourage originality in building and landscaping design in a manner that will enhance the physical appearance and sense of place of the community. The City's Design Review Guidelines emphasize the use of building articulation, varied rooflines, a mix of complimentary color schemes and variety in the selection of building materials to create architectural interest in development projects. These components of good design are partially based upon the City's experience with design elements developers typically utilize to make their project more appealing from a marketing perspective. The City has also created four Architectural Districts each of which is intended to promote a unique design theme for all new projects within their boundaries in order to create a greater identity and sense of place for these neighborhoods.

The following list includes the standard findings applied to all Design Review approvals:

A. Notice of Exemption (or other applicable CEQA document – ND, MND, etc.) has been approved for this project.

B. The design of the site is compatible with surrounding development, natural features and constraints.

C. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

D. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

E. Exterior lighting has been oriented so as not to cause adverse glare and light to impact adjoining properties by the location and height of light standards in addition the project has been conditioned to use light fixtures that will direct the light downward.

F. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

G. The dimensions, placement, and design of the signs are compatible with the proposed buildings and structures and the surrounding development and environment.

H. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

I. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the public street patterns.

J. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

The City's emphasis in making the findings for Design Review are tied to measurable standards (i.e., downward lighting, requiring height limitations on light standards), traffic policies in the general plan regarding Level of Service and City Engineering Standards regarding items such as driveway locations. Building energy efficiency is regulated through the Building Code. Water efficiency is implemented through compliance with the State Water Efficiency Landscape Ordinance. Setbacks, building height limits and lot coverage limitations are all specified in the applicable zoning. Cosmetic features such as preferred building materials and treatments are clearly identified in the Rocklin's Citywide Design Guidelines and Guidelines that are applicable to specific Architectural Districts.

Almost all projects requiring Design Review also involve some other type of development entitlement, such as a tentative parcel map, subdivision map, use permit, etc. The design review aspect of the project is analyzed concurrently with the other applications. Therefore, no additional time is added to the entitlement review process. Additionally, in some cases the City allows developers to submit building permit and improvement plan drawings for preliminary review at risk before processing of Design Review and other entitlements has been completed in order to expedite the plan check process.

Consistent with Senate Bill (SB) 330, housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

Rocklin requires pre-application meetings with applicants for all projects prior to submission of formal applications to better define the information needed to review a project. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants, City departments and utility providers. The City currently defers to HCD for the required application process related to SB 330 but will consider creating a City specific process during the planning period.

Review of Local Ordinances

The City does not have any locally adopted ordinances that hinder the development of housing.

Site Improvements, Development Fees and exactions

For large subdivisions, the City requires the construction of reasonable on- and off-site improvements as permitted by the Subdivision Map Act. Typical improvements required of a developer include:

- Grading and improvement of public and private streets including surfacing, curbs, gutters, sidewalks, street lighting, street name signs, and necessary barricades or traffic safety devices;
- Storm drainage and flood control facilities within and outside of the subdivision (when necessary) to carry storm runoff both tributary to and originating within the subdivision;
- A public or private sewage system that meets public sewer system standards;
- A water supply system providing an adequate supply of potable water to each lot and minimum flows for fire hydrants within the subdivision;
- Fire hydrants of the type and at locations specified by the Fire Department; and
- Public utility distribution facilities including gas, electric, telephone and cable television necessary to serve each lot in the subdivision.

Specific standards for design and improvements of subdivisions must be in accordance with the applicable sections of the Rocklin General Plan, Applicable Specific Plans, Zoning Ordinance, Subdivision Ordinance, other standards and requirements of the City Engineer and each applicable utility provider.

The City also may require dedication of land for public use. Dedicated transportation rights-of-way must be designed, developed, and improved according to City standards. The City of Rocklin street design criteria are summarized in Table 7-33.

TABLE 7-33: ROADWAY DESIGN CRITERIA

Roadway Type	Right-of-Way	Curb-to-Curb	Stopping Sight Distance
Cul-de-Sac	42-ft	38-ft	150-ft
Minor Residential	46-ft	38-ft	250-ft
Residential Collector	50-ft	42-ft	200-ft
Residential Collector w/ Bike Lanes	60-ft	52-ft	300-ft
Collector	62-ft	54-ft	300-ft
Minor Arterial	80-ft	68-ft	430-ft
Primary Arterial	120-ft	104-ft	500-ft

Source: City of Rocklin, Department of Public Works, Improvement Standards, November 2016 (verified in 2020).

In addition to improvements and dedication of public land, residential developers are subject to a variety of fees and exactions needed to process permits and provide for necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the provision of housing because the additional cost borne by developers contributes to overall increased housing cost per unit.

However, the fees are necessary to provide and maintain adequate public services and facilities for new development in the City.

The City's development impact fees are summarized in Table 7-35. These fees are levied to offset the cost of serving new development with parks, roadways, drainage, and public facilities. Certain fees are set by regional agencies and are beyond the control of the City such as the Highway 65 Interchange Improvement Fee, Placer County Capital Facilities Impact Fee, Dry Creek (DC) Watershed Drainage Fee and the South Placer Regional Transportation Impact Fee.

APPLICATION PROCESSING FEES

Rocklin's processing fees are summarized in Table 7-34. The City's fees are evaluated annually and adjusted as necessary to reflect the costs of services, consistent with State law. Fees and development standards are posted online for easy review by potential applicants. The City's website also provides a residential fee calculator for both single family and multifamily projects. Specific fee estimates for multifamily projects are also prepared by staff if requested. The City recognizes the financial impact of development fees on affordable housing construction and works to keep them as low as possible while still recovering the costs of providing the services.

TABLE 7-34: PLANNING, ENGINEERING, AND PUBLIC WORKS FEES

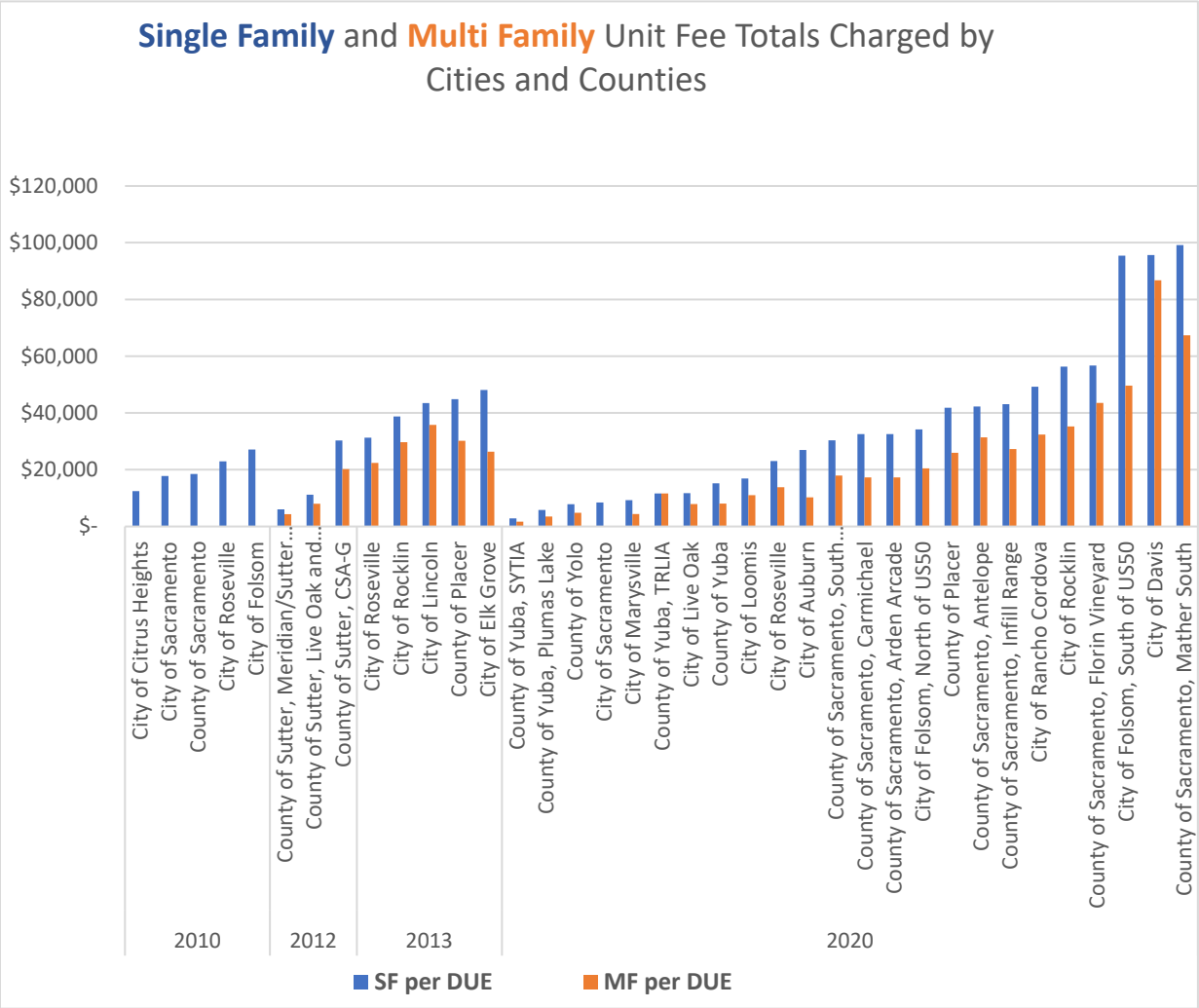
Service Provided	Fee Amount
Annexation	$16,791
Conditional Use Permit	
City Council Review	$13,972
Existing Building	$9,107
Minor	$6,158
Modification	$5,271
New Building	$12,263
Environmental	
Initial Study (Negative Declaration)	$4,965
Initial Study (Mitigated Negative Declaration)	$5,683
Mitigation Monitoring	$4,183
Environmental Impact Report	$32,407 to $123,031
Design Review	$10,086
Development Agreement	$17,143
General Development Plan	
General Development Plan, New	$13,899
Major Modification	$13,376
Modification	$13,330
General Plan Amendment	$14,351
Historical Review	$1,630
Tentative Subdivision Map	
Tentative Subdivision Map New	$15,167
Modification	$11,912
Variance	
Planning Commission Review	$6,372

TABLE 7-34: PLANNING, ENGINEERING, AND PUBLIC WORKS FEES	
Service Provided	**Fee Amount**
Administrative-Staff Level Review	$1,639
Zone Change	
Change Zoning Designation	$13,661
Ordinance Amendment	$12,122
Interpretation	$4,029
Engineering and Public Works	
Final Map Check – Subdivision	$7,692
Final Resident Parcel Map Check	$2,666
Improvement Plan Revision	$597
Public Improvements and Subdivision Plan Check /Inspection Fee	% of Construction Valuation
Certificate of Compliance Processing	$1,148
Grading Plan Check	$1,347
Grading Inspection	$736
Landscape Plan Check	$1,627
Landscape Inspection	$1,280
Source: Community Development Department, City of Rocklin, July 2020	
Notes: Fees are typically updated annually. Call the Community Development Department for the updated fees information.	

SACOG FEE STUDY

In 2020, SACOG completed a comparative analysis of development impact fees in jurisdictions across the Sacramento region. In 2020, the City of Rocklin had per-unit fees of $46,136 per single-family dwelling unit equivalent (DUE) and $31,169 per multifamily DUE. This places Rocklin's fee levels slightly lower than the estimated single family and multifamily per-unit fees in the City of Rancho Cordova ($49,197 and $32,384, respectively) and moderately higher than those of the City of Folsom south of US-50 ($40,899 and $30,958, respectively). Compared to other similar jurisdictions Rocklin's water and sewer connection fees are provided by outside agencies and tend to represent a larger percent of the overall fees on a per-unit basis. In neighboring jurisdictions such as Folsom and Sacramento County, transportation fees make up a higher percentage of the overall fee amount than in Rocklin.

FIGURE 7-10 SACOG FEE COMPARISON



Source: SACOG, 2020

Rocklin's impact fees are summarized in Table 7-35. The City's fees are evaluated regularly and adjusted as necessary to reflect the costs of services / improvements, consistent with State law. The City recognizes the financial impact of development fees on affordable housing construction. As available, affordable housing monies from various federal, state and local funding sources may be used to reduce or offset fees and assist in the construction and/or acquisition/rehabilitation of affordable housing.

Development fees total $46,136 per single-family unit and $31,169 per multifamily unit. According to Realtor.com, Rocklin's median sales price for single-family homes in August 2020 was $539,000. Therefore, the fees represent 8.5% of the per-unit development costs for a single-family unit. In terms of multifamily homes, Realtor.com lists multifamily units for sale ranging from $217,500 to $282,500 per unit. The fees represent 11% to 14% of the per-unit development costs for a multifamily unit. This is a lower percentage of the overall home cost as compared to the previous Housing Element planning period;

in 2013, fees represented 16% to 22% of development costs for a single-family unit and 15% to 35% of development costs for a multi-family unit.

Based on the residential fee comparison prepared by SACOG, the City of Rocklin's fees are in line with the fees charged by other jurisdictions. The current residential fees are considered reasonable and not constraining to housing development.

TABLE 7-35: DEVELOPMENT IMPACT FEES AND TAXES

Impact Fee	Purpose	Fee
Park Impact Fee	Provide new park facilities to serve new development	$1,299 or $1,985 per single-family unit
		$1,199 or $1,799 per multifamily unit
		$1,099 or $1,648 per apartment unit
Community Park Fee	Offset incremental impacts of growth to existing park facilities	$711 per single-family unit
		$569 per multifamily unit
Northwest Rocklin Community Park Fee[1]	Provide new park facilities to serve new development	$3,823 per single-family unit
		$2,209 per unit w/in PD-20 zone
Whitney Interchange Fee[1]	Fund Highway 65 improvements	$957 per single-family unit
		$689 per unit w/in PD-20 zone
Traffic Impact Fee	Offset incremental impacts of growth to roadway network and traffic signalization	$3,774 per single-family unit and $2,378 per multifamily unit.
DC Watershed Drainage Fee	Offset incremental impacts of growth to municipal storm drain system	$311 per single-family unit (Secret Ravine)
		$119 per multifamily unit (Secret Ravine)
		$274 per single-family unit (Antelope Creek)
		$113 per multifamily unit (Antelope Creek)
Construction Tax/ Public Facilities Impact Fee[2]	Acquire and develop parks, open space, bike trails, public buildings, and fire equipment to serve new development	0.1397 multiplied by valuation of multifamily development
		0.01050 multiplied by valuation of single-family development
		$4,187 per single-family unit
		$2,130 per multifamily unit
Highway 65 Interchange Improvement Fee[3]	Fund Highway 65 improvements	$294 to $1,447 per single-family unit
Placer County Capital Facilities Impact Fee[3]	Offset incremental impacts of growth within Rocklin on general county services	$2,916.90 per single-family unit
		$2,124.20 per multifamily unit
		$1,917.80 per senior unit
		$1,984 per single-family unit

TABLE 7-35: DEVELOPMENT IMPACT FEES AND TAXES		
Impact Fee	**Purpose**	**Fee**
South Placer Regional Transportation Improvement Program Traffic Fee[3]	Offset incremental impacts of growth to the sub-regional transportation system	$1,230 per apartment unit
		$1,547 per townhome/condominium
Fire Service[4]	Fund fire service to serve new development areas.	$500 per unit
Source: Community Development Department, City of Rocklin, December 2019		
Notes:		
1. Only applicable to development within the Whitney Ranch Area of North West Rocklin.		
2. The City credits the public facilities fee owed on each development project for the amount of the Construction Tax paid.		
3. Fees set by regional agencies and are beyond the control of the City.		
4. Only applicable to development within the Whitney Ranch area of North West Rocklin, Clover Valley and portions of Whitney Oaks.		

BUILDING CODES AND ENFORCEMENT

The California Building Codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. The City of Rocklin has adopted 2019 CA Title 24 Building Code. Rocklin's adoption included the City's traditional Fire Department local amendment pertaining to a prohibition of open burning which would otherwise be permissible under current State codes. In addition, the City's adoption included an exception to the Uniform Swimming Pool, Spa and Hot Tub Code regarding barrier requirements because those are enforceable through the California Swimming Pool Safety Act. These local amendments are not considered a constraint to development.

The City's Community Development Department carries out code enforcement and inspection activities as a means to preserve and maintain the livability and quality of neighborhoods. City staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. Although these standards and the time required for inspections increase housing maintenance costs and may impact the viability of rehabilitation of older properties which are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

HOUSING FOR PERSONS WITH DISABILITIES

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in local zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. In 2011 the City adopted an amendment to the Zoning Code, Chapter 17.83 - REQUESTS FOR REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES, giving the Community Development Director authority to approve requests

for reasonable accommodations to provide a process and surety for staff and applicants on how to address such requests.

BUILDING CODE

The City has adopted the 2019 California Building Codes, which are based on the International Building Codes. The City's building code requires new multifamily residential construction to comply with FHAA, which specifies that ground floor dwelling units in new developments must be adaptable to the physically disabled. The requirements include (1) adaptive design features for the interior of the units, (2) accessible public use and common use areas, and (3) sufficiently wider doors to allow wheelchair access.

REASONABLE ACCOMMODATION PROCEDURES

Pursuant to the FHAA, a disabled person or representative may request reasonable accommodation relating to the various land use, zoning, or building codes, rules, and policies, practices, and/or procedures. For rehabilitation projects, such as installation of ramps or interior modifications, the City processes these requests for reasonable accommodation over the counter. No special review is required and therefore, will not constrain the rehabilitation of housing. Some projects require modifications to development standards to accommodate persons with disabilities. The City reviews requests for reasonable accommodation at the staff level. Often requests are processed within one week. Furthermore, the City provides zoning flexibility for rehabilitation of existing nonconforming housing. Some requests for reasonable accommodation may be processed under these provisions.

The City will continue to provide information regarding the extent of and procedures for requesting reasonable accommodation to the public. The City will also continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints.

ZONING ORDINANCE

The Rocklin Zoning Ordinance complies with the Lanterman Developmental Disabilities Services Act in addressing community residential care facilities for persons with disabilities. Community care facilities serving six or fewer residents are permitted by right in all residential zones.

DEFINITION OF FAMILY

Local governments may restrict access to housing for households failing to qualify as a "family" by definition specified in the Zoning Code. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that

are similarly sized or situated.[14] In 2011, the City of Rocklin amended its Zoning Ordinance to remove the definition of "family".

Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas within the City. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are as follows:

- Electricity: PG&E
- Telephone: AT&T
- Fiber Cable: AT&T

Conclusion

The amendments to the City's Zoning Ordinance related to persons with disabilities and the removal of the definition of family has enabled the policies to be less restrictive to the development, redevelopment, or modification of housing to address the needs of persons with disabilities.

ENVIRONMENTAL CONSTRAINTS

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water and preservation of oak trees to the suitability of land for development due to potential exposure to seismic, flooding, wildfire and other hazards. This section summarizes these potential constraints in Rocklin. (Refer to the Community Safety Element and Open Space, Conservation and Recreation Element of the General Plan for more detailed analyses and mitigating policies that address environmental issues or hazards within the Rocklin area.)

Water Supply

The Placer County Water Agency (PCWA) provides domestic water service in the City of Rocklin. PCWA plans to increase the total available water supply with a new permanent American River Pump Station and Sacramento River Diversion. In its 2015 *Urban Water Management Plan*, PCWA estimated that Rocklin was anticipated to have the greatest expansion of development at build-out. PCWA concluded that its water entitlements were sufficient to meet the projected demands based on current General Plan land use designations and provisions.

As required by State law, the City of Rocklin consulted with PCWA in the development of its 2012 General

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14 *California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a "Family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.*

Plan Update to assure that there will be adequate water supply to serve future development. The City of Rocklin General Plan Update Environmental Impact Report (2011) also concluded that PCWA has adequate and reliable water supplies during normal and dry years to meet demand projected in association with the 2012 Rocklin General Plan Update. The City coordinates directly with the PCWA to ensure sufficient water supply is available for development.

The Public Facilities and Services Element includes policies to facilitate water conservation to help maintain adequate water supply for the community.

A copy of the Public Review Draft of this Housing Element was forwarded to PCWA for their review and an additional copy will be forwarded to PCWA once adopted.

Sewer Capacity

The South Placer Municipal Utility District (SPMUD) provides wastewater conveyance services to the City of Rocklin. SPMUD is a partner in the South Placer Wastewater Authority (SPWA) which provides wastewater treatment for the City of Rocklin and other municipalities via Regional Wastewater Treatment Facilities.

The SPMUD has indicated that the City's 2012 General Plan Update, in combination with other projects in the area, would not have a significant unanticipated cumulative impact on wastewater conveyance and treatment. The contribution of growth under the 2012 General Plan Update would not trigger the need for new regional wastewater conveyance or treatment beyond what has already been planned for by the SPMUD and SPWA. Regional wastewater conveyance and treatment was planned for in the SPWA's 2020 Systems Evaluation and Capacity Assurance Plan, which considered buildout development based on general plans and specific plans as of June 2012, plus estimated future growth for cities and county areas within their service area. The Systems Evaluation also included approved or near certain changes in zoning and development intensity for major planned development projects in Roseville, plus intensification in areas where redevelopment is anticipated in Roseville, Loomis, and Rocklin. Therefore, regional conveyance and treatment facilities for the buildout of the SPWA service area, including likely land use intensifications, have been planned for in the systems evaluation. Sewer line extensions and any necessary upsizing of existing lines are routinely addressed as part of the development review process. The sewer modeling performed as part of this plan suggested that in the Antelope Creek and Secret Ravine areas, aging infrastructure may affect the long-term sewer capacity, however long-term capital improvements are planned on these trunk sewers to address the potential for sewer overflows during wet weather. No system deficiencies were found in the Pleasant Grove basin which serves west Rocklin. Additionally, in 2014 the City Council passed Resolution 2014-15 which authorized the City Manager to enter into an agreement with SPMUD for the funding and construction of the planned replacement of the Atherton Trunk Sewer.

