City of Rocklin
2013-2021 Housing Element

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City of Rocklin
Economic and Community Development Department
3970 Rocklin Road
Rocklin, CA 95677

City of Rocklin
2013-2021 Housing Element

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7.1 INTRODUCTION

The City of Rocklin 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 2012, Rocklin had a population of 58,295 residents, representing a growth of 8% since 2008.[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 22,372 units in the City as of January 2012, 76% were single-family homes, 22% were multi-family units, and 2% were mobile homes.

Housing prices in Rocklin are relatively affordable in comparison to the San Francisco Bay Area. According to Trulia.com, the median sales price for homes in Rocklin for the period from January 2013 to March 2013 was $325,000. This figure represents an increase of 8.3%, or $25,000, compared to the prior quarter and an increase of 30% compared to the prior year. Sales prices have depreciated 8.4% over the last five years in Rocklin. According to Forrent.com, in April 2013, one-bedroom apartments were renting for $666-1,255/month, two-bedroom apartments were renting for $945-1,450/month, and three bedroom apartments were renting for $1,109-1,795/month. The housing stock in Rocklin is generally in good condition. However, there are older neighborhoods, such as the Downtown area, that exhibit signs of deterioration and deferred maintenance, and require varying degrees of repair.

FACTORS INFLUENCING THE AVAILABILITY OF HOUSING OVER THE PRIOR PLANNING PERIOD

Housing is influenced by state and county growth rates, interest rates, employment levels, the national investment climate and other economic variables. Affordable housing challenges have resulted as the gap between housing costs and household income levels widen. Traditionally, housing costs throughout California have risen at a rate greater than household income levels.

The nation saw an unprecedented boom in housing prices that began in 1998 and continued until 2007. However, by 2008, the national economy and the housing market across the United States had undergone a dramatic turnaround. Due to the accessibility of credit and risky mortgage lending practices during the housing boom, the country saw insupportable home price inflation, and, subsequently, a rise in mortgage defaults and foreclosures nationwide, which has led to a current excess of available properties, and a tightening of the credit market.

The City of Rocklin along with the region experienced a substantial slowdown in residential development in 2008. The median home price in Rocklin dropped substantially during the last planning period. It is projected that new housing construction will remain slow to moderate through the middle of this Housing Element cycle – until the market absorbs the remaining inventory of foreclosed homes available at attainable prices throughout the county.

[1] California Department of Finance, Population and Housing Estimates, May 1, 2012.

In addition, the City suffered greatly from the loss of Redevelopment Agency funding, due to state legislation eliminating Redevelopment Agencies effective February 2012. The City's Redevelopment Agency was able to fund numerous affordable housing developments, both rental and purchase housing, within the City of Rocklin. The City will be challenged in the upcoming planning period to assist financially in the development of future affordable housing.

PURPOSE AND CONTENT OF HOUSING ELEMENT

The City must re-evaluate its goals and policies with regard to housing the 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.*

According to State 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 2013-2021 period, which differs from other General Plan elements that are intended to govern development of the City through 2030. 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 2008-2013 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 five years (unless otherwise extended by State law) 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 September 20, 2012. 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 January 2013 and October 2021. Therefore, while the Housing Element is an eight-year document covering July 1, 2013 to June 30, 2021, the City has eight and one-half years (January 1, 2013 to June 30, 2021) to fulfill its RHNP housing allocation. Resources available to meet the City's RHNP allocation are discussed in the Housing Resources section.

DATA SOURCES AND METHODOLOGY

In preparing the Housing Element, various sources of information were consulted. Wherever possible, Census 2000 and 2010 data provided the baseline for all demographic information. Additional sources provided reliable updates to the 2010 Census. These include the 2008-2010 American Community Survey, the California Department of Finance, the Sacramento Area Council of Governments (SACOG) Housing Element data set as approved by the Department of Housing and Community Development on January 30, 2013, housing market data from DataQuick 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 2013-2021 by the region's overall allocation provided by the State 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 the following:

SERVICE PROVIDER INTERVIEWS

Non-profit housing service providers were contacted to solicit input in development of the 2013-2021 Housing Element. Home Start, St. Vincent DePaul, and The Gathering Inn were interviewed for the Housing Element. Based on input received during the interviews, the greatest overall housing need identified by Home Start, St. Vincent DePaul, and The Gathering Inn is a lack of truly affordable rental housing in Rocklin. Other needs identified by these service providers include overnight emergency shelters, food supplies, and transitional and supportive housing for the homeless. A more detailed summary of the City's discussions with the non-profit service providers 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 7) and a program to facilitate the construction of multi-family housing (Program 12).

PUBLIC MEETINGS

A joint Planning Commission/City Council workshop was held on the Initial Draft 2013-2021 Housing Element on June 20, 2013. To solicit community input, a notice of the workshop was published in the *Placer Herald Newspaper* and sent to housing developers, service providers and other community stakeholders. A list of agencies invited to the meeting is included in Appendix A.