The estimated growth through 2060 would not trigger the need for new regional wastewater conveyance and treatment expansion planning beyond what has already been conducted by the SPMUD and SPWA.

A copy of this Housing Element was provided to SPMUD for their review and comment.

Oak Tree Preservation

Rocklin's oak woodlands are an important part of the City's heritage and constitute a valuable natural resource within the community. The oak woodlands provide habitat for wildlife, contribute to the City's beauty and varied scenery, provide shade in parks as well as in developed areas, and enrich soils and protect watersheds and streams from erosion. To address the decline of oak woodlands due to urbanization, the City adopted an Oak Tree Preservation Ordinance and implementing guidelines that strive to balance preservation with the social benefits of private property ownership and development. The City's oak tree preservation regulations establish a comprehensive design review process for new development, offer incentives for oak tree preservation, and provide feasible alternatives and options to removal where practicable, and provides for mitigation options where preservation is not possible consistent with the Rocklin General Plan Open Space Conservation and Recreation Elements of the Rocklin General Plan.

Seismic Safety

The Rocklin area is subject to moderate to strong ground shaking from large earthquakes on active faults in the Truckee/Lake Tahoe area and the Coast Ranges/San Francisco Bay area. An earthquake on the potentially active Foothills Fault Zone, which runs through Auburn, is less likely, but would probably produce much stronger motion due to the proximity of the Foothills Fault Zone to the Rocklin area.

Historically, seismic activity in the northern Sacramento Valley has been slight in comparison to the rest of California. Throughout recorded history, no major movement has occurred. Earthquakes felt locally are from seismic disturbances to the west of the valley and include the San Andreas, Calaveras and Hayward faults.

Flooding

Flood threats exist within the Rocklin area on occasion. Perennial streams flowing through the Rocklin area, including Antelope Creek, Secret Ravine Creek, Clover Valley Creek, and Sucker Creek, do not ordinarily carry large volumes of water. Although winter storms occasionally swell these streams to larger than average flows, the increased flows typically cause only very limited flooding that is restricted within existing flood plain areas. The City has a Recreation-Conservation (R-C) zoning designation for all established flood plain areas and restricts development in those areas that could have an adverse impact on flood control. The City also requires new development to detain drainage to maintain peak flow runoff at pre-development levels. Detention can be provided either on or off-site, provided it can be demonstrated that the detention facility will effectively meet City adopted goals and policies with respect to drainage.

Fire Protection

A significant amount of grassland and oak woodland exists within the Rocklin planning area. Fire danger is especially high in the summer months in these areas. Dry range grass is susceptible to wildland fires that can move quickly if there is a stiff breeze. Several fires have occurred within the Rocklin area in recent years.

The Rocklin Fire Department is responsible for reviewing all development proposals within the City to ensure the proper design, adequate sizing of infrastructure, provision of adequate access for firefighting equipment, and identification of fire hazard areas. The City encourages the restriction of construction of new buildings within 100 feet of designated fire hazard areas unless fuel modification measures are included in the design. Fire hazard areas are those that create excessive firefighting problems due to slope, lot and / or street configuration.

ISO Rating

The Insurance Services Office (ISO) is an independent organization that serves insurance companies, fire departments, insurance regulators, and others by providing information about risk. ISO's Public Protection Classification (PPC) service gauges the quality of local fire departments by collecting information on a community's public fire protection and then analyzing the data using a Fire Suppression Rating Schedule (FSRS). ISO then assigns a PPC from 1 to 10. Class 1 represents the best public protection and Class 10 indicates no recognized protection. The Rocklin Fire Department currently has an ISO Public Protection Classification rating of 2.

Other Hazards

Natural gas and refined petroleum product transmission lines cross through the Rocklin area. A petroleum products storage tank farm operated by Kinder Morgan is also located to the southwest of the Sunset Boulevard/Pacific Street intersection. The rupture of transmission lines or petroleum storage tank presents a potential hazard.

The Safety Element provides for various policies to mitigate and address these environmental constraints and safety issues.

7-4 HOUSING RESOURCES

REGIONAL HOUSING NEED

State law (California Government Code Section 65584) requires that each city and county plan to accommodate a fair share of the region's housing construction needs. In urban areas, state law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region's housing construction need to each city and county. In the six-county greater Sacramento region (comprising the counties of Sacramento, Placer, El Dorado, Yolo, Sutter, and Yuba), SACOG is the entity authorized to determine the future housing needs for the region. SACOG adopted a regional housing allocation plan in March 2020, called the Regional Housing Needs Plan (RHNP). This plan covers the period from May 15, 2021, through May 15, 2029.

The Regional Housing Needs Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth at all income levels by the end of the housing element's statutory planning period.

Table 7-36 shows the City's regional housing need by income level.

TABLE 7-36: REGIONAL HOUSING NEED ALLOCATION 2021-2029

Income Category (% of County AMI)	Number of Units	Percent
Very Low (31 to 50%)	1,911	33.8%
Low (51 to 80%)	1,151	20.3%
Moderate (81% to 120%)	771	13.6%
Above Moderate (Over 120%)	1,828	32.3%
Total	5,661	100.0%

Source: Final Regional Housing Needs Plan, SACOG, 2020.
*Note: * It is assumed that 50 percent of the low income RHNA will be allocated towards extremely low-income units.*

UNACCOMMODATED REGIONAL HOUSING NEED ALLOCATION FROM THE 5TH CYCLE

Program 11 of the 2013–2021 Housing Element stated that the City would identify and rezone approximately 261.4 acres of underutilized and vacant land within the City, at a minimum density of 22 units per acre with a maximum allowable density of 30 units per acre. This rezone would have provided for the development of the remaining lower-income RHNA of 1,769 units

After further review it was determined that there were several sites that were appropriately zoned with a corresponding land use designation to accommodate the 5th cycle RHNA in 2012, with additional sites available in 2014. Table 7-37 below depicts the available sites prior to the beginning of the 5th cycle projection period (January 1, 2013). Table 7-38 summarizes the available capacity in the 5th cycle planning period compared to the 5th cycle RHNA. Table 7-38 shows that the City had capacity for 1,288 units and after subtracting the 1,769 lower- income RHNA, there is an unaccommodated need of 481 units.

TABLE 7-37: AVAILABLE SITES FOR RESIDENTIAL DEVELOPMENT DURING THE 5TH CYCLE PLANNING PERIOD							
Year Available	**Site Name**	**Zoning**	**Approximate Vacant Acreage**	**Permitted Density (Units/Acre)**	**Realistic Density**	**Max Capacity**	**Realistic Capacity**
	Mixed Use High Density Residential Sites						
2012	Whitney Ranch Parcel 2	MU (HDR)	18.7	22 to 30	22	411	205
2012	Whitney Ranch Parcel 3	MU (HDR)	11.8	22 to 30	22	259	129
2012	Sierra College property east of Sierra College Blvd.	MU (HDR)	70.8	22 to 30	22	1,557	778
2012	Big Gun Quarry Area	MU (HDR)	8.1	22 to 30	22	178	44
2012	Front Street Area	MU (HDR)	10.3	22 to 30	22	226	113
2012	Deercreek Lumber Area	MU (HDR)	1.8	22 to 30	22	39	19
Units Available in 2012 - prior to the start of the 5th cycle planning period.							**1,288**

Source: SACOG, City of Rocklin, May 2021

TABLE 7-38 UNACCOMMODATED LOWER INCOME NEED FROM THE 2013–2021 PLANNING PERIOD			
5th Cycle RHNA		**5th Cycle Site Capacity**	**Remaining RHNA**
Very Low	1,040	1,288	481
Low	729		

Source: SACOG, City of Rocklin, May 2021

Based on the unaccommodated need from the previous cycle and the need of the 6th Cycle RHNA, the City must accommodate 3,543 units in the lower income category. Table 7-39 shows the RHNA that the City needs to accommodate for the lower income RHNA for the 5th and 6th Cycles.

TABLE 7-39 5TH AND 6TH CYCLE LOWER INCOME RHNA TO ACCOMMODATE			
Income Category	**Unaccommodated Need from the 5th Cycle**	**6th Cycle RHNA**	**Total RHNA to Accommodate**
Very Low	1,288	3,062	3,543
Low			

Source: SACOG, City of Rocklin, May 2021

REALISTIC CAPACITY

Housing Element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Rocklin is 30 dwelling units per acre.

The City is relying on the High Density Residential land use designation that currently allows for 15.5 or more units per acre and the Mixed Use land use designation that currently allows from 10-40 units per acre. There is no density cap on development within the High-Density Residential land use designation. Program 10 will modify the allowable densities to require a minimum of 24 units per acre for both designations. Additionally, for the Mixed-Use sites that the City is relying on to accommodate a portion of the lower income RHNA the analysis includes a conservative approach and reduced the unit potential by 50% to accommodate potential for non-residential development.

AVAILABILITY OF SITES

SITE IDENTIFICATION PROCESS

The City is required by state law to identify and maintain an Available Sites Inventory that provides zoning and land use at densities considered feasible to accommodate the City's RHNA for all income levels. The default density standard for the City of Rocklin is 30 units per acre.

Since 2018, City staff has worked to identify available sites with assistance from the RHNA Ad Hoc Committee.

The Ad Hoc Committee consisted of two City Council Members, two Planning Commissioners, one former mayor, three housing developers (including those with expertise in affordable housing development) and a representative from the Building Industry Association. All meetings of the Committee were open to and regularly attended by members of the public. The City also retained a professional meeting facilitator to assist throughout the process.

The focus of the Ad Hoc Committee was:

1. Review and provide recommendations related to the Land Use Balance Assessment.
2. Develop guidelines to evaluate requests for rezoning/re-designation of property from non-residential to residential and/or increase residential densities to 22+ units per acre.
3. Develop recommendations to update the City's inventory of available sites for affordable residential development and any additional criteria for considering future changes to the inventory with the goal of meeting the City's RHNA.
4. Prepare recommendations to clarify the standards for development in Mixed Use zones.

The City received preliminary recommendations from the Committee regarding potential sites to be included in the City's available sites inventory which were reviewed by the Planning Commission at a public workshop conducted on April 16, 2019 and a final sites vote on June 21, 2019 was informed by input from the Planning Commission workshop conducted in April 2019 and the information presented by the Land Use Balance Assessment consultants on March 17, 2019.

Property owners of all sites under consideration were notified of the workshops and the Committee's work efforts by direct mail. Several landowners as well as RHNA Committee Members and members of the public were in attendance.

To help inform the development of a potential sites list, the City identified a set of objective criteria (both positive and negative). Criteria included avoiding locations that were largely adjacent to single-family land uses and considering sites that were in close proximity to arterials and transit routes, parks, services and places of employment. Looking at the types of land use conversions that might be considered, a number of items came into play, such as the age of structures, whether or not properties had existing revenue or job generating land uses, and whether existing developed sites were significantly underutilized.

Vacant land was preferred to developed land, but redevelopment of some sites was factored in due to the lack of areas for expansion, since the City is close to buildout. Ultimate City Council action on the sites to be selected was based in large part on the recommendations from the Committee.

Large Sites

Per State law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate lower income housing needs unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period or other evidence is provided that the site can be developed as lower income housing. The City has assisted with large lot development as discussed under the heading -- *Large Site and Underutilized Site - Project Examples*.

Underutilized Sites

The inventory lists several non-vacant, underutilized sites with land use designations that allow for residential development and are suitable for residential redevelopment at a higher density or with greater intensity. The inventory includes analysis for the vacant developable portion of underutilized sites, on underutilized sites consisting of excess parking areas or abandoned foundations, the entire site is included as it is anticipated that the parking would be redeveloped, and where demolition of an existing structure would be required and there's uncertainty about whether or not that is feasible during the projection period, the assumed capacity has been reduced, assuming 24 units per acre.

Large Site and Underutilized Site - Project Examples

The City's Mixed Use (MU) General Plan Land Use Designation allows for office, commercial and residential uses with a density range of 10 to 40 units per acre. There is currently no percent requirement for office, commercial or residential, the site can develop with just one of any of the three use types. Since the City created the Mixed-Use Land Use Designation in 2012 as part of its comprehensive General Plan Update, the actual development proposals that have come forward are largely solely residential.

It is typical for MU sites to develop with solely residential.

- The Wildcat Subdivision (aka Durango) in Whitney Ranch, the Spring Valley Project in North West Rocklin.
- The Pines Assisted Living site in North West Rocklin
- The Rocklin Gateway Project at Midas and Pacific Street in Central Rocklin.

The City is also currently processing an application for another Mixed Use site in North West Rocklin (Placer Creek Apartments) which would also be a solely residential project.

It should be noted that several of the units in both the Spring Valley and Wildcat Subdivision projects consisted of single family residential for sale products that sold at Moderate Income levels. The Rocklin Gateway Project has not yet been constructed, but was approved for 204 apartment units, 42 of which were required to be affordable to lower income households at 80% or less AMI. Although ideally the MU designation would result in the construction of true vertical or horizontal mixed use projects, the City has a healthy track record of approving solely residential projects within that land use category.

K-Mart Site Redevelopment into the Quarry Place Project – The City has also worked creatively with St. Anton Development Company, a well-known affordable housing developer, to process entitlements including a General Plan Amendment, Rezone, Tentative Subdivision Map and Design Review to facilitate the conversion of the former K-Mart property (both vacant and developed commercial parcels) located at the corner of Pacific Street and Sunset Boulevard into 180 apartments that will be 100% affordable to households at 50 and 60% AMI. The project also includes 40 small lot single family residential lots (referred to as "Cobblestone") and two future commercial pads on the Pacific Street frontage of the development. The 15.4 acre site originally consisted of 9 separate parcels that were consolidated and reconfigured into the new development layout. The density of the apartment component is just under 21 dwelling units per acre. Removal of the former K-Mart retail building (i.e., 86,479 square feet in size and built in 1988) is a key component of the development plan illustrating that redevelopment opportunities are feasible.



Another residential development proposed on a consolidated site greater than 10 acres is the Placer Creek Apartments project (a current application for a Rezone and Design Review). This proposal would combine one 0.84-acre site and one 9.18-acre site into a single 10.2 acre parcel and proposes the development of 232 apartments.

In 2015, developers requested the creation of 14.23-acre site out of a 92-acre parcel and processed a Use Permit and Design Review entitlement to create the Sagora Senior Independent Living and Assisted Living Project on a site in Northwest Rocklin designated as Business Professional and zoned Business Professional/Commercial (PD-BP/Comm). The project is age restricted and consists of 226 total living units offering a range of living and care options including duplex cottages, independent living units, assisted living units, and memory care. This project is now fully developed and occupied.

SMALL SITE RESIDENTIAL DEVELOPMENTS

While there are examples of multifamily development projects and proposals on parcels larger than 10 acres in the City, there are also examples where multifamily housing units have been developed or proposed on small sites or a series of small sites that have been consolidated.

There is an existing occupied 6-unit single story garden court style apartment building on a 0.43-acre lot (Assessor's Parcel Number 016-230-005) located at 3350 Sunset Boulevard.

Just prior to the economic downturn, the City approved Triton Towers, a mixed-use project on Sunset Boulevard, consisting of a two-story office building and 10 detached single family residential units on a 1.26 acre site created by the consolidation of 3 contiguous lots consisting of Assessor's Parcel Numbers 016-230-001, 002, and 003. The individual lots were each 0.42 acres in size. Unfortunately, the proposal was not developed due to economic conditions at the time, however, the current landowner has expressed interest in coming forward with a revised proposal in the future that includes residential development.

Hidden Grove Apartments is also a 124-unit multifamily complex located at 5415 South Grove Street that has been developed through consolidation of numerous parcels ranging in size from two at 0.20 acre and others at 0.28, 0.31, 2.25 and 2.26 acres (Assessor's Parcel Numbers: 010-270-014, 010-270-013, 010-270-012; 010-270-010; 010-270-009; and 010-270-015) for a combined total of 5.84 acres.

The examples of both large site development and consolidation of small sites show that the City has a history of this type of development and therefore believe that all sites included in the inventory are appropriate to meet the City's RHNA.

Accessory Dwelling Unit Capacity

Recent changes in State law have promoted the development of accessory dwelling units (ADUs) by limiting restrictions a local jurisdiction can place on such units. ADUs can be an important source of affordable housing as they can be constructed relatively cheaply and have no associated land costs. ADUs can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes

or moderate-income families to afford housing. The City has included Program 7 to promote production of ADUs through educational materials, process streamlining, and pre-approved plans.

Government Code Section 65583.1 states that a city or county may identify sites for ADUs based on the number of ADUs developed in the prior housing element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs.

The City reviewed past trends of ADU construction from January 2018 through December 2020 to determine an annual average of 3.25 ADUs per year. Based off the annual average and the addition of Program 7 which promotes the development of ADUs, the City assumed an average of 5 ADUs per year which is a projected 40 ADUs for the 2021-2029 timeframe. Although the 5 units per year will be used to accommodate a portion of the City's RHNA, as shown in Table 7-41, the City believes that based on additional marketing efforts there will be a much higher ADU production rate, as discussed in Appendix B. Although the City assumes a higher production, no additional units beyond the 40 ADUs will be used to meet the 2021 – 2029 RHNA.

In order to determine assumptions on ADU Affordability the City has inquired with landowners of most recent ADU applications and discovered that the vast majority are being constructed to accommodate extended family with little or in most cases no rent being charged. Unlike larger metropolitan areas, the impetus driving ADU development in Rocklin does not seem to be for income. Therefore, the City has assumed that of the total 40 ADUs that are projected to be built during the projection period, 30 are estimated to lower-income households, 10 to moderate-income households, and 0 to above-moderate income households (Table 7-40).

TABLE 7-40
AFFORDABILITY OF ACCESSORY DWELLING UNITS IN THE CITY OF ROCKLIN

Income Level	Percent of Affordable ADUs
Extremely Low	25%
Very Low	15%
Low	35%
Moderate	24%
Above Moderate	1%

Source: City of Rocklin, 2020

MEETING THE RHNA

Table 7-41 compares the City of Rocklin's RHNA to the site inventory capacity. This capacity is based on implementation of Program 10 which commits the City to rezoning 159.91 acres to accommodate the lower income housing need and 77.75 acres to accommodate the moderate-income housing need. Based on these rezones, projected ADUs, and approved projects, the City has a surplus of 301 units available to

lower-income households (including extremely low-, very low-, and low-), 239 units available to moderate-income households, and 152 units available to above moderate-income households, a total surplus of 692 units.

Table 7-42 provides the characteristics of the available sites to accommodate the lower income RHNA, Table 7-43 lists sites to accommodate the moderate income RHNA and Table 7-44 includes capacity that will accommodate the City's above moderate RHNA. Tables 7-42 and 7-43 list the current zoning and General Plan Designation and the proposed changes per Program 10. The minimum density to meet the lower income RHNA will be 24 units per acre. Assumed density (realistic capacity) for the lower income RHNA is 30 units per acre. The Mixed Use land Use designation allows up to 40 dwelling units per acre and there is no cap on density for sites designated as High Density Residential. Mixed use sites assume a realistic capacity of 12 units per acre.

Table 7-41: Comparison of Regional Housing Need and Site Capacity									
Income Category	**Number of Units**	**5th Cycle Carryover**	**Vacant Site Capacity***		**Underutilized Site Capacity***		**Projected ADU Capacity**	**Capacity from Table7-42**	**Unit Surplus**
			Residential	**Mixed Use**	**Residential**	**Mixed Use**			
Very Low	1,911	481	1365	583	1497	369	30		301
Low	1,151								
Moderate	771	--			805	195	10		239
Above Moderate	1,828	--					0	1,980	152
Total	**5,661**	**481**	**1365**	**583**	**2302**	**564**	**40**	**1,980**	**692**

Source: City of Rocklin, November 2020
**Capacity is based on implementation of Program 10.*

Table 7-42Available Sites to Accommodate the Lower Income RHNA												
New Site #	**APN**	**Total Acreage**	**Assumed Acreage**	**Location**	**Existing GP**	**Proposed GP**	**Existing Zoning**	**Proposed Zoning**	**Assumed Density**	**Unit Capacity[1]**	**NOTES**	**Site Affordability**	**Previous Site #**
Vacant Residential Sites													
1	045-013-022-000	6.00	6.00	Between Granite Dr and Pacific St / near Dovetail Dr	HDR and R-C	HDR	M-2 and OA	Res-24+	30	180		Lower	Site 18
2	010-270-008-000	2.71	2.71	South Grove St near Winding Ln - South of DMV	MU	HDR	PD-R	Res-24+	30	81		Lower	Site 19
3	016-220-005-000	0.44	1.29	W side of Sunset Blvd between Springview Meadows /Third St and Whitney Blvd	RC	HDR	C-1	Res-24+	30	38		Lower	Site 10 (Portion)
	016-220-004-000	0.44											
	016-220-006-000	0.41											
4	045-131-001-000	21.68	5.00	Rocklin Rd and El Don Dr	MU	HDR	PD-C	Res-24+	30	150	This site is owned by Sierra college and there is currently a developer contracted and proposing to build a senior project on the site within the agreed upon acreage of 5 acres.	Lower	Site 26
	045-131-003-000	13.42											
5	010-024-002-000	1.20	2.45	Midas Ave between UPRR and Meadow Way	RC	HDR	UN	Res-24+	30	73		Lower	Site 15
	010-023-002-000	1.25											
6	045-013-023-000	7.58	7.50	Pacific St near Brace Road - Former Bella Vida Site -	RC, R-C and HDR	HDR	C-2 and OA	Res-24+	30	225	Significant Open Space/ Floodplain, acreage reduced	Lower	Site 17
	045-013-024-000	5.06											
7	017-276-004-000	25.0	10.00	W side of University Ave /Adjacent to SR 65	LI	HDR	PD-LI	Res-24+	30	300	large majority wetlands, acreage reduced	Lower	Site 2
8	045-101-059-000	1.48	1.48	Granite Dr near Rocklin Rd	RC and R-C	HDR	C-2	Res-24+	30	44		Lower	Site 20
9	017-281-014-000	4.00	4.00	W side of Lonetree Boulevard, between Atherton Rd and West Oaks Blvd	LI	HDR	PD-IP	Res-24+	30	120	Undefined resource area, acreage reduced	Lower	SITE A-6 (Portion)

TABLE 7-42 AVAILABLE SITES TO ACCOMMODATE THE LOWER INCOME RHNA

New Site #	APN	Total Acreage	Assumed Acreage	Location	Existing GP	Proposed GP	Existing Zoning	Proposed Zoning	Assumed Density	Unit Capacity[1]	NOTES	Site Affordability	Previous Site #
10	017-281-015-000	5.16	5.16	W side of Lonetree Blvd, between Atherton Rd and West Oaks Blvd	LI	HDR	PD-IP	Res-24+	30	154		Lower	SITE A-6 (Portion)
		80.83	**45.59**							1365			
Vacant Mixed-Use Sites													
11	Portion of 378-010-003	2.1	13.00	NW corner of W Stanford Ranch Road and Wildcat Blvd.	BP/C/LI	MU	BP/C/LI	MU-24+	15	195		Lower	NEW Site A-10
	Portion of 378-010-004	3.51											
	378-010-007	7.39											
12	010-162-001-000	1.29	1.29	Pacific St and Bush St	MU	MU	C-3	MU-24+	15	19		Lower	Site 13
13	017-284-029-000	0.60	3.52	S side of West Lonetree Blvd	RC	MU	PD-BP/C	MU-24+	15	52	Gross Acreage is 4.18 but some of it is drive aisles. Sites are all contiguous.	Lower	Site 6 (Portion)
	017-284-028-000	0.61											
	017-284-006-000	1.88											
	017-284-030-000	0.66											
	017-284-027-000	0.43											
14	016-230-003-000	0.42	1.26	W Sunset Blvd between Springview Meadows /Third St and Whitney Blvd	MU	MU	PD-MU	PD-MU	15	18		Lower	Site 10 (Portion)
	016-230-002-000	0.42											
	016-230-001-000	0.42											
15	010-082-059-000	1.28	1.28	Grove and Pacific Streets	RC	MU	C-3	MU-24+	15	19		Lower	Site 16 (Portion)
16	010-121-001-000	1.38	1.38	Oak / Pine and Pacific St	MU	MU	C-4	MU-24+	15	20		Lower	Site 14
17	017-284-026-000	1.52	1.52	S side of West Lonetree Blvd	RC	MU	PD-BP/C	MU-24+	15	22		Lower	Site 6 (Portion)
18	017-281-016-000	6.55	6.55	NW corner of Lonetree Blvd and West Oaks Blvd	LI	MU	PD-IP	MU-24+	15	98		Lower	SITE A-6 (Portion)
19	017-284-015-000	6.74	6.74	NE corner of Lonetree Blvd and West Oaks Blvd	LI	MU	PD-IP	MU-24+	15	101		Lower	SITE A-6 (Portion)
20	017-190-045	2.64	2.64	Stanford Ranch Road and Victory Lane	BP/C/LI	MU	PD-BP/C	MU-24+	15	39		Lower	Former Site 8 now Portion Site A-12
		39.84	39.18							583			
Underutilized Residential Sites[2]													
21	016-170-014-000	3.09	3.09	Sunset Blvd and Coronado Way	PQP	HDR	PD-15	Res-24+	30	92	Currently a church originally constructed in 1975. Potential to construct housing on the north and west portions of the site or full site redevelopment should	Lower	Site 9

TABLE 7-42 AVAILABLE SITES TO ACCOMMODATE THE LOWER INCOME RHNA

New Site #	APN	Total Acreage	Assumed Acreage	Location	Existing GP	Proposed GP	Existing Zoning	Proposed Zoning	Assumed Density	Unit Capacity[1]	NOTES	Site Affordability	Previous Site #
											the church elect to relocate in the future.		
22	045-052-038	24.07	16.90	W side of Sierra College Blvd south of Dominquez Road.	RC and R-C	HDR	PD- C and PD-OA	Res-24+	30	507	Single family home on site constructed in 1963. Owner interested in developing multi-family. Site also has biological resources, so acreage is reduced.	Lower	Site 22
23	045-052-012-000	1.60	1.60	W side of Sierra College Blvd, just north of College Campus property and south of Secret Ravine Creek -	RC and R-C	HDR	PD-OA	Res-24+	30	48	Single-family home on the southern half of the site constructed in 1948. Acreage reduced due to open space and creek on-site.	Lower	Site 23
24	016-230-013-000	0.38	1.17	E side of Sunset Blvd between Springview Meadows /Third St and Whitney Blvd	BP	HDR	C-1	Res-24+	30	35	Approximately 1/4 of 016-230-011-000 is covered by a parking lot. Office building associated with the parking lot was constructed in 1963.	Lower	Site 11
	016-230-011-000	0.39											
	016-230-012-000	0.40											
25	365-020-067-000	4.36	10.00	Lonetree Blvd and Terminus of West Oaks Extn/ Adjacent to SR 65 -East Portion Only	BP/C/LI	HDR	PD-BP/C/LI	Res-24+	30	300	Site contains five abandoned foundations and a drainage basin, all built in 2005, that would need to be removed or built around. Site was recently purchased by a new owner who has expressed interest in creating a high-density residential project.	Lower	Site 5
	365-020-072-000	1.26											
	365-020-071-000	0.85											
	365-020-069-000	0.72											
	365-020-070-000	0.99											
	365-020-068-000	4.32											
26	016-351-035-000	6.50	6.50	Pacific Street at Roseville/Rocklin border (6355 Pacific Street)	HI	HDR	M-2	Res-24+	30	195	Auto dismantler on-site that would need to be removed in order to develop housing. The majority of the site does not have physical improvements on it. Existing buildings were constructed in 1974.	Lower	SITE A-1
27	016-460-030-000	5.25	5.25	Fairway Dr and Stanford Ranch Road (6500 Fairway Drive)	RC	HDR	PD-C	Res-24+	30	157	Storage facility on-site that would need to be removed in order to develop housing. Existing structures were constructed in 1998. Construction type (storage units) are easily removed at the time of redevelopment.	Lower	SITE A-3
28	016-410-008-000	3.02	3.02	Corner of Springview Dr and Hearthstone Circle (5901 Springview Dr)	RC	HDR	PD-C	Res-24+	30	90	Storage facility on-site that would need to be removed in order to develop housing.	Lower	SITE A-4

TABLE 7-42 AVAILABLE SITES TO ACCOMMODATE THE LOWER INCOME RHNA

New Site #	APN	Total Acreage	Assumed Acreage	Location	Existing GP	Proposed GP	Existing Zoning	Proposed Zoning	Assumed Density	Unit Capacity[1]	NOTES	Site Affordability	Previous Site #
											Existing structures were constructed in 1987. Construction type (storage units) are easily removed at the time of redevelopment.		
29	045-031-041-000	2.46	2.46	W Side of Sierra Meadows Drive at Tuttle Drive (2340 Sierra Meadows Dr)	LI	HDR	LI	Res-24+	30	73	Storage facility on-site that would need to be removed in order to develop housing. Existing structures were constructed in 1983. Construction type (storage units) are easily removed at the time of redevelopment.	Lower	SITE A-5
		59.66	49.99							1497			
Underutilized Mixed-Use Sites													
30	010-030-006-000	0.65	0.65	Grove and Pacific Streets	RC	MU	C-3	MU-24+	15	9	Partly fenced lot. Undeveloped, but with dirt paths.	Lower	Site 16 (Portion)
31	010-030-005-000 010-030-004-000	0.15 0.16	0.31	Grove and Pacific Streets	RC	MU	C-3	MU-24+	15	4	Single-family home on the eastern portion of the site constructed in 1949. Some small accessory buildings (possibly a shed) on the western portion.	Lower	Site 16 (Portion)
32	010-030-007-000	2.65	2.65	Grove and Pacific Streets	RC	MU	C-3	MU-24+	15	39	Currently Royal Oaks Mobile Home Park. Originally constructed in 1985. Approximately 34 units. Most are older mobile homes and some are RV's. City discussed redevelopment potential with experienced affordable housing developer who indicated that relocation requirements would not be cost prohibitive and that redevelopment especially in conjunction with adjacent lots as envisioned had high potential.	Lower	Site 16 (Portion)

TABLE 7-42 AVAILABLE SITES TO ACCOMMODATE THE LOWER INCOME RHNA

New Site #	APN	Total Acreage	Assumed Acreage	Location	Existing GP	Proposed GP	Existing Zoning	Proposed Zoning	Assumed Density	Unit Capacity[1]	NOTES	Site Affordability	Previous Site #
33	010-030-001-000	0.95	0.95	Grove and Pacific Streets	RC	MU	C-3	MU-24+	15	14	Western half of the lot (street frontage) is self-serve by hand car wash constructed in 1985. Construction type is easily removed at the time of redevelopment. Eastern half of site is vacant. Owner has expressed interest in housing development in the vacant portion in the near term.	Lower	Site 16 (Portion)
34	010-082-063-000	0.58	1.35	Grove and Pacific Streets	RC	MU	C-3	MU-24+	15	20	Existing use is outdoor recreation vehicle sales. The majority of the site has no permanent structures. The existing sales office building was constructed in 1976 and would need to be removed as part of redevelopment.	Lower	Site 16 (Portion)
	010-082-061-000	0.77											
35	010-030-002-000	0.45	0.45	Grove and Pacific Streets	RC	MU	C-3	MU-24+	15	6	Commercial buildings on-site originally constructed in 1946. Vacant space on northeast quarter of the parcel.	Lower	Site 16 (Portion)
36	367-160-008	6.15	6.15	Park Drive and Stanford Ranch Road.	BP/C/LI	MU	PD-BP/C	MU-24+	15	92	Stanford Ranch Plaza with Save Mart and associated parking lot. Originally constructed in 2002. However, this center has had difficulty getting and retaining tenants since its opening.	Lower	Portion A-11
37	367-160-007	1.05	3.36	Park Drive and Stanford Ranch Road.	BP/C/LI	MU	PD-BP/C	MU-24+	15	50	Stanford Ranch Plaza with shops and associated parking lot. Originally constructed in 2002. However, this center has had difficulty getting and retaining tenants since its opening.	Lower	Portion A-11
	367-160-009	0.55											
	367-160-011	0.62											
	367-160-012	1.14											
38	367-160-010	0.88	0.88	Park Drive and Stanford Ranch Road.	BP/C/LI	MU	PD-BP/C	MU-24+	15	13	Stanford Ranch Plaza with bank and associated parking lot. This center has had difficulty getting and retaining tenants since its opening.	Lower	Portion A-11
39	367-160-014	0.80	0.56	Park Drive and Stanford Ranch Road.	BP/C/LI	MU	PD-BP/C	MU-24+	15	8	The Shops at Stanford Ranch. Pad site, reduced acreage. Constructed in 2003 and currently occupied as an office	Lower	Portion A-12

TABLE 7-42 AVAILABLE SITES TO ACCOMMODATE THE LOWER INCOME RHNA

New Site #	APN	Total Acreage	Assumed Acreage	Location	Existing GP	Proposed GP	Existing Zoning	Proposed Zoning	Assumed Density	Unit Capacity[1]	NOTES	Site Affordability	Previous Site #
											for a roofing contractor. This center has had difficulty getting and retaining tenants since its opening.		
40	367-160-015	0.47	0.47	Park Drive and Stanford Ranch Road.	BP/C/LI	MU	PD-BP/C	MU-24+	15	7	The Shops at Stanford Ranch pad building and parking. Existing building constructed in 2004 appears to be partially vacant. This center has had difficulty getting and retaining tenants since its opening.	Lower	Portion A-12
41	367-160-016	0.88	0.88	Park Drive and Stanford Ranch Road.	BP/C/LI	MU	PD-BP/C	MU-24+	15	13	The Shops at Stanford Ranch pad building and parking. Existing building constructed in 2004 appears to be partially vacant. This center has had difficulty getting and retaining tenants since its opening.	Lower	Portion A-12
42	367-160-017	1.33	1.33	Park Drive and Stanford Ranch Road.	BP/C/LI	MU	PD-BP/C	MU-24+	15	19	Stanford Ranch Plaza with shops and associated parking lot. Existing building constructed in 2003. This center has had difficulty getting and retaining tenants since its opening.	Lower	Portion A-12
43	367-160-018	2.52	2.52	Park Drive and Stanford Ranch Road.	BP/C/LI	MU	PD-BP/C	MU-24+	15	37	Stanford Ranch Plaza with CVS and associated parking lot. This site is the anchor tenant for the center. Over the years the current tenant has explored relocation several times and would prefer a location where a drive through could be added. That design is not possible at this location.	Lower	Portion A-12
44	367-160-019	1.76	1.76	Park Drive and Stanford Ranch Road.	BP/C/LI	MU	PD-BP/C	MU-24+	15	26	Stanford Ranch Plaza with shops and associated parking lot. Multi tenant building constructed in 2006. Appears to be partially vacant. This center has had difficulty getting and retaining tenants since its opening.	Lower	Portion A-12
45	367-160-020	0.44	0.44	Park Drive and Stanford Ranch Road.	BP/C/LI	MU	PD-BP/C	MU-24+	15	6	The Shops at Stanford Ranch multi tenant pad building and associated parking. Building	Lower	Portion A-12

TABLE 7-42 AVAILABLE SITES TO ACCOMMODATE THE LOWER INCOME RHNA													
New Site #	**APN**	**Total Acreage**	**Assumed Acreage**	**Location**	**Existing GP**	**Proposed GP**	**Existing Zoning**	**Proposed Zoning**	**Assumed Density**	**Unit Capacity[1]**	**NOTES**	**Site Affordability**	**Previous Site #**
											constructed in 2003. Appears to be partially vacant. This center has had difficulty getting and retaining tenants since its opening.		
46	367-160-021	0.44	0.44	Park Drive and Stanford Ranch Road.	BP/C/LI	MU	PD-BP/C	MU-24+	15	6	The Shops at Stanford Ranch multi tenant pad building and associated parking. Building constructed in 2005. This center has had difficulty getting and retaining tenants since its opening.	Lower	Portion A-12
		25.39	25.15							369			

Source: City of Rocklin, November 2020

1.Mixed use capacity is assumed at 50 percent to accommodate nonresidential uses.

2.Underutilized (non-vacant) sites only account for 49 percent of the lower income RHNA sites.

Table 7-43 Available Sites Accommodate the Moderate Income RHNA									
Site #	**Site Name**	**APN**	**Acreage**	**General Plan Designation**	**Existing Zoning**	**Proposed Zoning**	**Unit Capacity**	**Notes**	**Affordability**
Vacant Residential Sites									
	China Garden	045-400-013 045-110-034	6.86	HDR	C-2	R-3	106		Moderate
	Aguilar Area West	045-110-063	3.4	MHDR	R-3		30		Moderate
	Aguilar Area West	045-110-064	0.6	MHDR	R-3		5		Moderate
	Aguilar Area West	045-110-065	0.4	MHDR	R-3		3		Moderate
	Aguilar Area West	045-120-052	1.1	MHDR	R-3		9		Moderate
	Aguilar Area West	045-120-059	1.6	MHDR	R-3		14		Moderate
	Aguilar Area West	045-120-060	1.9	MHDR	R-3		17		Moderate
	Sierra Gateway Site	045-161-014	0.8	HDR	PD-20		16		Moderate
	Sierra Gateway Site	045-161-015	3.1	HDR	PD-20		62		Moderate
	Sierra Gateway Site	045-161-016	5.9	HDR	PD-20		118		Moderate
	Sunset Whitney	016-240-044	4.8	HDR	PD-R		96		Moderate
	Sunset Whitney	016-210-011 (portion)	3.7	HDR	PD-R		59		Moderate
	Snecchi High Density north of Creek	045-053-064 (portion)	5	HDR	PD-C		80		Moderate
	Whitney Ranch Unit 8	017-172-014	11.9	HDR	PD-20		190		Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 34: 010-161-015	0.3	MU	PD-C-4, C-4	MU-10+	3		Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 34: 010-161-016	0.3	MU	PD-C-4, C-4	MU-10+	3		Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 39: 010-040-039	0.4	MU	PD-C-4, C-4	MU-10+	4		Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 39: 010-121-002	0.08	MU	PD-C-4, C-4	MU-10+	0		Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 39: 010-121-004	0.2	MU	PD-C-4, C-4	MU-10+	2		Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 39: 010-121-005	0.2	MU	PD-C-4, C-4	MU-10+	2		Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 39: 010-121-006	0.2	MU	PD-C-4, C-4	MU-10+	2		Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 39: 010-122-009	0.05	MU	PD-C-4, C-4	MU-10+	0		Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 39: 010-122-010	0.07	MU	PD-C-4, C-4	MU-10+	0		Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 39: 010-122-011	0.05	MU	PD-C-4, C-4	MU-10+	0		Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 39: 010-122-012	0.1	MU	PD-C-4, C-4	MU-10+	1		Moderate

Table 7-43 Available Sites Accommodate the Moderate Income RHNA									
Site #	**Site Name**	**APN**	**Acreage**	**General Plan Designation**	**Existing Zoning**	**Proposed Zoning**	**Unit Capacity**	**Notes**	**Affordability**
	Downtown Plan Blocks 35 and 37	Block 37: 010-131-006	0.3	MU	C-4	MU-10+	3		Moderate
	Downtown Plan Block 33	010-170-002	0.3	MU	PD-C-4	MU-10+	3		Moderate
	Downtown Plan Blocks 41 and 43	Block 41: 010-072-002	0.3	MU	C-4, C-2	MU-10+	3		Moderate
	Downtown Plan Blocks 41 and 43	Block 41: 010-072-012	0.2	MU	C-4, C-2	MU-10+	2		Moderate
	Downtown Plan Blocks 41 and 43	Block 41: 010-072-015	0.2	MU	C-4, C-2	MU-10+	2		Moderate
	Downtown Plan Blocks 41 and 43	Block 43: 010-072-009	0.06	MU	C-4, C-2	MU-10+	0		Moderate
	Downtown Plan Blocks 40 and 42	Block 40: 010-092-010	0.3	MU	C-4	MU-10+	3		Moderate
	Downtown Plan Blocks 40 and 42	Block 42: 010-091-018	0.2	MU	C-4	MU-10+	2		Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 53: 010-181-044	0.2	MU	C-2, R1-5	MU-10+	2		Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 55: 010-134-010	0.3	MU	C-2, R1-5	MU-10+	3		Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 57: 010-132-013	0.2	MU	C-2, R1-5	MU-10+	2		Moderate
			51.06				805		
Underutilized Mixed-Use Sites									
	Downtown Plan Block 6	010-191-018	2	MU	PD-C-2	MU-10+	20		Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 34: 010-161-003	0.4	MU	PD-C-4, C-4	MU-10+	4		Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 34: 010-161- 004	0.07	MU	PD-C-4, C-4	MU-10+	0	Storage yard.	Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 34: 010-161-005	0.07	MU	PD-C-4, C-4	MU-10+	0	Single-family residence, built in 1930.	Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 34: 010-161-011	0.3	MU	PD-C-4, C-4	MU-10+	3	Office building, built in 1910.	Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 34: 010-161-013	0.4	MU	PD-C-4, C-4	MU-10+	4	Commercial building (organ refurbishing) and associated parking.	Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 36: 010-122-001	0.2	MU	PD-C-4, C-4	MU-10+	2	Single-family residence, built in 1888.	Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 36: 010-122-002	0.2	MU	PD-C-4, C-4	MU-10+	2	Single-family residence and commercial building with associated parking.	Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 36: 010-122-003	0.1	MU	PD-C-4, C-4	MU-10+	1	Single-family residence, built in 1900	Moderate

Table 7-43 Available Sites Accommodate the Moderate Income RHNA									
Site #	**Site Name**	**APN**	**Acreage**	**General Plan Designation**	**Existing Zoning**	**Proposed Zoning**	**Unit Capacity**	**Notes**	**Affordability**
	Downtown Plan Blocks 34, 36, 38 and 39	Block 36: 010-122-004	0.2	MU	PD-C-4, C-4	MU-10+	2	Single-family residence, built in 1920	Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 36: 010-122-005	0.3	MU	PD-C-4, C-4	MU-10+	3	Restaurant built in 1964.	Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 36: 010-122-015	0.1	MU	PD-C-4, C-4	MU-10+	1	Parking lot.	Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 36: 010-122-016	0.2	MU	PD-C-4, C-4	MU-10+	2	Restaurant built in 1962.	Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 36: 010-122-017	0.04	MU	PD-C-4, C-4	MU-10+	0	Restaurant built in 1987.	Moderate
	Downtown Plan Blocks 34, 36, 38 and 39	Block 39: 010-122-013	0.07	MU	PD-C-4, C-4	MU-10+	0	Upholstery shop on street frontage. Rear portion of the parcel is empty.	Moderate
	Downtown Plan Blocks 35 and 37	Block 35: 010-132-009	0.2	MU	C-4	MU-10+	2	Single-family home on site, built 1938.	Moderate
	Downtown Plan Blocks 35 and 37	Block 35: 010-132-010	0.2	MU	C-4	MU-10+	2	Single-family home on site, built 1925.	Moderate
	Downtown Plan Blocks 35 and 37	Block 35: 010-132-012	0.2	MU	C-4	MU-10+	2	Single-family home on site, built 1949. Western half of the site is vacant.	Moderate
	Downtown Plan Blocks 35 and 37	Block 35: 010-132-015	0.3	MU	C-4	MU-10+	3	Single-family home on site, built 1949. Rear yard is vacant.	Moderate
	Downtown Plan Blocks 35 and 37	Block 35: 010-132-016	0.2	MU	C-4	MU-10+	2	Single-family home on site, built 1949. Rear yard is adjacent to a vacant lot.	Moderate
	Downtown Plan Blocks 35 and 37	Block 35: 010-132-017	0.2	MU	C-4	MU-10+	2	Auto repair shop and associated parking.	Moderate
	Downtown Plan Blocks 35 and 37	Block 35: 010-132-018	0.2	MU	C-4	MU-10+	2	Tire shop and associated parking.	Moderate
	Downtown Plan Blocks 35 and 37	Block 35: 010-132-019	0.3	MU	C-4	MU-10+	3	Commercial site and associated parking.	Moderate
	Downtown Plan Blocks 35 and 37	Block 37: 010-131-007	0.3	MU	C-4	MU-10+	3	Commercial site and associated parking.	Moderate
	Downtown Plan Blocks 35 and 37	Block 37: 010-131-008	0.2	MU	C-4	MU-10+	2	Office and associated parking.	Moderate
	Downtown Plan Blocks 35 and 37	Block 37: 010-131-010	0.3	MU	C-4	MU-10+	3	Western half of site (street frontage) is an office; rear half is vacant.	Moderate
	Downtown Plan Blocks 35 and 37	Block 37: 010-131-011	0.3	MU	C-4	MU-10+	3	Restaurant built in 1985.	Moderate
	Downtown Plan Block 33	010-170-004	0.07	MU	PD-C-4	MU-10+	0	Parking lot of gas station and associated retail.	Moderate
	Downtown Plan Block 33	010-170-005	0.1	MU	PD-C-4	MU-10+	1	Parking lot of counseling office.	Moderate
	Downtown Plan Block 33	010-170-012	0.2	MU	PD-C-4	MU-10+	2	Providence Bible Church.	Moderate
	Downtown Plan Block 33	010-170-013	0.1	MU	PD-C-4	MU-10+	1	Counseling office and associated parking.	Moderate