DRAFT HOUSING ELEMENT FOR REVIEW

The Draft Housing Element was released for an initial 30-day public period on May 28, 2013 and was made available for public review at the following locations:

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

Copies of the special notification of the joint Planning Commission/City Council meeting and availability of the Draft Housing Element were also sent to the following agencies:

- 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
- Placer Collaborative Network (PCN) members

GENERAL PLAN CONSISTENCY

The City of Rocklin General Plan was adopted on October 2012 with subsequent amendments and is comprised of the following seven elements: Land Use; Open Space, Conservation & Recreation; Circulation; Community Safety; Noise; Public Services & Facilities; and Housing. The Housing Element is being updated at this time in conformance with the 2013-2021 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 to ensure that internal consistency is maintained.

In addition, per Assembly Bill (AB) 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Community Safety and Open Space, Conservation & Recreation elements of the General Plan to include analysis and policies regarding flood hazard and management information.

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 populated by the Nisenan Indians. Early European settlers of the town that became known as "Rocklissa" were of primarily Finnish and Irish decent. The Gold Rush affected settlement of Rocklin, but no major gold discoveries occurred in the vicinity. Between 1864 and 1865, Central Pacific Railroad laid track from Sacramento to reach various parts of Placer County, including 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. The City's population declined thereafter with only 724 residents in 1930. The population decline can be attributed to two major events of the early 20th 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 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

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 (Table 7-1). By January 2008, the City's population had grown another 48% to 53,843. As of 2010, Rocklin had a population of 56,974 residents, representing a growth of 57% since 2000. Most of Rocklin's population growth since 2000 can be attributed to development in Whitney Oaks, Stanford Ranch, and Southeast Rocklin along with annexation and subsequent development of the Northwest Rocklin Annexation Area.

TABLE 7-1: POPULATION GROWTH TRENDS					
Jurisdiction	**1990[1]**	**2000[1]**	**2010[1]**	**1990 – 2000 % Change**	**2000 – 2010 % Change**
Auburn	10,592	12,462	13,330	18%	7%
Colfax	1,306	1,496	1,963	15%	31%
Lincoln	7,248	11,205	42,819	55%	82%
Loomis	5,705	6,260	6,430	10%	3%
Rocklin	**19,033**	**36,330**	**56,974**	**91%**	**57%**
Roseville	44,685	79,921	118,788	79%	47%
Unincorporated	84,227	100,725	108,128	20%	7%
Placer County	172,796	248,399	348,432	44%	40%

Sources:
1. Bureau of the Census, 2000 Census and 2010 Census (SACOG Housing Element Data).

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 2000 and 2010. During the period between 2000 and 2010, the number of older adults (age 45 to 64) increased by 94% and the number of seniors (65+) increased by 99%, contributing to an increase in the median age from 34.5 to 36.7 years. 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 117%.

While increasing numerically, the young adult (25 to 44) group was increasing at a slower rate than the City average and comprised a smaller proportion of Rocklin's population in 2010 than in 2000. This pattern may signify a lack of housing opportunities in Rocklin for the younger generation.

The number of senior (age 65+) residents increased by 99% between 2000 and 2010. 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.

The potential growth of the senior population is another trend that may significantly impact housing needs in the next decade. If the older adult population continues as long-term community residents, Rocklin would have an appreciably larger senior population by 2021. Given this trend, the need to expand housing opportunities for the elderly will continue.

TABLE 7-2: AGE CHARACTERISTICS AND TRENDS					
Age Groups	2000		2010		% Change 2000-2010
	Persons	Percent	Persons	Percent	
Preschool (Ages <5)	2,873	8%	3,598	6%	25%
School Age (5-19)	8,948	25%	13,840	24%	55%
College Age (20-24)	1,601	4%	3,481	6%	117%
Young Adults (25-44)	12,228	34%	15,159	27%	24%
Older Adults (45-64)	7,544	21%	14,668	26%	94%
Seniors (65+)	3,136	9%	6,228	11%	99%
Total	36,330	100%	56,974	100%	57%
Median Age (years)	34.5		36.7		6%

Sources: Bureau of the Census, 2000 Census and 2010 Census (SACOG Housing Element Data).

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 the 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 White (75%) to the US Census Bureau in 2010. Another 12% classified themselves as Hispanic, 7% as Asian, 1% as African American, and 5% as American Indian/Alaska Native, Native Hawaiian/Pacific Islander, some other race or two or more races.

[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).