Table 7-43 Available Sites Accommodate the Moderate Income RHNA									
Site #	**Site Name**	**APN**	**Acreage**	**General Plan Designation**	**Existing Zoning**	**Proposed Zoning**	**Unit Capacity**	**Notes**	**Affordability**
	Downtown Plan Block 33	010-170-014	0.07	MU	PD-C-4	MU-10+	0	Half of the parcel is covered by parking. Other half is vacant.	Moderate
	Downtown Plan Block 33	010-170-021	0.5	MU	PD-C-4	MU-10+	5	Gas station and associated retail.	Moderate
	Downtown Plan Blocks 41 and 43	Block 41: 010-072-001	0.3	MU	C-4, C-2	MU-10+	3	Small commercial building on half of the parcel with parking in the rear.	Moderate
	Downtown Plan Blocks 41 and 43	Block 41: 010-072-003	0.2	MU	C-4, C-2	MU-10+	2	Small commercial building (guitar shop) on half the parcel with parking on the back half.	Moderate
	Downtown Plan Blocks 41 and 43	Block 41: 010-072-013	0.2	MU	C-4, C-2	MU-10+	2	Office and associated parking. Built in 1924.	Moderate
	Downtown Plan Blocks 41 and 43	Block 41: 010-072-014	0.2	MU	C-4, C-2	MU-10+	2	Office and associated parking. Built in 1975.	Moderate
	Downtown Plan Blocks 41 and 43	Block 43: 010-071-003	0.1	MU	C-4, C-2	MU-10+	1	Auto repair shop built before 1964.	Moderate
	Downtown Plan Blocks 41 and 43	Block 43: 010-071-004	0.3	MU	C-4, C-2	MU-10+	3	Auto repair shop built before 1982.	Moderate
	Downtown Plan Blocks 41 and 43	Block 43: 010-071-005	0.3	MU	C-4, C-2	MU-10+	3	Commercial buildings (archery shop) and associated parking. Built in 1973.	Moderate
	Downtown Plan Blocks 41 and 43	Block 43: 010-071-007	0.06	MU	C-4, C-2	MU-10+	0	Commercial building. Built in 1982.	Moderate
	Downtown Plan Blocks 41 and 43	Block 43: 010-071-008	0.2	MU	C-4, C-2	MU-10+	2	Commercial building. Built in 1982.	Moderate
	Downtown Plan Blocks 41 and 43	Block 43: 010-071-010	0.1	MU	C-4, C-2	MU-10+	1	Single-family residence, built in 1940	Moderate
	Downtown Plan Blocks 41 and 43	Block 43: 010-072-005	0.07	MU	C-4, C-2	MU-10+	0	Storage yard and associated parking.	Moderate
	Downtown Plan Blocks 41 and 43	Block 43: 010-072-006	0.07	MU	C-4, C-2	MU-10+	0	Single-family residence, built in 1924.	Moderate
	Downtown Plan Blocks 41 and 43	Block 43: 010-072-007	0.1	MU	C-4, C-2	MU-10+	1	Part of single-family residence, built in 1945.	Moderate
	Downtown Plan Blocks 41 and 43	Block 43: 010-072-008	0.04	MU	C-4, C-2	MU-10+	0	Part of single-family residence, built in 1945.	Moderate
	Downtown Plan Blocks 41 and 43	Block 43: 010-072-010	0.06	MU	C-4, C-2	MU-10+	0	Part of single-family residence, built in 1924.	Moderate
	Downtown Plan Blocks 41 and 43	Block 43: 010-072-016	0.2	MU	C-4, C-2	MU-10+	2	Part of single-family residence, built in 1924.	Moderate
	Downtown Plan Blocks 40 and 42	Block 40: 010-092-012	0.3	MU	C-4	MU-10+	3	Single-family residence, built in 1927.	Moderate
	Downtown Plan Blocks 40 and 42	Block 40: 010-092-013	0.2	MU	C-4	MU-10+	2	Single-family residence, built before 1995.	Moderate
	Downtown Plan Blocks 40 and 42	Block 40: 010-092-014	0.2	MU	C-4	MU-10+	2	Single-family residence, built in 1905	Moderate

Table 7-43 Available Sites Accommodate the Moderate Income RHNA									
Site #	**Site Name**	**APN**	**Acreage**	**General Plan Designation**	**Existing Zoning**	**Proposed Zoning**	**Unit Capacity**	**Notes**	**Affordability**
	Downtown Plan Blocks 40 and 42	Block 40: 010-092-015	0.2	MU	C-4	MU-10+	2	Office and associated parking.	Moderate
	Downtown Plan Blocks 40 and 42	Block 40: 010-092-016	0.2	MU	C-4	MU-10+	2	Single-family residence, built in 1952.	Moderate
	Downtown Plan Blocks 40 and 42	Block 42: 010-091-017	0.5	MU	C-4	MU-10+	5	Small commercial building. Built in 1935.	Moderate
	Downtown Plan Blocks 40 and 42	Block 42: 010-091-019	0.2	MU	C-4	MU-10+	2	Single-family residence, built in 1933.	Moderate
	Downtown Plan Blocks 40 and 42	Block 42: 010-091-020	0.2	MU	C-4	MU-10+	2	Single-family residence, built in 1900.	Moderate
	Downtown Plan Blocks 40 and 42	Block 42: 010-091-021	0.2	MU	C-4	MU-10+	2	Single-family residence, built in 1932.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 52: 010-136-005	0.2	MU	C-2, R1-5	MU-10+	2	Single-family residence, built in 1944.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 52: 010-136-023	0.34	MU	C-2, R1-5	MU-10+	3	Office building. Built before 1980.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 52: 010-136-024	0.3	MU	C-2, R1-5	MU-10+	3	Office building. Built in 1917.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 52: 010-136-025	0.26	MU	C-2, R1-5	MU-10+	2	Single-family residence, built in 1954.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 53: 010-181-019	1	MU	C-2, R1-5	MU-10+	10	Single-family commercial, built in 1989.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 53: 010-181-021	0.6	MU	C-2, R1-5	MU-10+	6	Vacant commercial building. Built in 1963.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 53: 010-181-022	1	MU	C-2, R1-5	MU-10+	10	Day care. Built 1987.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 53: 010-181-036	0.2	MU	C-2, R1-5	MU-10+	2	Single-family residence, built in 1954	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 53: 010-181-037	0.1	MU	C-2, R1-5	MU-10+	1	Single-family residence, built in 1936	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 53: 010-181-038	0.2	MU	C-2, R1-5	MU-10+	2	Single-family residence, built in 1963	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 53: 010-181-039	0.1	MU	C-2, R1-5	MU-10+	1	Single-family residence, built in 1970	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 53: 010-181-040	0.1	MU	C-2, R1-5	MU-10+	1	Single-family residence, built in 1949	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 53: 010-181-042	0.1	MU	C-2, R1-5	MU-10+	1	Single-family residence, built in 1952	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 53: 010-181-056	0.2	MU	C-2, R1-5	MU-10+	2	Parking, vacant commercial building on southeast quarter.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 54: 010-136-005	0.2	MU	C-2, R1-5	MU-10+	2	Single-family residence, built in 1944	Moderate

Table 7-43 Available Sites Accommodate the Moderate Income RHNA									
Site #	**Site Name**	**APN**	**Acreage**	**General Plan Designation**	**Existing Zoning**	**Proposed Zoning**	**Unit Capacity**	**Notes**	**Affordability**
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 54: 010-136-006	0.2	MU	C-2, R1-5	MU-10+	2	Single-family residence, built in 2007	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 54: 010-136-023	0.3	MU	C-2, R1-5	MU-10+	3	Half office/parking, half vacant.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 55: 010-134-021	0.2	MU	C-2, R1-5	MU-10+	2	Single-family residence, built before 1980.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 56: 010-134-007	0.4	MU	C-2, R1-5	MU-10+	4	Office and associated parking. Backyard undeveloped.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 56: 010-134-017	0.2	MU	C-2, R1-5	MU-10+	2	Single-family residence, built in 1989.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 56: 010-134-020	0.2	MU	C-2, R1-5	MU-10+	2	Commercial (spa), western half of the parcel is vacant.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 57: 010-132-014	0.2	MU	C-2, R1-5	MU-10+	2	Single-family residence, built in 1925.	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 57: 010-132-022	0.2	MU	C-2, R1-5	MU-10+	2	Museum parking	Moderate
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	Block 57: 010-132-023	0.2	MU	C-2	MU-10+	2	Rocklin History Museum	Moderate
			26.69				195		

Source: City of Rocklin, November 2020

TABLE 7-44 CAPACITY TO ACCOMMODATE THE ABOVE MODERATE RHNA.			
Residential Subdivision Project Name (Construction Name)	**Zoning**	**Assumed Units during the 2021-2029 Planning Period**	**Developer**
PROJECTS APPROVED AND ARE GRADING/UNDER CONSTRUCTION			
Crowne Pointe (aka Croftwood) - Phase 4	PD-1.93	17	Tim Lewis Communities
Los Cerros Subdivision - Phase 2	PD-1.2	72	GBD Communities
Sierra Pine Subdivision	PD-8	199	Burrell Consulting Group / Sierra Pine Limited Partnership
Whitney Ranch Phase 2J - Has approved Imp Plans. Final Maps done for 65, 66, & 67B. Pulled some BP's in FY 18/1 and 19/20. Shown all those in 19/20.	PD-2.1, 2.6, 2.4, 1.6	58	Sunset Ranchos Investors, LLC /TBD
Racetrack Subdivision	R1-6	10	Rick McGrath/ Equity Smart Investments, LLC
Winding Lane Estates - Has recorded map and Imp. Plans approved. No Bldg Permits pulled as of 11/2020	RD-4	25	Robert and William Ballow
Whitney Ranch Unit 61 C	PD-8.3	61	Sunset Ranchos Investors, LLC
Whitney Ranch Unit 63	PD-3.2C	36	Sunset Ranchos Investors, LLC
Whitney Ranch Unit 64A	PD-4.1C	66	Sunset Ranchos Investors, LLC
Whitney Ranch Unit 64B	PD-4.7C	70	Sunset Ranchos Investors, LLC
Whitney Ranch Unit 69	PD-3.8C	49	Sunset Ranchos Investors, LLC
Whitney Ranch Unit 50	PD-7.3	68	Sunset Ranchos Investors, LLC
PROJECTS APPROVED BUT NOT CONSTRUCTED			
Rocklin Meadows Subdivision	R1-10	26	Rocklin Meadows Greenbrae 22, LLC
Croftwood 2	PD-2.5	55	Jesper Petersen Revocable Trust
Whitney Ranch Unit 1	PD-12	51	Ubora Engineering & Planning/Sunset Ranchos Investors LLC
Granite Lakes Estates 2-4	PD-1.5	65	Dave Cook / Capital Equity Management Group, Inc
Clover Valley Lakes	Various	558	Philip D. Oates Trust et al /Massie & Company

TABLE 7-44 CAPACITY TO ACCOMMODATE THE ABOVE MODERATE RHNA.			
Residential Subdivision Project Name (Construction Name)	**Zoning**	**Assumed Units during the 2021-2029 Planning Period**	**Developer**
Vista Oaks Subdivision	PD-1.08	100	Guntert Family
Highlands Parcel A	PD-0.67	20	Elliot Homes Inc
Whitney Ranch Unit 60 - In second round of ENG Plan Check	PD-3.5C	16	Sunset Ranchos Investors, LLC
Whitney Ranch Unit 61A -In second round of ENG Plan Check	PD-5.3C	57	Sunset Ranchos Investors, LLC
Whitney Ranch Unit 61B	PD-5.4C	66	Sunset Ranchos Investors, LLC
UNENTITLED LAND			
Bell Property SE Rocklin	RA-10	48	NOT ENTITLED
South of Greenbrae Site	PD-1.5	19	NOT ENTITLED
Snecchi Site south of Creek on Sierra College Boulevard	PD-3.5	63	NOT ENTITLED
College Park (North Site) MDR portion	Currently PD-CC (Community College). Proposed as PD-3.5 to 8.4	40	NOT ENTITLED
College Park (Sorth Site) south of creek area - MDR Portion	Currently R1-10. Proposed as PD-8.4	25	NOT ENTITLED
LDS Church Site - 046-020-071	PD-2	24	NOT ENTITLED
LDS Church Site - 046-020-072	PD-2	7	NOT ENTITLED
Nightwatch / Galaxy Lane Area - 046-041-001	PD-0.4	5	ENTITLEMENT EXPIRED
Yankee Hill Rd / Independence Place - 010-010-044	RE-30	4	NOT ENTITLED
TOTAL UNITS		**1980**	

Source: City of Rocklin, November 2020

FIGURE 7-11: AVAILABLE SITES TO MEET THE LOWER-INCOME RHNA

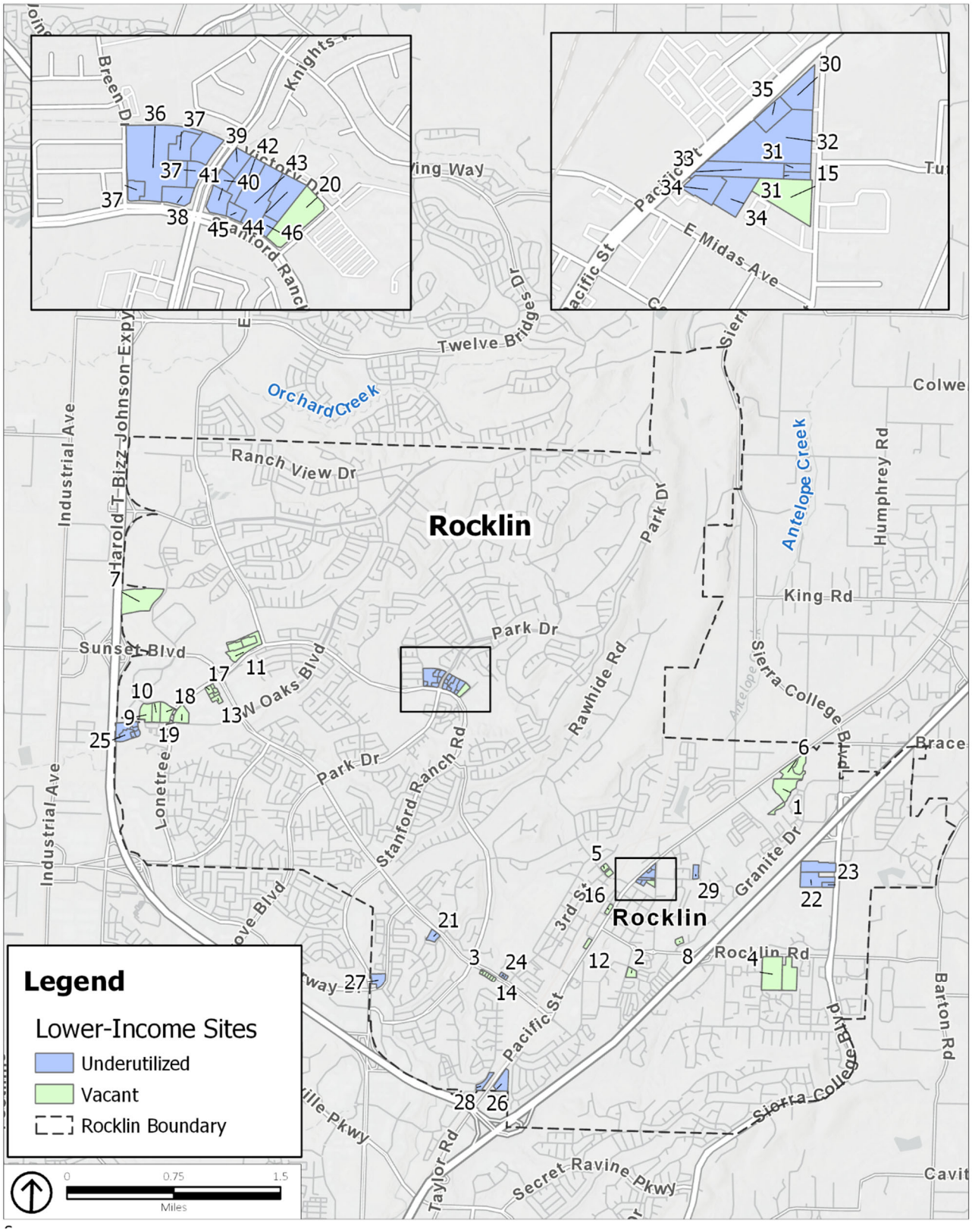


FIGURE 7-12: AVAILABLE SITES TO MEET THE MODERATE-INCOME RHNA

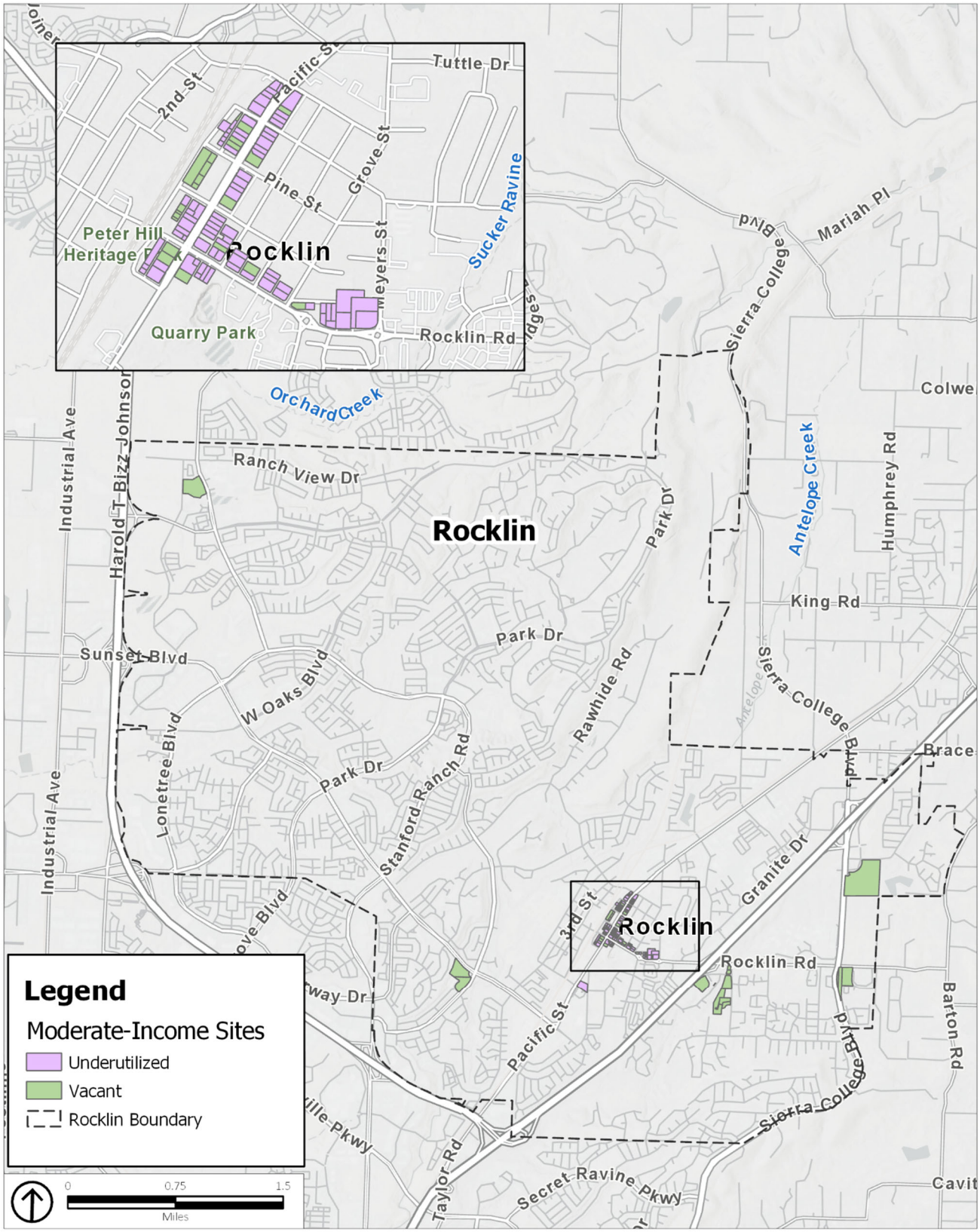
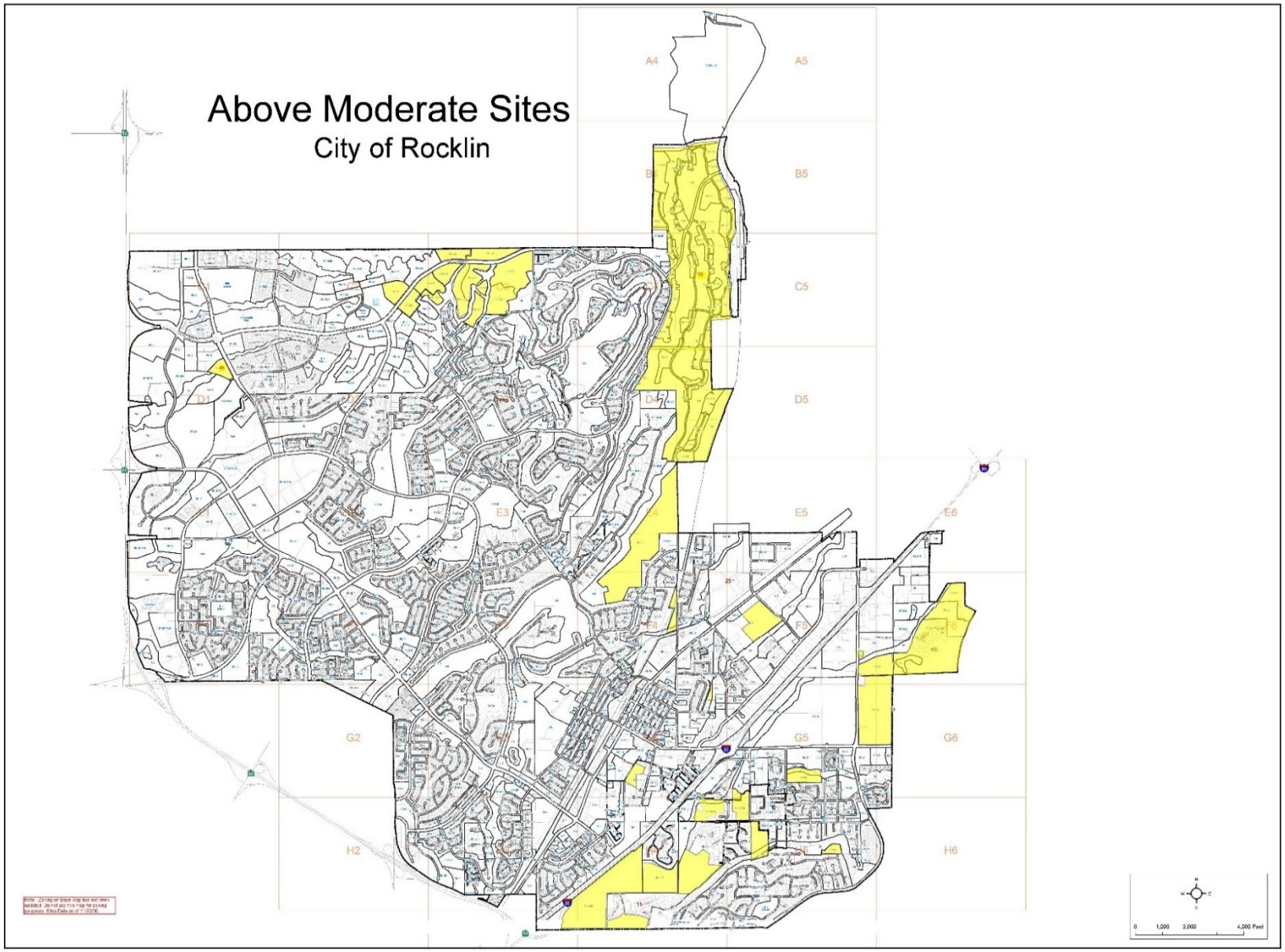


FIGURE 7-13: PROJECTS AND SITES TO MEET THE ABOVE MODERATE-INCOME RHNA



AVAILABILITY AND ADEQUACY OF PUBLIC SERVICES AND INFRASTRUCTURE

The provision of public services, facilities, and infrastructure to serve new development depend on funding availability. Funding requirements are based on planning that includes identification of the desired level of service, construction and maintenance of required infrastructure, and attracting, training and retaining qualified personnel. As development occurs in Rocklin, the agencies providing the various public services must expand facilities and operations to accommodate the expanded service area. The costs of providing public services and facilities are at least partially offset by service fees and charges paid by current users, either through direct service charges or payments to an assessment district or other entity. In the case of new development, impact fees are designed to provide required new facilities.

Infrastructure necessary to support future development is in place within the City of Rocklin. All vacant land designated for medium-high or high-density residential use is served by sewer and water lines, streets, storm drains, telephone, electrical and gas lines. To ensure the availability and adequacy of public facilities and services for future development, the City, along with other providers of public services, will continue to carry out regular infrastructure improvements and upgrading.

There is sufficient water and wastewater capacity to meet the 2021-2029 RHNA.

FINANCIAL RESOURCES FOR HOUSING

Rocklin has access to a variety of existing and potential funding sources available for affordable housing activities. These include programs from local, State, federal and private resources. The following section describes the primary housing funding sources available to the City of Rocklin for housing production, rehabilitation, or preservation: HUD CDBG funds, and Section 8 Housing Choice Vouchers program.

HOUSING AND URBAN DEVELOPMENT (HUD)/COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

The HUD CDBG program provides funds for a range of community development activities. The program is flexible in that the funds can be used for a range of activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and also clearance activities.

As an entitlement jurisdiction under the HUD CDBG program, the City is “entitled” to receive an annual allocation of CDBG funds directly from HUD and does not have to apply to the State Department of Housing and Community Development (HCD) for CDBG funding through the Small Cities program. As an entitlement jurisdiction, the City of Rocklin anticipates received $279,064 in CDBG funds in 2020, plus two additional grants as part of the CARES Act totaling $463,302. The City intends to use the CDBG funds for housing, public facilities and public service projects and programs.

Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. The program offers a voucher to income-qualified tenants that pays the difference between the payment standard (an exception to fair market rent) and what a tenant can afford to pay (e.g., 30% of their income). A voucher allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost. The Housing Authority of the City of Roseville administers the Housing Choice Voucher Program in most of Rocklin. The Placer County Housing Authority also administers a limited number of vouchers to Rocklin residents.

ADMINISTRATIVE RESOURCES

Described below are public and non-profit agencies that have been involved or are interested in housing activities in Rocklin. These agencies play important roles in meeting the housing needs of the community. In particular, these agencies have been or are currently involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, homeless resources and/or provision of housing assistance to households in need in Rocklin.

Acres of Hope

Acres of Hope provides a safe family environment where healthy relationships can set the foundation of change for at-risk and/or homeless women and children. They improve the economic, social and spiritual quality of life for every at-risk and/or homeless single mother that is accepted into the program.

Habitat for Humanity of Sacramento County

Habitat for Humanity is a non-profit, faith-based private, non-governmental organization dedicated to building affordable housing and rehabilitating homes for lower-income families. Habitat builds and repairs homes with the partner families and the help of volunteers. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Government agencies or individuals usually donate land for new homes.

Foothills Habitat for Humanity

Foothills Habitat for Humanity is a non-profit, faith-based private, non-governmental organization that has recently received CDBG funds to re-start a Handyperson Program in the City focusing on minor safety and accessibility repairs for low-income households.

Home Start

Home Start is a non-profit transitional housing program serving families in Placer County. They accept families headed by single fathers, single mothers, couples with children and grandparents raising children.

Housing Authority of Placer County

The County of Placer administers the Section 8 Housing Choice Voucher Program for the City of Rocklin. This program provides rental assistance to extremely low and very low-income households, including families, elderly persons, the disabled, and other special needs households.

Housing Authority of the City of Roseville

The City of Rocklin contracts with the Housing Authority of the City of Roseville to administer the Section 8 Housing Choice Voucher Program. This program provides rental assistance to extremely low and very low-income households, including families, elderly persons, the disabled, and other special needs households.

NeighborWorks®

NeighborWorks® HomeOwnership Center Sacramento Region is a non-profit organization with that offers a variety of services including pre purchase education and counseling, home purchase lending programs, real estate development, real estate sales services, foreclosure prevention counseling, home improvement loan programs and community building.

Roseville Conference of the Society of St. Vincent de Paul

This organization provides food, meals, clothing, a medical clinic and a thrift store.

The Gathering Inn

This network of 42 local churches offer emergency overnight shelters on a first come, first serve basis for families with children as well as single adults. The network offers case management services, a clothing closet, medical and dental clinic, substance abuse treatment and resource center to help with housing, jobs and life skills.

The Lazarus Project

The Lazarus Project has a variety of housing programs – transitional, financial assistance and soon to be permanent supportive housing for homes and at-risk families living in Placer County. In addition, they have an array of services for adults.

7-5 OPPORTUNITIES FOR ENERGY CONSERVATION

State law requires local government, in preparing a housing element, to address energy conservation measures with respect to residential developments within their jurisdiction. The City of Rocklin has taken several measures to implement energy conservation programs in residential projects. The building orientation, street layout, lot design, landscaping, and street tree configuration of all residential projects are reviewed to maximize solar access and energy conservation.

Energy conservation is achieved through implementation measures on different levels. The first level includes requiring new residential development to meet applicable energy standards of Title 24 of the California Administrative Code. Building additions or alterations must also meet Title 24 standards if they increase the heated or cooled floor space of the building. Builders of these units may achieve compliance either by calculating the energy performance in a prescribed manner or by selecting from alternative component packages that prescribe a fixed method of energy compliance. The City's Building and Code Compliance Division checks all proposed residential units for design and construction compliance with Title 24 energy standards.

Energy conservation implementation occurs during review and approval of residential subdivisions to ensure they are designed to maximize passive or natural heating and cooling opportunities as possible. This can be achieved by encouraging the incorporation of techniques to maximize use of solar energy. Passive cooling opportunities are listed and included in the design of lots to allow the appropriate orientation of a structure to take advantage of prevailing breezes or available shade. Passive heating opportunities include design of lots to allow structures to be aligned in an east-west direction for greater southern exposure. Section 66473.1 of the State Subdivision Map Act requires that the design of a subdivision for which a tentative map is required shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Although no precise standards are given, the State Attorney General issued an opinion in 1981 that "a tentative map of a subdivision must be disapproved if it fails to meet the design requirement of Government Code Section 66473.1."

Another way to advance energy conservation is through implementation of various programs that encourage weatherization of residential structures (i.e., to improve conditions of existing structures and to decrease their energy demand). The most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; setting thermostats lower at night; installing low-flow shower heads; window treatments to provide shade; and furnace efficiency modifications. The Department of Energy, Weatherization Assistance Program (DOE WAP) has long served as the core program for delivering energy conservation services to lower-income Californians. The Weatherization Assistance Program reduces the heating and cooling costs for lower-income families by improving the energy efficiency of their homes and ensuring their health and safety. Among low-income households, the program focuses on those with elderly residents, individuals with disabilities, and families with children. The City also provides assistance to lower income homeowners for rehabilitation, including weatherization.

The City also actively promotes its Rocklin Build it Green initiative, a voluntary program to promote environmental protection through building and remodeling with a more sustainable approach. The City

encourages contractors, developers and homeowners to build and design residential homes to increase energy and water efficiency. Build it Green is a professional non-profit membership organization whose mission is to promote healthy, energy and resource efficient buildings in California. Build it Green fosters collaboration with local governments, including the City of Rocklin, other agencies, as well as community and stakeholder groups to accelerate the adoption of green building practices, policies, and programs. Build it Green has developed residential green building guidelines and rating systems (GreenPoint Rated) for new single- and multifamily construction and remodeling. The guidelines offer suggestions for conserving natural resources, using water and energy wisely, improving indoor air quality, and site planning for livable and vibrant communities. A GreenPoint rated home is graded on five categories:

1. Energy Efficiency
2. Resource Conservation
3. Indoor Air Quality
4. Water Conservation
5. Community

If the home meets the minimum point requirements in each category and scores more than 50 points, then it earns the right to bear the GreenPoint Rated label. GreenPoint homes are rated by independent, certified raters to ensure the rating has integrity and value.

Pacific Gas & Electric provides both natural gas and electricity to residential consumers in Placer County, including the City of Rocklin. PG&E also participates in several other energy assistance programs which help qualified homeowners and renters conserve energy and control costs. These include:

- The California Alternate Rates for Energy Program (CARE) provides a 20% monthly discount on energy rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.
- The Relief for Energy Assistance through Community Help (REACH) Program is administered by the Salvation Army and provides one-time energy assistance to lower-income customers. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy credit up to $200, credit amount based on the past due amount of the bill. REACH assistance may be available once within an 18-month period, but exceptions can be made for seniors, the physically challenged and the terminally ill.
- Family Electric Rate Assistance (FERA) provides a monthly discount on electric bills for income qualified households of three or more people.
- Energy Savings Assistance Program provides income-qualified renters and homeowners with easy, free solutions such as weatherization materials to help manage their energy use and save money on their monthly energy bills.

7-6 HOUSING PLAN

This section of the Housing Element contains objectives and policies the City will implement to address a number of important housing-related issues and achieve the City's overarching housing goal, which states:

> *Ensure that decent, safe housing is available at a cost that is affordable to all current and future residents of this community. To this end, the City will strive to maintain a reasonable balance between rental and ownership housing opportunities and to encourage a variety of individual choices of tenure, type, and location of housing throughout the community.*

The section also contains quantified objectives for housing construction, rehabilitation, and the preservation of affordable housing, with an eight-year program of actions that:

- Conserves and improves the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action;
- Assists in the preservation of housing developments for lower-income households;
- Assists in the development of adequate housing to meet the needs of lower- and moderate-income households;
- Provides regulatory concessions and incentives and uses available local, state, and federal financial resources to support the development of affordable housing;
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of housing types for all income levels;
- Addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Promotes regional cooperation to expand housing opportunities and services to lower and moderate-income households, including extremely low-income households and the homeless; and
- Encourages housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The Community Development Department staff regularly reviews Housing Element programs, objectives, and progress towards accommodating the City's share of the regional housing need. An annual implementation report will be prepared and provided to the California Office of Planning and Research and California Department of Housing and Community Development. Depending on funding availability, the City will consider modifications to Housing Element programs as necessary and appropriate to implement General Plan goals and policies.

This 2021–2029 Housing Plan builds upon the City's experience in implementing the previous Housing Element. Existing housing programs were evaluated for progress, continued appropriateness and modified, as necessary, for the new planning period. New housing programs have been added to respond to new issues and concerns, changing needs, and updated laws. This evaluation of existing housing programs is presented in Section 7-7.

GOALS AND POLICIES

The following Housing Element goals and policies have been developed in response to the community's identified housing needs.

HOUSING CONSERVATION

The City conducted a focused housing condition survey in the Old Town/Central Rocklin area in early 2002. This area is the oldest neighborhood in Rocklin and was determined to have the greatest repair/rehabilitation needs. Most housing units were found to be structurally sound; only 13% of residential structures were in need of minor to significant repairs to ensure structural integrity. Nearly one-fifth (19%) of homes were in need of minor roof repairs and 18% had minor maintenance issues. Other housing conservation needs of the City include existing affordable housing stock and rental units at-risk of converting to market-rents or condominiums, and the Housing Choice Voucher Program.

Based on consultations in 2020 with the City's Housing staff, Building Division and Code Enforcement Division, the City has received very few requests for low interest loans for home repairs and minimal complaints regarding nuisance housing conditions since 2008, further supporting that the City's housing stock is generally in good condition.

Goal 1 Maintain and improve the quality of existing housing and residential neighborhoods in Rocklin.

Policy 1.1 Promote increased awareness of the importance of property maintenance to long-term housing quality and engage the community to preserve neighborhoods.

Policy 1.2 Seek, through code enforcement, the private rehabilitation of substandard dwelling units and provide financial assistance, when available, to owners of dwelling units occupied by lower-income households. In applying this policy, the City shall seek to avoid the displacement of lower-income households.

Policy 1.3 Provide assistance to inspect and identify code violations in residential structures.

Policy 1.4 Require the abatement or demolition of substandard housing that is not economically feasible to repair.

Policy 1.5 Work with for-profit developers and non-profit housing corporations to identify existing affordable housing and develop strategies to maintain its affordability.

Policy 1.6 Continue to pursue available sources of funding for maintaining and expanding the supply of affordable housing for lower and moderate-income households, including extremely low-income households.

Policy 1.7 Preserve the existing stock of affordable housing, including (but not limited to) mobile homes and apartments, through City regulations as well as financial and other forms of assistance.

Policy 1.8 Support the Roseville's and Placer County's Housing Authority in the provision of Section 8 Housing Choice Voucher rental assistance to very low- and extremely low-income households.

Housing Production

The City of Rocklin encourages the production of a diversity of housing types to meet the needs of all segments of the community. Housing diversity is important to ensure that all households, regardless of age, income level, and household type, have the opportunity to find housing suited to their need and lifestyle. New construction is a major source of housing for prospective homeowners and renters but generally requires public sector support for the creation of units affordable to lower income households, including extremely low-income households. The following goals and policies support the expansion of housing opportunities in Rocklin.

Goal 2 Facilitate the provision of a range of housing types to meet the diverse needs of the community.

Policy 2.1 Provide quality housing opportunities for current and future residents with a diverse range of income levels.

Policy 2.2 Provide expanded housing opportunities for the community's workforce.

Policy 2.3 Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, including extremely low-income households, as well as housing suitable for seniors, large families, female-headed households, the homeless, and persons with disabilities.

Policy 2.4 Encourage the provision of housing affordable to extremely low-income households when reviewing proposals for new affordable housing developments.

Policy 2.5 Facilitate the provision of second units as a means of providing affordable rental housing opportunities in existing neighborhoods.

Policy 2.6 Encourage diversity of unit size and number of bedrooms within housing developments to expand lower cost rental opportunities for large families.

Policy 2.7 Allow housing developments with at least 20 percent affordable housing by-right on lower-income housing sites that have been counted in previous housing element cycles, consistent with AB 1397.

Provision of Adequate Housing Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. The City's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development.

Goal 3 Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs.

Policy 3.1 Identify vacant parcels and provide to interested developers in conjunction with information on available development incentives.

Policy 3.2 Ensure new residential projects are developed at densities consistent with the density ranges established for each residential district in the Land Use Element.

Policy 3.3 Facilitate the development of multifamily housing on vacant parcels designated for medium-high and high-density residential uses.

Policy 3.4: Continue to work with developers requesting General Plan Amendments converting nonresidential designation to residential uses or from a higher density residential category to a lower density residential category to incorporate affordable housing as a component of the overall development. As an objective, target up to ten percent of the units as affordable, depending on the level of affordability or other amenities provided. Pursue the inclusion of extremely low-income units whenever possible in the negotiated target number of affordable units.

Removal of Governmental Constraints

State law requires that housing elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing affordable to lower- and moderate-income households, including housing for families, seniors, and persons with special needs.

Goal 4 Mitigate or remove potential governmental constraints to housing production and affordability.

Policy 4.1 Provide regulatory and/or financial incentives, where appropriate, to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.

Policy 4.2 Periodically review City regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

Regional Coordination

The City seeks to take an active role in cooperating with neighboring jurisdictions in Placer County to resolve housing problems and issues facing Rocklin that are primarily regional in nature. Homelessness and limited supply of and funding for affordable housing are examples of major housing issues that should be addressed at the local as well as regional level.

Goal 5 Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness.

Policy 5.1 Coordinate with surrounding jurisdictions in the provision of housing assistance and related services to lower and moderate-income households, homeless persons, and other persons with special needs.

Policy 5.2 In conjunction with surrounding jurisdictions, actively pursue State, Federal, and other funding sources for affordable housing activities.

Equal Housing Opportunity

The City seeks to promote housing opportunities for all persons in Rocklin, regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, physical or mental disability, sexual orientation, or source of income. In order to make adequate provision for the housing needs of all segments of the community, the City must also ensure equal and fair housing opportunities are available to all residents.

Goal 6 Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 6.1 Support the enforcement of fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, color, ancestry, national origin, gender, religion, marital status, family status, physical or mental disability, or other arbitrary factors.

Policy 6.2 Support organizations that offer fair housing and mediation services to Rocklin residents.

Policy 6.3 Promote housing that meets the special needs of the homeless, seniors, large families, and persons with disabilities.

PROGRAMS

The goals and policies outlined in the prior section address Rocklin's identified housing needs, and are implemented through a series of housing programs offered primarily through the City's Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The City's housing programs for addressing community housing needs are described according to the following six issue areas.

- Housing Conservation
- Production of Housing
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Promotion of Regional Coordination
- Promotion of Equal Housing Opportunity

The housing programs presented on the following pages include existing programs as well as various revised and new programs that have been added to address the City's unmet housing needs.

CONSERVATION OF THE EXISTING SUPPLY OF HOUSING

Conserving and improving the housing stock is an important goal for the City of Rocklin. The City supports neighborhood preservation and improvement through housing rehabilitation and improvement programs, and code enforcement. The Old Town/Central Rocklin area is the oldest neighborhood in Rocklin and is determined to have the greatest repair/rehabilitation needs.

1. HOME HANDYPERSON PROGRAM

To encourage private rehabilitation efforts, the City will continue to partner with organizations such as Habitat for Humanity to offer a Home Handyperson Program. Eligible home repair activities include, weatherization, electrical upgrades, foundation and flooring repair, and accessibility retrofitting. Single-family homes, multifamily dwellings and mobile homes are eligible for assistance. The City will market the programs in the Old Town/Central Rocklin area where the greatest repair/rehabilitation needs exist to assist residents with the costs of repairs and thus reduce risk of displacement due to costs or housing condition.

Objective: Distribute flyers to households within the Old Town/Central Rocklin area at least once a year.

Quantified Objective: 8 lower income households (1 household annually) and 80 senior households (10 households annually) during the planning period. Target 15 in areas of concentrated poverty.

Responsible Agency: Community Development Department/Housing Services

Financing: CDBG, revolving loan funds

Timeframe: Ongoing, as funding is available, and households are interested. Advertise program in the newspaper once per year and place on the City's website.

2. CODE ENFORCEMENT AND ABATEMENT

The City's Code Compliance Division carries out code enforcement and inspection activities as a means to preserve and maintain the livability and quality of neighborhoods. City staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited on homes occupied by lower- and moderate-income households, staff encourages property owners to seek assistance through the Home Repair Program offered by the City.

Objective: Continue to implement the Code Enforcement and Abatement Program. Provide information about the Home Handyman Program to owners of all homes in need of repair. Complete a Housing Conditions Survey in older neighborhoods and neighborhoods with lower median incomes, to evaluate rehabilitation need. Based on findings of the focused evaluation, the City will identify measures to encourage housing preservation, conservation, and acquisition rehabilitation, and mitigate potential costs, displacement and relocation impacts on residents. These measures may include, but are not limited to:

- Reach out directly to homeowners of housing units in need of repair to promote the Home Handyman Program.
- Streamline permit review for home repairs on housing units identified during the conditions survey.
- Seek funding to offer relocation assistance to low-income tenants or owners displaced during rehabilitation efforts.
- Seek funding to develop a housing rehabilitation program.

Quantified Objective: 25 lower income units during the planning period. Target 15 units in areas of concentrated poverty.

Responsible Agency: City of Rocklin, Community Development Department Code Compliance Division

Financing: General Fund

Timeframe: Implement the Code Enforcement and Abatement Program on an ongoing basis. Provide information on the Home Handyman Program and complete the Housing Conditions Survey by June 2022 and determine next steps by February 2023.

3. ZONING FLEXIBILITY FOR HOUSING REHABILITATION

Many dwelling units in need of rehabilitation were constructed prior to adoption of current zoning standards. As a result, some of these dwellings do not conform to lot size, setbacks, yard requirement, location, and other zoning standards. To avoid discouraging rehabilitation efforts, the City will continue to allow non-conforming dwellings to be rehabilitated pursuant to Chapter 17.62 of the Rocklin Municipal Code so long as the non-conformity is not increased and no threat to public health and safety is identified.

Objective: Continue the practice of allowing non-conforming dwellings to be rehabilitated so long as the non-conformity is not increased and no threat to public health and safety is identified.

Quantified Objective: 40 units. Target 15 units in areas of concentrated poverty.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Time Frame: Ongoing, as projects are processed through the Planning Division.

4. PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK

State law requires jurisdictions to provide a program to preserve publicly assisted affordable housing projects at risk of conversion to market-rate housing. As of 2020, the City has a total of 1,097 assisted rental units in 13 developments in its jurisdiction. Of these projects, none are currently at risk of conversion to market-rate housing during the 2021–2029 period (Table 7-21).

Objectives Work with owners of 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:

- Monitor Units at Risk: Monitor the status of at-risk projects annually.
- Affordable Database: Encourage housing mobility by creating an affordable housing database available on the City's website and market the database regionally and in coordination with the Placer County Housing Authority and the Roseville Housing Authority.
- Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.
- Tenant Education: Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.
- Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Housing Choice Voucher Assistance: The City will direct tenants of "at risk" units to obtain Section 8 vouchers, that can be administered in the City of Rocklin, through the Roseville Housing Authority or Placer County Housing Authority

Responsible Agency: City of Rocklin, Community Development Department, Housing Services

Financing: General Fund

Timeframe: Annually monitor and apply for funding as Notices of Funding Availability are released

5. HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low- income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. In Rocklin, the program is administered primarily by the Roseville Housing Authority. Additionally, some Rocklin residents receive assistance through the Placer County Housing Authority. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.

Objective: Provide assistance for low-income families that use Housing Choice Vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources. In addition to providing referrals to Rocklin households in need of housing assistance, the City shall market applications for the voucher program in other areas of the region outside of Placer County to improve access to resources in Rocklin for more households. To reduce the concentration of voucher holders, promote mixed-income neighborhoods, and improve mobility between neighborhoods the City shall meet with property managers in high resource areas with a low percent of vouchers to encourage them to accept Section 8 assistance.

Additionally, the city will work with agencies in the region, the Placer County Housing Authority, and the Roseville Housing Authority to encourage mobility counseling to assist with pre- and post-moving counseling, housing search assistance and guidance about neighborhood features.

Quantified Objective: 110 households annually, 25 households targeted towards special needs groups (seniors, persons with disabilities, female headed households, farmworkers and homeless persons).

Responsible Agency: Roseville Housing Authority; Placer County Housing Authority; City of Rocklin, Community Development Department/Housing Services

Financing: HUD Section 8 Housing Choice Voucher Program

Timeframe: Refer households on an ongoing basis, meet with property owners at least 3 times during the planning period.

PRODUCTION OF HOUSING

The City of Rocklin implements various programs to encourage a diversity of housing types. Part of this diversity is addressed through the Regional Housing Needs Plan (RHNP), which encourages the construction of housing for all economic segments in the community. Housing diversity is important to ensure that all households, regardless of age, income level, and household type, have the opportunity to find housing suited to their need and lifestyle. The following programs support the provision of additional housing opportunities in Rocklin.

6. AFFORDABLE HOUSING DEVELOPMENT AND FUNDING

To effectively develop affordable housing depends on a variety of County, State, Federal, and local funding sources. Several government programs provide direct subsidies, mortgage insurance, or low-interest loans to non-profit housing developers. Agencies providing such assistance include the State Department of Housing and Community Development (HCD), the California Housing Finance Agency (CHFA), the California Tax Credit Allocation Committee (CTCAC) and the federal Department of Housing and Urban Development (HUD).

Objective: Work with housing developers to expand opportunities for affordable lower-income and workforce housing by creating partnerships, providing incentives, and pursuing funding opportunities. Specifically, the City shall:

- Promote construction of affordable housing including ADU's in high resource areas and in areas that have a shortage of affordable housing to enhance mobility for low-income residents (including extremely low income) to access these neighborhoods.

- Encourage affordable housing development for special needs groups, including, seniors, persons with disabilities, including developmental disabilities, female headed households, farmworkers and homeless persons.

- Provide technical assistance with site identification, site acquisition, and expedited permit processing;

- Conduct annual workshops with for-profit and nonprofit housing developers, local and regional funding agencies, and other organizations to review and promote available housing programs;

- Promote the use of the density bonus ordinance and fee deferrals to encourage affordable housing;

- Partner with nonprofit and for-profit affordable housing developers to support their financing applications for State and federal grant programs, tax-exempt bonds, and other programs that become available;

- Pursue federal, State, and private funding for low- and moderate-income housing by applying for State and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.

Quantified Objective: 15 extremely low-income; 20 very low-income; 20 low-income units, 10 units targeted in high resource areas.

Responsible Agency: City of Rocklin, Community Development Department/Housing Services.

Financing: General Fund; CDBG; CTCAC; HUD; CHFA Revenue Bonds

Timeframe: Ongoing, as projects are processed. Meet with developers and contact HCD, CHFA, CTCAC and HUD annually. Maintain a sites inventory list on the City's website. Amend the density bonus ordinance as needed to comply with Government Code Section 65915.

7. ACCESSORY DWELLING UNIT DEVELOPMENT

An accessory dwelling unit is a second independent dwelling unit containing its own sleeping quarters, kitchen and bathroom facilities, and entrance from the outside, located on a single-family lot. A second unit may either be attached to or detached from the principal dwelling unit. Second units offer several benefits. Second units typically rent for less than apartments of comparable size and therefore offer an affordable rental housing option. Additionally, the primary homeowner is able to receive supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Objectives: Promote accessory dwelling units as an affordable housing option in Rocklin through the following actions.

- Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. Additionally, the City shall present homeowner associations with the community and neighborhood benefits of accessory dwelling units, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law, and ask homeowner associations to encourage such uses.

- Develop, and offer free of charge, preapproved plans for accessory dwelling units to bring down permit costs and expedite the permitting process.

- Explore options for establishing a loan program to help homeowners finance the construction of ADUs. The City shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households.

- Actively market ADU guidance and materials and preapproved plans in areas of high access to resources to encourage the development of new affordable housing in areas of opportunity as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options.

- Develop and implement a monitoring program. The program will track ADU approvals and affordability. The City will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period. The City will evaluate ADU production and affordability two years into the planning period (2023) and if it is determined these units are not meeting the lower-income housing need, the City shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).

Quantified Objective: 40 units. Target 20 units in high resource areas.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: By December 2022**,** evaluate effectiveness of ADU approvals and affordability by 2023, rezone if necessary, by 2024.

8. ZONING FLEXIBILITY

The creation of the Business Attraction, Retention and Revitalization Zone (BARRO Zone) has created an alternative zoning tool for those properties within the boundaries of the zone to provide a mechanism to propose a commercial, residential, or mixed-use development. The BARRO Zone streamlines the regulatory process by allowing a staff level review and approval process. It eliminates the need for a formal public hearing before the Planning Commission and/or the City Council.

Quantified Objective: Assist with 16 BARRO Zone housing projects (2 per year) over the planning period.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund, SB 2, LEAP/REAP funding

Timeframe: Ongoing, as projects are processed through the Planning Division. Provide information about the BARRO Zone on the City's website.

9. PROMOTE MISSING MIDDLE HOUSING TYPES

Housing types of a scale between single-family detached homes and large apartment buildings are sometimes referred to as "missing middle" housing types. Because these homes typically have smaller floorplans and are built at higher density, they can be more affordable alternatives to single-family detached homes without requiring subsidies to maintain their affordability.

Objective: Promote the construction of 100 missing middle housing units (e.g., duplexes, tri/fourplexes, courtyard buildings, bungalow courts, townhouses, live/work units), cluster housing, and other innovative housing types by distributing educational and promotional materials on the City's website. Encourage construction of these units in in low- and medium-density areas with high opportunity to enhance mobility and increase housing options for lower-income households at risk of displacement. Consider strategies such as amending zoning to permit additional units in existing single-family zones.

Quantified Objectives: 125 moderate-income units, 45 targeted in high opportunity areas.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: 2022 and ongoing

PROVISION OF ADEQUATE HOUSING SITES

Meeting the housing needs of all segments of the community requires the provision of adequate sites for all types, size and prices of housing. The City's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development.

10. INVENTORY OF SITES FOR HOUSING/REZONE

As part of this Housing Element update, the City identified additional parcels suitable for residential development. To help facilitate the development of affordable housing on these sites, the City will work with interested developers and provide financial and/or regulatory incentives, as feasible.

Objective: Annually review the sites inventory to accommodate the City's RHNA of 5,661. Monitor development applications with the available sites table and encourage and facilitate the development of affordable housing on Rocklin's remaining sites designated for medium-high and high-density residential uses. Make the inventory of sites available to developers and offer regulatory and/or financial incentives to facilitate the development of housing affordable to lower income households.

To accommodate the City's 6th cycle Regional Housing Needs Allocation (RHNA), and the 5th cycle unaccommodated need, the City will rezone and amend the land use designation on 95.58 acres of vacant and underutilized land to Res 24+, and 64.33 acres of land that is vacant and underutilized to MU 24+, to meet the City's lower income RHNA of 3,543 units (identified in Table 7-42). All sites will have a minimum density of 24 units per acre. Mixed Use sites will have a maximum density of 40 dwelling units per acre and sites zoned Res 24+ will have a High Density Residential (HDR) land use designation with no maximum density. Rezoned sites will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households. All sites will require a minimum of 20 units per acre and will allow for at least 16 units per site, per state law requirements. The City will ensure that this rezone effort will ensure consistency with the general plan designations and zoning districts.

Additionally, to ensure capacity for the City's moderate income RHNA, the City will rezone 51.06 acres of vacant land to R-3, RD-20 and MU 10+, and 26.69 acres of underutilized land to MU 10+, identified in Table 7-43.

The City will emphasize applying the rezones to available lands in high resource areas, as defined by the TCAC/HCD Opportunity Areas map and on sites that are 0.5 to 10 acres in size.

All identified sites have water and sewer capacity and availability of dry utilities.

The City will also amend the zoning ordinance to allow for split zoning on the same APN or parcel. This will be done concurrently with the rezone effort.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund, SB 2, LEAP/REAP

Timeframe: Comply with Government Code Sections 65583(f) and 65583.2(h) and amend the Zoning Ordinance and Land Use Element to accommodate the unaccommodated need of 481 units from the 5th cycle RHNA within one year of adoption of the Housing Element and complete land use designation changes and establish zoning as necessary for remaining sites identified in Tables 7-42 and 7-43 within 3 years and 120 days of the start of the planning period (May 15, 2021), consistent with Government Code Section 65583(f) and 65583.2(h). The City will report on the progress of this rezone in its annual progress reports required pursuant to government Code Section 65400 and due on April 1st of each year. Allow for split zoning concurrently with the rezone efforts.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

Under State law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to mitigate government constraints on residential development and facilitate development of housing affordable to lower- and moderate-income households, including families, seniors, and persons with special needs.

11. LARGE SITES AND SMALL SITES FOR HOUSING FOR LOWER INCOME HOUSEHOLDS

To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development.

To encourage the consolidation of smaller adjacent parcels zoned for residential use, the City will work with property owners to consolidate parcels, coordinating with local property owners to support the development of affordable multifamily housing development, or working with developers to identify suitable vacant and adjoining sites.

To further assist, the City will offer the following incentives for both large and small site development of affordable housing which may include but is not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units,
- Ministerial review of lot line adjustments,
- Deferral of fees related to the subdivision for projects affordable to lower income households,
- Providing technical assistance to acquire funding, and
- Modification of development requirements.

Responsible Agency: City of Rocklin, Community Development Department

Financing: A combination of General Fund, grants such as Community Development Block Grant (CDBG), SB 2, LEAP/REAP future housing funds and other funds as they become available

Time Frame: Develop the incentive program by December 2022, provide incentives throughout planning period, as projects are submitted to the Community Development Department

12. HOUSING FOR PERSONS WITH DISABILITIES

Pursuant to SB 520, the City must address the potential constraints to housing for persons with disabilities. In addressing this requirement, the State HCD focuses on the zoning and land use provisions for a variety of housing types suitable for persons with disabilities. Another concern is the provision of flexibility in the application of land use policies and zoning regulations for housing for persons with disabilities.

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) to allow disabled persons an equal opportunity to use and enjoy a dwelling. Existing City practice provides reasonable accommodation for disabled person housing on a case-by-case basis. For rehabilitation projects, such as installation of ramps or interior modifications, the City processes these requests for reasonable accommodation over the counter. No special review is required and therefore, will not constrain the rehabilitation of housing. Some projects require modifications to development standards to accommodate persons with disabilities. The City reviews requests for reasonable accommodation at the staff level. The Community Development Director will review and approve requests for reasonable accommodation using the following criteria:

- The request for reasonable accommodation will be used by an individual with a disability protected by applicable fair housing laws;
- The requested accommodation is necessary to make housing available to an individual with a disability protected by applicable fair housing laws;
- The requested accommodation would not impose an undue financial or administrative burden on the City; and
- The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.

Objectives: Facilitate the development, maintenance and improvement of housing for persons with disabilities. Work with service providers to identify opportunities, and seek funding for, housing for persons with disabilities to reduce displacement risk of these residents due to availability of services. Continue to publicize information about the City's reasonable accommodation procedures at public counters and on the City's website.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: Ongoing, as projects are processed through the planning period

PROMOTION OF REGIONAL COORDINATION

Since many of the housing problems and issues facing Rocklin are regional in nature, the City will take an active role in cooperating with other jurisdictions in Placer County. Issues such as the lack of affordable housing, homelessness, housing opportunities for first-time homebuyers, and funding for affordable housing activities are major housing issues that should be addressed at the local as well as regional level.

13. REGIONAL PARTNERSHIP FOR AFFORDABLE HOUSING

Recognizing the regional nature of issues relating to affordable housing and homelessness, Rocklin will participate in regional efforts and coordinate with neighboring City of Roseville, Roseville Housing Authority, County of Placer, and Placer County Housing Authority in the provision of social services and housing assistance to lower and moderate-income persons, including extremely low-income households and the homeless. Rocklin will place an emphasis on improving mobility between low and high resource areas to connect residents of the city and the region with increased access to opportunities and resources and will market the availability of resources in the region to meet the needs of its residents.

Objective: Continue to coordinate with the City of Roseville, the Roseville Housing Authority, County of Placer, and the Placer County Housing Authority through phone calls and meetings to expand affordable housing opportunities and to meet the housing and supportive service needs of the homeless as strategies to reduce displacement risk for extremely low-, very low-, and low-income persons. Continue to participate in regional efforts to reduce homelessness by continuing to attend Homeless Resource Council of the Sierras (HRCS)/CA-515 Continuum of Care (CoC) meetings, when appropriate. In addition, the City will continue to maintain its relationship and information exchanges with the Placer Consortium on Homelessness (PCOH) and Placer Collaborative Network (PCN). The City will also continue to participate in regular Point In Time (PIT) counts of the local homeless population in Placer County.

Quantified Objectives: 125 moderate-income units, 45 targeted in high opportunity areas.

Responsible Agency: City of Rocklin, Community Development Department/Housing Services

Financing: General Fund

Timeframe: Annually meet with the City of Roseville, the Roseville Housing Authority, County of Placer, and the Placer County Housing Authority.

PROMOTION OF EQUAL HOUSING OPPORTUNITY

To adequately meet the housing needs of all segments of the community, the Housing Element must include program(s) that promotes housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, physical or mental disability, sexual orientation, or source of income.

14. FAIR HOUSING PROGRAM

Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, age, disability, marital status, familial status, sexual orientation, source of income, or any other arbitrary factor.

Objective: The City identified barriers to fair housing through the Fair Housing Assessment (see Section 7.2 Housing Needs Assessment). To address identified barriers, foster an inclusive community, and promote the development of affordable housing, the City will complete the following actions:

- Implement Programs 1, 2, 3, 4, 5, 6, 7, 9, 13, and 24 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas of higher concentration of lower-income households and overpayment (e.g. Programs 4, 6, 19, and 24) and facilitating affordable housing in high opportunity areas.

- As inquiries and complaints are received, refer residents with fair housing questions to the California Department of Fair Employment and Housing, Legal Services of Northern California (Auburn), or the Fair Housing Hotline Project.

- Continue to maintain information about fair housing services available to City residents on the City's website, update the materials annually as new information or requirements are available.

- Work with fair housing organizations such as Legal Services of Northern California on an annual basis to identify patterns of fair housing issues and track fair housing complaints to enforce fair housing laws.

- Beginning in 2022 and in every other year following, provide training to landlords and property owners on avoiding discriminatory practices based on income or other protected classes, and their requirement to grant reasonable accommodation requests.

- Continue to encourage development of multifamily housing in high resource areas by assessing the feasibility of providing incentives such as density bonuses or parking reductions on a project-by-project basis.

- Meet annually with Placer County Transit Dial-A-Ride and other transit agencies, as appropriate, to ensure their capacity is sufficient to meet the needs of the community and to assess the need for and feasibility of providing increased service between neighborhoods to improve residents' access to employment (consistent with fare box recovery standards). Explore mechanisms to fund expansion and investment in disconnected neighborhoods. Also work with PCT to market and increase awareness of citywide Dial-A-Ride services that are already available to the general public.

- Meet with service providers for special needs groups by December 2021, and annually thereafter, to discuss funding opportunities and other mechanisms to expand availability of services and housing for special needs groups.

- The City shall require affordable developers to prepare an affirmative marketing plan, as a condition of receiving public funding, and encourage private developers to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status. This new requirement will be set by 2024.

Responsible Agency: City of Rocklin, Community Development Department/Housing Services

Financing: General Fund

Timeframe: Refer to each strategy in the AFFH program for metrics and specific timeframes. Review and implement programs identified in the City's Analysis of Impediments to Fair Housing Choice (AI) developed as a HUD CDBG requirement based on the timeframes identified in the AI.

15. DEVELOPMENTALLY DISABLED PROGRAM

Pursuant to SB 812, the City must analyze the needs of community members with developmental disabilities to include an evaluation of the special housing needs of these residents. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. The development of affordable and accessible homes is critical to expand opportunities for persons with developmental disabilities to live in integrated community settings.

Objective: Work with the Alta California Regional Center and PIRS to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website and providing housing-related training for individuals/families through workshops. This outreach will inform future activities related to expanding access to affordable housing to individuals with developmental disabilities.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: Develop an outreach program by December 2022 and annually coordinate with regional offices and developers to pursue opportunities.

16. LOW-BARRIER NAVIGATION CENTERS.

Pursuant to AB 101, the City must establish a streamlined approval processes for low-barrier navigation centers to allow them to be permitted by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. Low-barrier navigation centers are temporary housing with case management that use best practices to reduce barriers to access, provided that they meet the requirements of Government Code 65662. Streamlining this approvals process can remove barriers to access for Rocklin residents experiencing homelessness who might otherwise struggle to find shelter appropriate to their circumstances.

Objective: Amend the City's zoning ordinance to add low-barrier entry practices to the City's Emergency Residential Shelter use, per Government Code 65660-65668. Low-barrier practices may include, but are not limited to:

- Permitting the presence of partners if it is not a population-specific site;
- Allowing pets;
- Providing space for the storage of possessions; and
- Providing privacy such as partitions around beds or private rooms.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund, SB 2, LEAP/REAP funding

Timeframe: Within one year from adoption of the Housing Element

17. SUPPORTIVE HOUSING.

Pursuant to AB 2162 (2018), the City must expedite the approval of supportive housing by permitting this use by right in zones where multifamily and mixed-use projects are permitted. This program will remove barriers to the development of supportive housing in order to meet the needs of homeless community members and allow supportive housing to be built in areas where it does not currently exist. Supportive housing is defined in section 65582 of the Health and Safety Code as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

Objective: Amend the zoning code to allow for the approval of 100% affordable developments that include a percentage of supportive housing units, either 25% or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund, SB 2, LEAP/REAP funding

Timeframe: Within one year from adoption of the Housing Element

18. DEVELOPMENT STREAMLINING.

Pursuant to SB 35 (2017), the City must establish a process through which multifamily projects that meet a defined affordability threshold may apply for a streamlined review process. The goal of this streamlined review is to encourage the development of affordable housing by offering an expedited entitlement process to project developers.

Objective: Establish a written policy or procedure and other guidance, as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund, SB 2, LEAP/REAP funding

Timeframe: Ongoing, as projects are processed through the Community Development Department.

19. AFFORDABLE HOUSING IMPACT FEE

The City will explore the feasibility of an affordable housing impact fee. This would help to offset the impact of new development on the need for affordable housing The City will explore both Commercial linkage fees and residential impact fee options.

Objective: Conduct a nexus study to evaluate the extent to which new development projects contribute to the local need for affordable housing.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: Determine the viability of an Affordable Housing Impact Fee by December 2023. Annually review fee to determine if additional updates are necessary.

20. REPLACEMENT PROGRAM

The City will require replacement housing units subject to the requirements of Government Code, section 65915, on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.

Objective: Mitigate the loss of affordable housing units by requiring new housing developments to replace all affordable housing units lost due to new development.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

21. EMPLOYEE HOUSING

To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the Zoning Ordinance to treat employee housing that serves six or fewer persons as a single-family structure and permit this housing type in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Additionally, employee housing consisting of no more than 12 units or 36 beds will be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.

Objective: Amend the Zoning Code to comply with State Law.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund, SB 2, LEAP/REAP funding

Timeframe: Within one year from adoption of the Housing Element

22. PARKING FOR EMERGENCY SHELTERS

The City will review and revise as necessary, parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the Rocklin Ranch Planned Development industrial zone (PD-LI).

Objective: Amend the Zoning Code to comply with State Law.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: Within one year from adoption of the Housing Element

23. COMMUNITY CARE FACILITIES

To comply Government Code section 65008, subdivision (a), the City will review and revise, as appropriate, requirements to allow group homes and residential care facilities in all residential zones for seven or more residents and ensure that the City's policies do not pose a constraint to housing for persons with disabilities.

Objective: Amend the Zoning Code as appropriate to comply with State Law.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: Within one year from adoption of the Housing Element

24. SUCESSORY AGENCY

All redevelopment agencies were dissolved in California effective February 1, 2012. The City of Rocklin ultimately elected to function as the successor to the former Redevelopment Agency ("Successor Agency") and to form a Housing Successor to serve as the governing body for the former agency's low- and moderate-income housing assets. Housing Successors receive the non-cash housing assets of the former Redevelopment Agencies and are charged with monitoring and maintaining existing low-and

moderate-income housing assets and meeting outstanding requirements for former redevelopment agencies. The City will annually track the demographics of the people benefiting from these funds to ensure they are equitably distributed and make adjustments to funding if they are not; this assessment shall use the best available data, including updated Census, ACS, Point in Time counts, and other data. Going forward the fund's revenues will be only from loan payment funds. Surplus funds may provide small gap funding for future affordable development projects. Projects in areas of high opportunity or in areas at risk of displacement will be prioritized to receive any funds collected.

Objective: Gap financing for future developments and Homeless Prevention and Rapid Rehousing Program. Prioritize funding for 2 projects in high opportunity areas.

Responsible Agency: City of Rocklin, Community Development Department

Financing: City loan payoffs

Timeframe: Within one year from adoption of the Housing Element

QUANTIFIED OBJECTIVES

As shown in **Table 7-45,** the City expects more than five thousand new dwelling units to be constructed in Rocklin during the current (2021 to 2029) planning period.

TABLE 7-45 QUANTIFIED OBJECTIVES BY INCOME CATEGORY 2021-2029

Income Category	New Construction[1]	Rehabilitation[2]	Conservation[3]
Extremely Low	955	44	
Very Low	956	64	40
Low	1,151	60	206
Moderate	771		
Above Moderate	1,828		
Total	**5,661**	**168**	**246**

Source: City of Rocklin, SACOG, 2020.

(1) New construction objectives are based on the Regional Housing Needs Allocation

(2) Objectives based on program 1, 3, and 5.

(3) Objectives based on program 2, 4, and 5

7-7 REVIEW OF PREVIOUS HOUSING ELEMENT PROGRAMS

To develop an effective housing plan for the 2021–2029 period, the City must assess the effectiveness of its existing housing programs and determine the continued appropriateness of such programs in addressing housing adequacy, affordability, and availability issues.

This section evaluates the accomplishments of each program in the 2013–2021 Housing Element and includes the status of each program and the effectiveness of implementing that program.

Review of the 2013 – 2021 Housing Element Programs			
Name of Program	**Objective**	**Status of Program Implementation**	**Program Action**
Home Repair Program	Assist 8 lower income households (1 household annually) with rehabilitation loans during the planning period plus assist 80 senior households through the Handyman Program (10 households annually) with minor rehabilitation assistance during the planning period. Distribute flyers to households within the Old Town/Central Rocklin area at least once a year. Advertise program in the newspaper once per year and place on the City's website.	The Home Repair Program guidelines were updated in December 2013. In the planning period, one lower-income household was assisted by the City's Housing Rehabilitation program in 2014. Information on the program has continued to be advertised on the City's website. From 2013 to 2016 Seniors First received funding from the City's CDBG program and assisted 119 Low Income Residents with minor repairs through their Handyman Program. Seniors First elected to discontinue the program in 2017. In 2019, the City partnered with Foothill's Habitat for Humanity by awarding them with CDBG funds to establish a new Handyman Program targeted at assisting very low and extremely low-income households with minor home and safety repairs. This program is being advertised on the CDBG page of the City's website.	Modify and Continue
Code Enforcement and Abatement	Continue to implement the Code Enforcement and Abatement Program. Provide information about the Home Repair Program to owners of all homes in need of repair.	Throughout the planning period, 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.	Continue

Review of the 2013 – 2021 Housing Element Programs			
Name of Program	**Objective**	**Status of Program Implementation**	**Program Action**
Inspection Program	Prepare a brochure that describes the Inspection Program and make it available at the Economic and Community Development Department and advertise the program on the City's website within one year of the adoption of the Housing Element. Provide information about the Home Repair Program to owners of all homes in need of repair.	The City conducted approximately 72,839 residential inspections of building permits associated with single- and multifamily structures. 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.	Remove
Zoning Flexibility for Housing Rehabilitation	Continue the practice of allowing non-conforming dwellings to be rehabilitated so long as the non-conformity is not increased and no threat to public health and safety is identified.	Throughout the planning period, 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.	Continue
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: Work with interested buyers of Lyn Roc Apartments, Quarry Oaks Apartments and Rolling Oaks Apartments to encourage the new owners to continue public subsidies in order to maintain the affordability of these units and evaluate the costs associated with preservation option such as 1) transfer of project to non-profit ownership; 2) provision of rental assistance to tenants using non-federal funding sources, and 3) purchase of affordability covenants by the end of 2015 for Quarry Oaks Apartments and Rolling Oaks	Affordable housing projects were monitored on an ongoing basis. In 2016, the City contacted the management entities of three different projects (Lyn-Roc, Rolling Oaks, and Quarry Oaks) that appeared to have subsidies nearing expiration. Staff was assured by all parties that they were in the process of renewing their Section 8 contracts. At-risk projects will continue to be monitored on an ongoing basis and actions will be taken as the needs, opportunities, and funding availability allow. As of 2019, there were no projects with affordability expirations considered at-risk. The earliest expiration of affordability is the College Manor Apartments with an expiration date of May 31, 2028.	Continue

Review of the 2013 – 2021 Housing Element Programs			
Name of Program	**Objective**	**Status of Program Implementation**	**Program Action**
	Apartments and by the end of 2016 for Lyn Roc Apartments. Monitor Units at Risk: Monitor the status of at-risk projects annually. Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk. Tenant Education: California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 Housing Choice Vouchers that would enable them to stay in their units. Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Housing Choice Voucher Assistance: Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will direct tenants of "at risk" units to obtain these Section 8 vouchers, that can be administered in the City of Rocklin, through the Roseville Housing Authority or Placer County Housing Authority. Maintain a list of Section 8 inquires		

Review of the 2013 – 2021 Housing Element Programs			
Name of Program	**Objective**	**Status of Program Implementation**	**Program Action**
	received through the City's Comcate database (a program that residents can email questions regarding various City related issues).		
Housing Choice Voucher Program	Continue to support the assistance of 110 households each year throughout the planning period. Provide referrals to households in need of housing assistance. Encourage property owners to accept Section 8 assistance	The City has continuously participated in the Housing Choice Voucher Program (Section 8) administered by the Roseville Housing Authority and Placer County Housing Authority throughout the planning period. The program provides rental assistance to very low-income households in Rocklin. Between 100 (in 2013) and 193 (in 2019) vouchers per month were in Rocklin.	Continue
Affordable Housing Development	Provide available financial and regulatory incentives to non-profit housing corporations, private developers, and public agencies to increase the supply of housing affordable to Rocklin's lower and moderate-income households throughout the planning period. Maintain a list of qualified housing developers with a track record of producing quality housing that includes affordable units. Provide information on potential sites which will be compiled in a list format and provided on the City's website within one year of adoption of the Housing Element. In addition, communicate with the development community the City's goal to provide quality housing affordable to lower and moderate-income households.	In 2013, 2014, and 2015, the City did not receive any requests from non-profit housing agencies to develop affordable housing. In 2016, the City worked with two specific developers processing planning entitlements for new apartment projects to be developed in the City. It is estimated that, combined, these projects would provide more than 200 units with rental prices that serve both low- and some very low-income households. A rezone for one of the projects was approved in December 2016. The Rocklin Gateway project was approved by City Council in 2017 and proposed 41 units at an affordable rent to low-income individuals. However, the project has not yet been built due to funding issues. The Quarry Place project, which included 162 units for low-income households and 18 units for very low-income households, was approved by City Council on October 8, 2019. The City has also been in discussions regarding future properties with several other affordable housing developers.	Modify and continue; combined with #9.

Review of the 2013 – 2021 Housing Element Programs			
Name of Program	**Objective**	**Status of Program Implementation**	**Program Action**
Second Unit Development	Continue to advertise second dwelling units as a relatively low-cost affordable housing option in Rocklin through preparation and distribution of a brochure and placing information on the City's website. Maintain a brochure and place at public counters and post information about second dwelling units on the City's website	The Rocklin Municipal Code is on the City's website and regulations regarding second units are included in Title 17 (Zoning Ordinance). The City adopted an updated Accessory Dwelling Unit Ordinance in February 2020 to incorporate recent changes in legislation.	Modify and continue
Affordable Housing Funding Sources	Work with affordable housing developers to assist the organizations in securing funds. Provide technical assistance in preparing funding applications, grant density bonuses and regulatory concession(s) as appropriate and apply for complementary programs that can help reduce land or site development costs for housing projects. Contact HCD, CHFA, CTCAC and HUD at least annually to obtain information on upcoming funding cycles, eligibility, and eligible uses. Maintain a list of qualified housing developers active in the City and region. Notify developers via email or phone call of available funding resources along with funding cycles. Make efforts to apply for funding for which the City is eligible on an annual basis. Specifically, pursue funding that can help bridge the financial gap of housing affordable to extremely low-income households.	During the planning period, the City did not provide any funding to preserve affordable units. The Seniors First program consistently received a portion of the City's CDBG funds to assist seniors with minor home repairs through its Handyman Program. In 2019 the City also partnered with Habitat for Humanity to re-establish a Handyman Program after the Seniors First Program was discontinued by that entity in 2017. In 2018 and 2019, Salvation Army received a portion of the City's CDBG funds to assist people at risk of homelessness with one-time rental assistance or deposit assistance. Information about HCD, CHFA, HUD, and other affordable housing programs is collected on a regular basis and shared with developers.	Combined with Program 7
Zoning Flexibility	Provide information about the BARRO Zone on the City's website. Assist with 16 BARRO Zone	There were no housing-related BARRO Zone Program projects during the planning period. However, staff received multiple inquiries regarding opportunities to develop	Continue

Review of the 2013 – 2021 Housing Element Programs			
Name of Program	**Objective**	**Status of Program Implementation**	**Program Action**
	housing projects (2 per year) over the planning period.	residential units in the zone and will continue to provide guidance and assistance to prospective applicants.	
Inventory of Sites for Housing	Maintain an inventory of vacant sites that is adequate to accommodate the City's RHNA of 3,813 units (520 very low income, 729 low income, and 709 moderate income). Monitor development applications with the available sites table and encourage and facilitate the development of affordable housing on Rocklin's remaining sites designated for medium-high and high-density residential uses. Make the inventory of sites available to developers and offer regulatory and/or financial incentives to facilitate the development of housing affordable to lower income households. To facilitate development of affordable housing and to accommodate the remaining RHNA of 1,769 low-income households, the City will identify and rezone approximately 261.4 acres of underutilized and vacant land within the City, at a minimum density of 22 units per acre and a maximum allowable density of 30 units per acre. The rezone designation will be Mixed Use High Density Residential (MU-HDR). At least 50% of the remaining need (885 units) will be accommodated on sites designated for exclusively residential uses. The City will identify sites exclusively for residential uses	Program 11 of the 2013–2021 Housing Element stated that the City would identify and rezone approximately 261.4 acres of underutilized and vacant land within the City, at a minimum density of 22 units per acre with a maximum allowable density of 30 units per acre. This rezone would have provided for the development of the remaining lower-income RHNA of 1,769 units After further review it was determined that there were several sites that were appropriately zoned with a corresponding land use designation to accommodate the 5th cycle RHNA in 2012, with additional sites available in 2014. In 2012 , City Council approved a General Plan Amendment 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). This provided the City with 1,288 units on mixed use sites to meet a portion of the lower income RHNA. On February 25, 2014, City Council approved a General Plan Amendment 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 General Plan Amendment expanded the allowed density in the current High-Density Residential land use designation category. The available sites in place prior to the beginning of the 5th cycle projection period (January 1, 2013) shows that the City had capacity for 1,288 units and after subtracting the 1,769 lower- income RHNA, there is an unaccommodated need of 481 units.	Continue Will be a two-part program; maintain inventory and monitor as projects are approved. Will include all rezone properties.

Review of the 2013 – 2021 Housing Element Programs			
Name of Program	**Objective**	**Status of Program Implementation**	**Program Action**
	during the rezone process, at a minimum density of 22 units per acre and a maximum allowable density of 30 units per acre. The rezone designation will be RHNA High Density Residential (RHDR). Rezoned sites will be selected from the Available Sites Tables Figure 7-3, 7-4 and 7-5 and in Appendix C, will have the capacity for at least 16 units and will be available for development in the planning period where water and sewer can be provided. The City shall follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and shall ensure that owner-occupied and rental multi-family residential development is allowed by right in accordance with subdivision (f) of Section 65589.5 of the Government Code. Complete land use designations and establish zoning as necessary for sites identified in the available sites table within 1 year of adoption. The City will report on the progress of this rezone in its annual progress reports required pursuant to government Code Section 65400 and due on April 1st of each year.	While the City does not have a specific mixed use zoning district, a Zoning Ordinance Amendment was approved to establish interim review procedures to facilitate and encourage development on mixed use sites within the City during the interim period until project-specific zoning is applied. In the 2021-2029 Housing Element Update, the City will accommodate the 481 unit 5th cycle carry over and has incorporated a rezone program (Program 10) stipulating that consistent with Government Code Section 65583(f) and 65583.2(h), the City will amend the Zoning Ordinance and Land Use Element to accommodate the unaccommodated need of 481 units from the 5th cycle RHNA within one year of adoption of the Housing Element and complete land use designation changes and establish zoning as necessary for remaining sites within 3 years of adoption of the Housing Element	
Density Increase Incentive Program	Continue to offer density bonuses and other regulatory incentives to developers of affordable housing.	The City did not receive any requests from developers of affordable housing for density bonuses in 2014 or 2015. In 2016, the City removed the density cap on its General Plan High-Density Residential Land Use Category to facilitate opportunities for affordable housing development. The City has also continued to apply incentives for affordable housing in accordance with state law.	Remove

Review of the 2013 – 2021 Housing Element Programs			
Name of Program	**Objective**	**Status of Program Implementation**	**Program Action**
Large Sites for Housing for Lower Income Households	Develop the incentive program by December 2014, identify sites by December 2014, then provide incentives throughout planning period, as projects are submitted to the Economic and Community Development Department	The City continues to evaluate options for an Incentive Program; however, in the interim, is open to working with property owners and affordable housing developers to explore potential incentives on a case-by-case basis. The City also routinely provides information (maps, aerials, etc.) regarding both large and small sites that are potentially available to all multifamily developers that approach the City looking for development opportunities.	Continue
Housing for Persons with Disabilities	Facilitate the development, maintenance and improvement of housing for persons with disabilities. Continue to publicize information about the City's reasonable accommodation procedures at public counters and on the City's website.	The City has continued to provide information about its reasonable accommodation procedures and services available in the region.	Continue
Regional Partnership for Affordable Housing	Continue to coordinate with the City of Roseville, the Roseville Housing Authority, County of Placer, and the Placer County Housing Authority through phone calls and meetings to expand affordable housing opportunities and to meet the housing and supportive service needs of the homeless. Continue to participate in regional efforts to reduce homelessness by continuing to attend Placer Consortium on Homelessness (PCOH) meetings, when appropriate. In addition, the City will continue to maintain its relationship with PCOH and Placer Collaborative Network (PCN) which conduct regular counts of the local homeless population in Placer County.	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, CDBG funds were allocated to The Gathering Inn, from 2013–2016, to assist the homeless in Rocklin with social, health, and case management services. In addition to the CDBG funds, the City also provided an additional $20,000 in General Fund monies in 2015 to support the efforts of The Gathering Inn in 2015. $30,000 in Low- and Moderate-Income Housing Asset Funds were allocated to the Gathering Inn in 2017 and $50,000 in Low- and Moderate-Income Housing Asset Funds were allocated to the Gathering Inn each year in 2018 and 2019. CDBG funds were allocated to the Salvation Army in 2019 to assist individuals with an	Continue

Review of the 2013 – 2021 Housing Element Programs			
Name of Program	**Objective**	**Status of Program Implementation**	**Program Action**
		eviction notice with one-time rental assistance or deposit assistance. Rocklin City staff along with other regional stakeholders have actively participated in a series of meetings since 2015 led by Placer County Health and Human Services and the Homeless Resource Council of the Sierras analyzing the need for a 24/7 Shelter in South Placer County as well as other permanent housing solutions for the homeless. These meetings are expected to continue and result in better quantification of actual shelter needs, current gaps in services, and ultimately specific options and strategies to address issues related to homelessness.	
Fair Housing Program	Continue to promote fair housing practices by providing educational information on fair housing to the public through the distribution of brochures and flyers, maintaining fair housing service provider information on the City's website, and providing referrals to appropriate agencies for services when contacted and throughout the planning period. In addition, review and implement programs identified in the City's Analysis of Impediments to Fair Housing Choice (AI) developed as a HUD CDBG requirement based on the timeframes identified in the AI.	The City has continued to provide information about fair-housing services to City residents on the City's website, which includes referrals to various local organizations specializing in housing rights and the HUD fair-housing guidelines. City staff has also kept a record of fair-housing questions received from the public to better assist residents in the future.	Modify
Developmentally Disabled Program	Work with the Alta California Regional Center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could	The City routinely notifies public service agencies directly via email to local non-profit collaborations (Placer Collaborative Network and Placer Consortium on Homelessness) regarding all local funding opportunities. These groups were also contacted throughout preparation of the Regional Analysis	Continue

Review of the 2013 – 2021 Housing Element Programs			
Name of Program	**Objective**	**Status of Program Implementation**	**Program Action**
	include the development of an informational brochure, including information on services on the City's website and providing housing-related training for individuals/families through workshops	of Impediments for input. These organizations primarily serve minorities, non-English speaking persons and persons with disabilities. Staff encourages the agencies to share Draft documents and notices of public hearing opportunities with their clients and other organizations who may be interested in both funding and Housing related activities and topics. The City participated in local public workshops and outreach conducted during the Regional AI process as well. The City has also recently prepared outreach material to groups specializing in services to the developmentally disabled highlighting housing and services available in Placer County and Rocklin. The City encourages housing developers to include more than the minimum number of accessible units required by Building Codes when proposing residential development projects. The City also participates annually in the Placer County Transportation and Planning Agency's (PCTPA's) Unmet Transit Needs process and considers modifications to address transportation needs that are found reasonable to meet. In 2018 a request was made from individuals residing in Lincoln who were in need of ADA compliant transportation from that City to Sierra College located on Rocklin Road in Rocklin. Prior to this request, Dial-A-Ride/Paratransit services in Lincoln and Rocklin operated only within the jurisdiction of each City. As a result of the Unmet Transit Needs process the Cities of Rocklin and Lincoln, as well as, Transit Operator (Placer County Transit) created a program that would allow ADA clients book the necessary inter-jurisdictional services.	

APPENDIX A: PUBLIC PARTICIPATION

INTERVIEW OF SERVICE AGENCIES AND COMMUNITY LEADERS

The following agencies responded to the interview for housing needs and gaps of services in the City of Rocklin, conducted in September and October 2020. A summary of some of their feedback is included below.

St. Vincent de Paul

139 Riverside Avenue

Roseville, CA 95678

(916) 781-3303

St. Vincent de Paul provides a food locker for eligible households who are able to obtain groceries once every 30 days and the BAGS Program (home delivery of groceries); two thrift stores, used furniture store and a general merchandise thrift sore, plus a medical clinic that provides urgent and triage medical care for uninsured patients.

The main issue they see is affordability; lots of people come in and ask for rental assistance. There's no specific type of housing that clients tend to seek out. More affordable rentals are needed, though not exclusively for low-income residents. Most clients live in mobile homes. If they could move into better housing in Rocklin, they would. Most clients at Saint Vincent de Paul are seniors on a fixed income. Residents access the food locker, which is their main source of groceries. COVID has forced many of these food recipients to shelter in place, which means they can't come pick up groceries and new clients are coming in.

Acres of Hope

PO Box 238

Auburn, CA 95604

(530)878-8030

Acres of Hope provides transitional housing and case management to women experiencing homelessness and their families. The program includes job training and social emotional education, and typically lasts 14 to 16 months. The program has space for 11 families. Acres of Hope is funded entirely by private donations and through proceeds from a thrift store.

The program's clients are typically lower-income single moms, and so have a difficult time finding affordable housing within Rocklin. What's considered affordable rent by statewide rent standards is not actually affordable to their clients, who are on the lower end of the wage range. There are also not enough affordable housing units either as rentals or owned housing, so there's competition to be able to live in them. Their clients don't always have great credit scores, so this ends up being a barrier when their clients are competing for units. Physical quality of housing isn't as much of a concern. The program has a good relationship with property managers, so they've had good luck placing graduates recently.

Developers and the City should take into consideration the nearby resources such as schools and jobs when considering the placement of affordable housing. Clients want to be able to stay in the community

they've been living in so as not to uproot themselves, which can challenge their recovery and stability. COVID has not had the negative impact on housing that they expected and might have actually freed up some units.

Placer People of Faith Together

6440 King Rd

Loomis, CA 95650

(530) 401-3768

Placer People of Faith Together is a faith-based organizing group that operates in communities across Placer County that provides assistance to undocumented residents and advocates on issues related to environmental and economic justice as well as criminal justice reform.

The group cited a lot of vacant land along railroad rights-of-way that could be used to develop housing, as it has been in other communities. For example, there's a large parcel on Sierra College Blvd that could be developed. Additionally, converting commercial properties to housing is a really viable alternative to building new housing, particularly in areas with underutilized strip malls that no longer fit the community. There are also a number of non-profits and churches that would be interested inworking with the City to find ways to develop the land they own into affordable housing. Several organizations have more than ten acres each. Placer People of Faith Together supports SB 899, which gives churches and non-profits the ability to construct affordable housing by-right.

There aren't enough rental units, and many aren't accessible to seniors and those with mobility disabilities. There is also a need to build housing for people who work in the city, and to explore creative development types such as co-housing. Some of the older private residential properties are run-down and could use upgrades.

There is an opportunity to develop housing in the Old Rocklin area, and near Quarry Park. People come to that area from all over, so it would be nice to see walking trails and small-scale commercial or mixed-use development. There might also be more community acceptance of affordable housing if it had a quasi-historic aesthetic that could blend in with the older area. In Roseville, a lot of millennials are moving to the older parts because they love walkability and older houses with character, love being near the parks; this could be the future of Rocklin as well. There could also be more community resources for activities, which would encourage people to spend more time in the community rather than in their house.

There needs to be an effort to build community consciousness around affordable housing and the City's obligations to provide the opportunity and permit certain types of housing. There's no awareness of the negative legal and financial repercussions of inaction. There could also be more coordination between cities, rather than competition. Through urbanization, cities that had previously been geographically distinct have blended together.

Sierra College

5100 Sierra College Blvd

Rocklin, CA 95677

(916) 624-3333

Sierra College has campuses in Rocklin, Roseville, Grass Valley, and Truckee. The College offers Associates degrees and certificate programs in addition to lifelong learning opportunities. Sierra College serves more than 18,000 students per year across all campuses. The College employs more than 1,300 people and is one of Rocklin's major employers.

The biggest concern for both students and staff is the rising cost of housing. Maintaining the quality of housing is a secondary priority. There has also been a big push from people moving out of the Bay Area because of the affordability issues there, which adds pressure to the housing stock. Rocklin has done a good job building big homes on smaller lots, but hose homes are expensive. The city is mostly built out, so the City will need to look for opportunities to provide housing in non-traditional ways or ways that are new to the city.

The City is well-known for having good educational opportunities both in higher education and K-12 education.

There's been little low to moderate-income housing development, so there's an opportunity. The City can embrace this type of development proactively. It's also important to maximize outdoor space, and the City can think about how they can design neighborhoods in that way. Well-designed density hasn't been done in Rocklin before, but it's a big opportunity. They would like to be able to use well-designed, affordable housing as an enticement for employees.

Student housing is really difficult to find, and the few available apartments fill really quickly. The College is contemplating the construction of more dorms because of the challenges students face finding housing. Lots of students at Sierra College are older than in other colleges; the average age is 27, so a lot of their students have children and work, which is challenging to do.

The College is currently working on a low-income housing project that's going through the entitlement process. The project will provide affordability and will be constructed without public funds. The entitlement process has taken a lot of time and money, which felt like a waste. It was hard to know what to do, and to get answers to their questions.

Lighthouse Counseling and Family Resource Center

110 Gateway Drive, Suite 210

Lincoln, CA 95648

(916) 645-3300

Lighthouse provides counseling, education, and case management services to families across Placer County.

There's a lot of opportunity for creative thinking around housing in Rocklin. Cohousing is a big opportunity, particularly for seniors. It could also potentially help homeless populations, but that could be riskier for

some people and security could be an issue in that situation. There's a lot of vacant land available near the railroad tracks or other "non-buildable" places that could provide a lot of housing opportunity. There could also be more interesting infill housing developed if it were easier to get variances for things like setbacks. For example, there's a beautiful triangular house in San Diego that was built on a corner lot. There could also be incentives for creative, high-density infill to create affordable housing that would encourage it to be built in Rocklin.

Inclusionary housing will be easier to implement if it's easier for builders to make affordable housing profitable. Fees make that challenging. It would also be easier to get community buy-in if the public sees the residents as members of their community, and if affordable housing projects are visually integrated into the community. Integration can be achieved by using similar styles to other buildings in the area, including them within market-rate projects, or included in mixed-use projects.

COVID has affected people who come into the Lighthouse for services; families are being evicted, and don't necessarily know about the moratorium. They come in for rent assistance, but Lighthouse has already run out.

Placer County Veterans Services

1000 Sunset Blvd # 115

Rocklin, CA 95765

(916) 780-3290

The Placer County Veterans Service Office provides case management services to help connect veterans with their benefits and other services they may need.

The availability of senior housing, particularly those with disability issues, is an issue for their clients. There's an opportunity to serve these veterans using programs like VASH. The primary barrier for veterans is that the cost of housing has increased substantially. They love the area and want to stay but can't afford it. Particularly for veterans who rely on disability payments, they can't afford the high cost of living. A development in Roseville supplied some rooms for veterans, which was good. There is an opportunity to develop housing near the park; there's space for a resource center that can provide veterans with both housing and necessary supportive services.

Multifloor housing is a challenge for older veterans and veterans with disabilities, so access to single-floor buildings is helpful. There are also many younger veterans looking to buy single-family homes that can be purchased using the Veterans Affairs (VA) home loan program.

There aren't any noticeable issues with building quality or code enforcement. COVID has also not had a lot of impact. The number of VA loans being issued are up, and homeless veterans have been assisted by new temporary housing provided by Project Roomkey.

APPENDIX B: ADU DATA AND PROJECTIONS FOR ROCKLIN 2021-2029 HOUSING ELEMENT UPDATE

Although development of Accessory Dwelling Units (ADU's) in Rocklin has not occurred in high numbers historically, there are a number of reasons that a significant increase in ADU production is reasonable to expect in the coming years.

Prior City policies distinguishing ADU's from what was formerly considered "guest quarters", would now result in many prior guest quarter configurations complying with newer definitions of ADU's. Therefore, the former distinctions made between guest quarters and ADU's have resulted in an underrepresentation of what is now considered ADU's in the City's prior housing data. This issue is discussed further in the following paragraphs.

ADU production has increased organically in Rocklin over the last several years without any active marketing or promotion by the City. As illustrated in the following table, legislative changes which became effective in 2020 have correlated to an increase in the number of units constructed in that year and indicators from the first quarter in 2021 put the City on track for a doubling or more of 2020 numbers.

In addition, the City's sewer provider, South Placer Municipal Utility District (SPMUD) has provided data related to guest quarter units approved in the City in recent years.

CITY OF ROCKLIN BUILDING PERMIT DATA FOR ADU'S AND SPMUD DATA FOR GUEST QUARTERS

City of Rocklin ADU Building Permit Data						**Combined Total**
Year	**2017**	**2018**	**2019**	**2020**	**2021***	
City Permit Data						
ADU Permits Issued/Finaled	3	2	2	6	3	
ADU Permits Pending	1	1	-	1	-	
ADU Permits Withdrawn	1	1	-	-	-	
Total ADU Activity City Building Permits Issued	**4**	**3**	**2**	**7**	**3***	**19**
SPMUD Guest Quarters Data						
City Building Permits Issued/Finaled for Units with Guest Quarters	**11**	**10**	**0**	**8**	**1**	**45****
COMBINED TOTAL - CITY AND SPMUD DATA – (does not include withdrawn Applications)	**15**	**13**	**2**	**15**	**16****	**61**

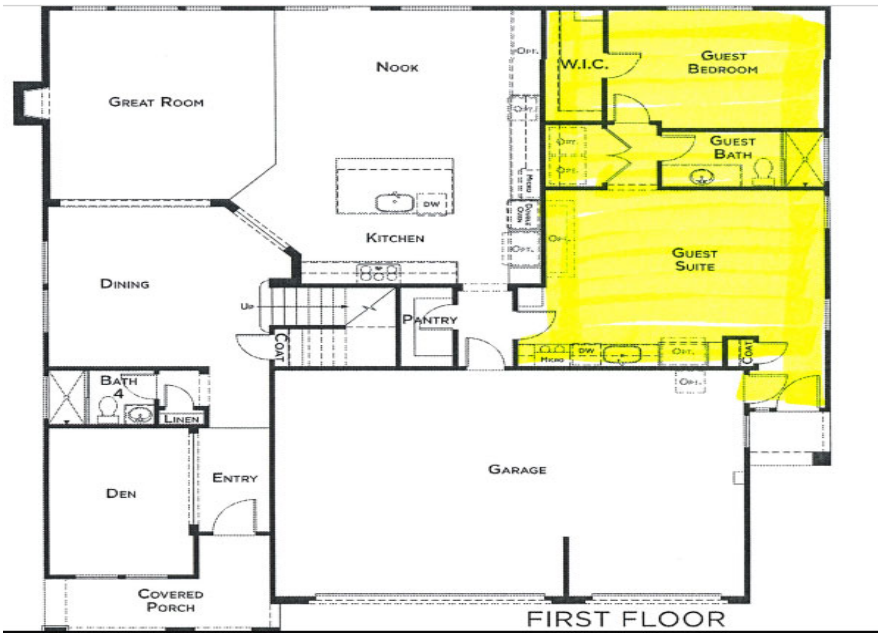
Notes:

**2021 ADU activity from January 1, 2021 through April 28, 2021 only.*

*** Includes an additional 12 ADU's estimated to be permitted in 2021*

The City's historic average ADU Data and Guest Quarter permits identified in the South Placer Municipal Utility District (SPMUD) Data combined (*assuming 2021 first quarter numbers are repeated each quarter – total 2021 estimate is 16 ADU's) = 61 total units / 5 years = Yearly Average of 12.2 units per year with no active marketing of ADU's by the City. The City assumes that these numbers will increase moving forward with active marketing efforts and by discontinuing use of a prior "guest quarters" interpretation that was originally implemented by the City to reduce the costs of development of those units. The sample floor plan that follows shows that the units formerly referred to as guest quarters do in fact meet the census definition of a unit and conform to what today are being called Accessory Dwelling Units. Recent legislation which now limits utility connection fees, impact fees and parking requirements applicable to ADU's have now replaced the original objective of the guest quarters interpretation and it is no longer considered necessary. As a result, all future units will be recognized and documented as ADU's when Building Permits are issued. With active marketing and promotion of ADU development a doubling of the historic combined ADU and Guest Quarters average is considered a reasonable assumption. **24 ADU's per year x 8 years = A minimum of 192 projected ADU's within the timeframe of the 6th Cycle 2021-2029 Housing Element**.

Sample Guest Quarters Floor Plan



Housing Unit (Census Definition from www.census.gov/housing/hvs/definitions.pdf)

Housing Unit. A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible. If the information cannot be obtained, the criteria are applied to the previous occupants. Tents and boats are excluded if vacant, used for business, or used for extra sleeping space or vacations. Vacant seasonal/migratory mobile homes are included in the count of vacant seasonal / migratory housing units. Living quarters of the following types

are excluded from the housing unit inventory: Dormitories, bunkhouses, and barracks; quarters in predominantly transient hotels, motels, and the like, except those occupied by persons who consider the hotel their usual place of residence; quarters in institutions, general hospitals, and military installations except those occupied by staff members or resident employees who have separate living arrangements.

In addition to the City's policy change that will no longer classify what now would be considered accessory units as guest quarters, recent legislation has effectively streamlined the review process, removed or reduced previous parking requirements, modified the applicability of typical development standards (i.e., traditional setbacks, lot coverage, etc.), and reduced or eliminated the amount of utility connection and impact fees that can be charged. All of these changes, along with anticipated active marketing, education, and promotional efforts from the City, will help make development of ADU's more viable and attractive to homeowners in the years to come.

Banks and other lending institutions have seen the value of providing financial support for ADU's development at terms homeowners can more easily afford. Pre-prepared designs can be found on several websites and be used to reduce the overall design costs to the homeowner as well and help them better visualize how various products might be incorporated on their property.

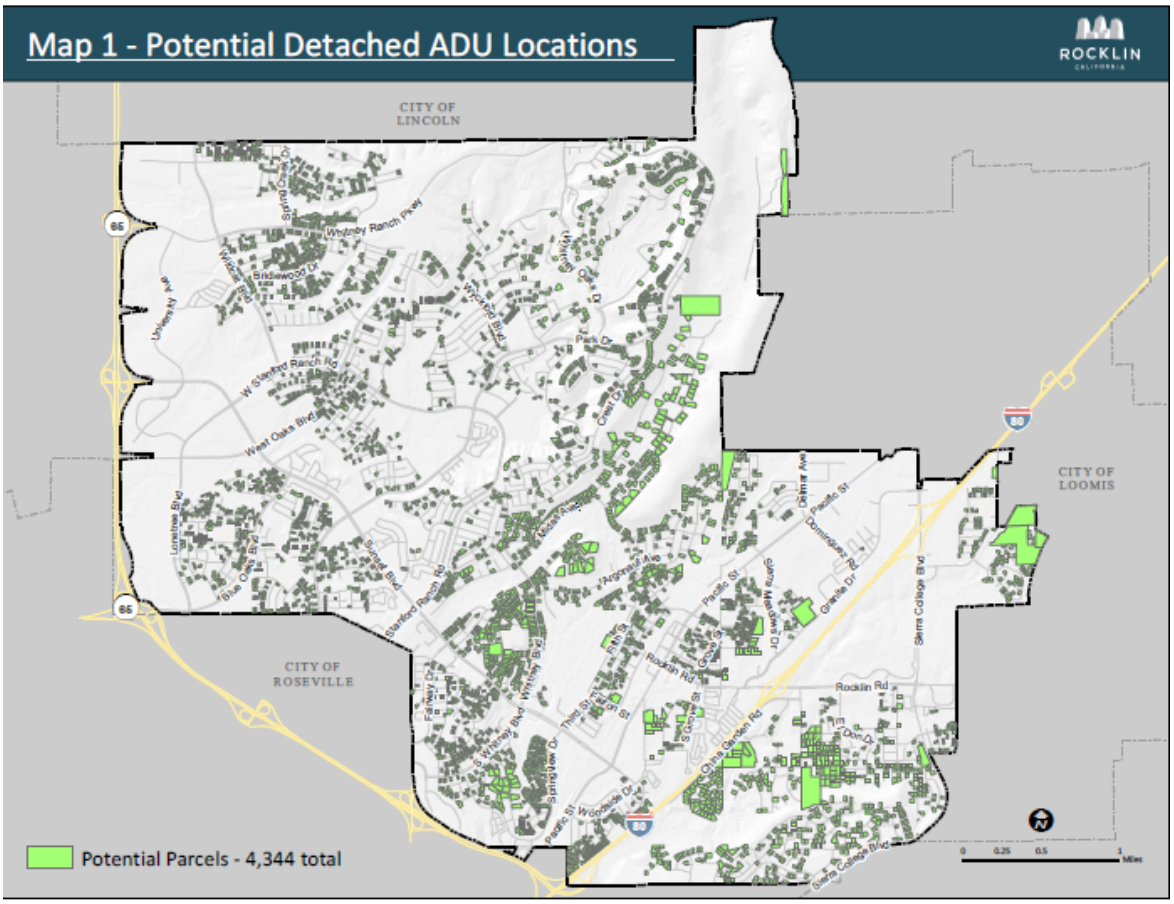
New home builders are also beginning to offer designs with ADU's already incorporated which can be appealing to buyers with college age students, those that are interested in the ability to generate income from their residential property, or who would like to accommodate multi-generational households. The recent coronavirus pandemic has also led to adult children moving back home or elderly family members moving in with their adult children. Due to global uncertainty regarding the ultimate outcome this pandemic or any others in the future, the desirability of ADU's, which can provide separate living spaces for family members on one property, will undoubtedly remain an attractive option for many.

In 2019, the City of Rocklin's GIS division conducted an analysis of the existing parcels within the City of Rocklin that would have the theoretical capability of accommodating a detached ADU.

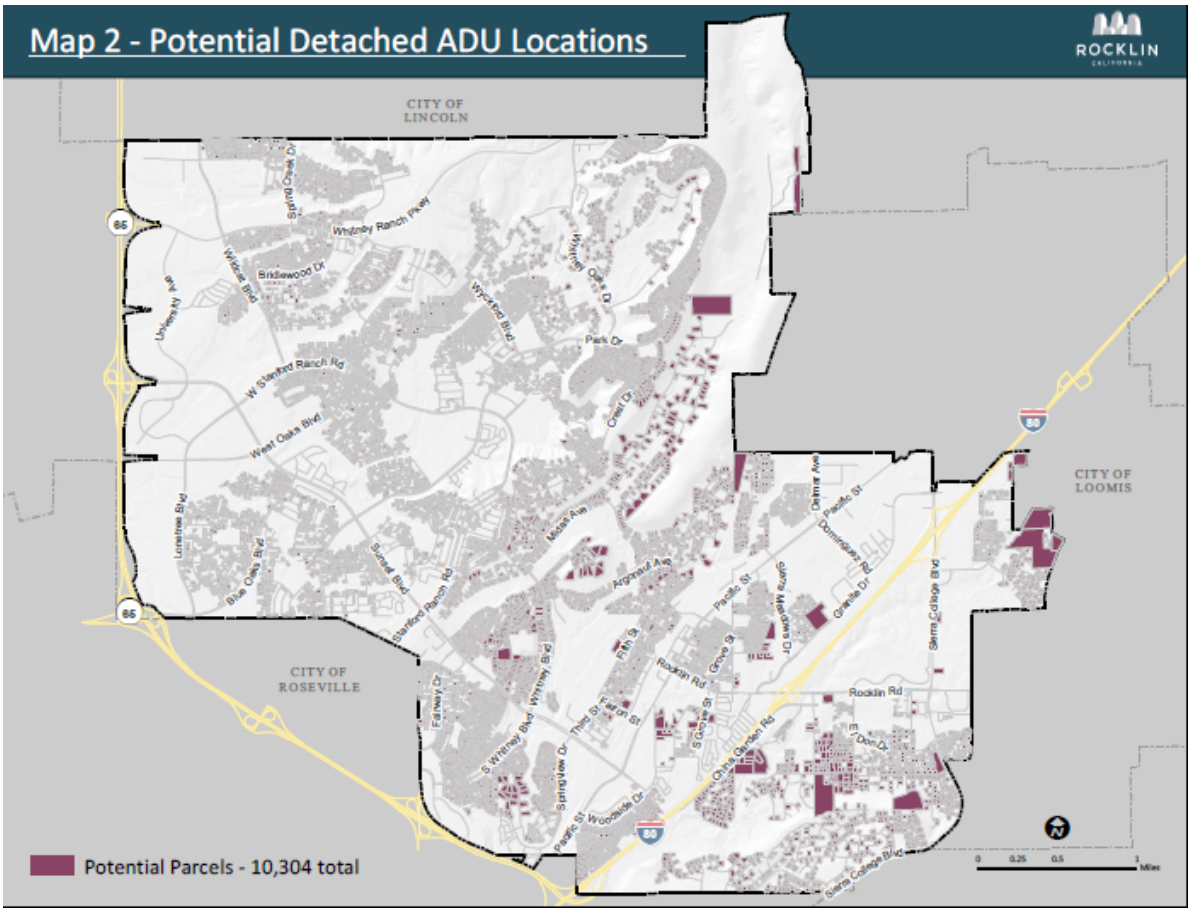
Specific parameters applied to the analysis are as follows:

- Included only developed sites with SF Residential Land Use and Zoning.
- Removed lots that were vacant or consisted of landscape only parcels
- Removed lots that were less than 6,000 square feet in size.
- Altered sites with floodplain or environmental easements to only include developable land.
- Removed sites where pool permits have already been issued.

The first map generated (Map 1) shows sites with potential for a 660 square foot detached ADU assuming standard lot coverage limits. The map shows that approximately 4,344 parcels in the City met these parameters.



The second map generated (Map 2) shows all sites greater than 6,000 square feet that met the initial criteria, but then lot coverage was removed as a limiting factor. Map 2 shows that approximately 10,304 parcels in the City met these parameters.



These figures do not include the even larger potential pool of attached ADU's, and Junior ADU's that could be internal to existing structures or ADU garage conversions that could theoretically be developed in compliance with state law and the City's ADU ordinance.

The following figures illustrate potential types of detached ADU locations identified in the City's GIS analysis in more visual detail. This information is presented for illustration purposes only and does not represent any interest expressed from specific landowners.


Potential Detached ADU Locations
ROCKLIN
Farm House Ln
Boarding House Ln
Boarding House Ct
Spotted Pony Ln
Browning Ct
Flatiron Ln
Browning Ln
Potential ADU Parcel
Not likely for ADU


Potential Detached ADU Locations
ROCKLIN
Terrace Dr
Milburn St
Potential ADU Parcel
Not Likely for ADU

PLACEWORKS



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