TABLE 7-3: RACIAL AND ETHNIC COMPOSITION, 2010

Jurisdiction	Not Hispanic White	Not Hispanic African-American	Not Hispanic American Indian/ Alaska Native	Not Hispanic Asian	Not Hispanic Native Hawaiian/ Pacific Islander	Not Hispanic Other	Hispanic
Auburn	11,113 (83%)	99 (<1%)	95 (<1%)	231 (2%)	9 (<1%)	452 (3%)	1,331 (10%)
Colfax	1,663 (85%)	4 (<1%)	22 (1%)	25 (1%)	2 (<1%)	69 (4%)	178 (9%)
Lincoln	30,434 (71%)	576 (1%)	247 (<1%)	2,597 (6%)	111 (<1%)	1,257 (3%)	7,597 (18%)
Loomis	5,376 (84%)	28 (<1%)	61 (<1%)	166 (3%)	12 (<1%)	219 (3%)	568 (9%)
Rocklin	**43,008 (75%)**	**809 (1%)**	**270 (<1%)**	**4,024 (7%)**	**138 (<1%)**	**2,170 (4%)**	**6,555 (12%)**
Roseville	84,349 (71%)	2,157 (2%)	568 (<1%)	9,785 (8%)	294 (<1%)	4,276 (4%)	17,359 (15%)
Placer County	265,294 (76%)	4,427 (1%)	2,080 (<1%)	19,963 (6%)	697 (<1%)	11,261 (3%)	44,710 (13%)

Source: Bureau of the Census, 2010 Census (SACOG Housing Element Data).

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 2010, educational/health/social services occupations employed the largest share of City residents (22%), followed by retail trade (14%) and professional, scientific, management, administrative, and waste management services (13%). 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.

TABLE 7-4: EMPLOYMENT PROFILE, 2010

	Rocklin		Placer County	
Occupation of Residents	Persons	Percent	Persons	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	151	<1%	989	<1%
Construction	1,934	7%	13,714	9%
Manufacturing	1,849	7%	10,592	7%
Wholesale Trade	619	2%	4,517	3%
Retail Trade	3,572	14%	20,304	13%
Transportation and Warehousing, and Utilities	1,032	4%	7,192	5%
Information	918	3%	3,579	2%
Finance, Insurance, Real Estate, and Rental and Leasing	2,596	10%	15,755	10%
Professional, Scientific, Management, Administrative, and Waste Management Services	3,303	13%	18,864	12%
Educational, Health, and Social Services	5,899	22%	30,493	20%
Arts, Entertainment, Recreation, Accommodation, and Food Services	2,023	8%	11,615	7%
Other services (except public administration)	886	3%	7,159	5%
Public Administration	1,950	7%	11,523	7%

Source: American Communities Survey 2006-2010 (SACOG Housing Element Data).

TABLE 7-5: ANNUAL WAGE PROFILE, 2011-2012	
Occupational Title	Mean Annual Wage
Management	$113,765
Business and Financial Operations	$69,817
Computer and Mathematical	$83,299
Architecture and Engineering	$89,053
Life, Physical and Social Science	$72,912
Community and Social Services	$54,251
Legal	$103,045
Education, Training and Library	$56,090
Arts, Design, Entertainment, Sports and Media	$54,059
Healthcare Practitioners and Technical	$94,848
Healthcare Support	$33,210
Protective Service	$51,979
Food Preparation and Serving-Related	$22,323
Building and Grounds Cleaning and Maintenance	$29,152
Personal Care and Service	$25,793
Sales and Related	$37,706
Office and Administrative Support	$39,221
Farming, Fishing and Forestry	$24,718
Construction and Extraction	$52,306
Installation, Maintenance and Repair	$48,847
Production	$37,597
Transportation and Material Moving	$34,997
Source: California Employment Development Department, Occupational Employment (May 2011) & Wage Data (2012 – 1st quarter) Data.	

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 7-6 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 the Rocklin Unified School District and Oracle, respectively. With over 800 employees, the Rocklin Unified School District is the largest employer in Rocklin.

TABLE 7-6: MAJOR ROCKLIN EMPLOYERS, 2011	
Employers	Number of Employees
Rocklin Unified School District	861
Oracle	622
United Natural Foods	555
Sierra Community College	481
United Parcel Service (UPS)	276
Educational Media Foundation	275
City of Rocklin	241
RC Willey	133
Verifone	120
Financial Pacific Insurance	113
Source: City of Rocklin, 2011.	

According to the California Employment Development Department, Rocklin's unemployment rate in February 2013 (5.9%) was lower than the unemployment rates reported for surrounding jurisdictions (with the exception of the Town of Loomis), Placer County, and the State of California (Table 7-7).

TABLE 7-7: UNEMPLOYMENT RATES, 2013	
Jurisdiction	Rate
Auburn	6.7%
Colfax	11.9%
Lincoln	15.0%
Loomis	4.9%
Rocklin	**5.9%**
Roseville	8.4%
Placer County	8.3%
California	9.7%
Source: California Employment Development Department, 2013.	

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 2010 Census and as shown in Table 7-8, Rocklin was home to 20,800 households in 2010, of which 72% 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 28% of households in Rocklin.

TABLE 7-8: HOUSEHOLD CHARACTERISTICS, 2010

HOUSEHOLD TYPE	NUMBER	PERCENTAGE
Total Households	20,800	100%
Family Households	15,060	72.4%
Families with Children Under 18	7,896	38.4%
Non-Family Households	5,740	27.6%

Source: Bureau of the Census, 2010 Census.

HOUSEHOLD SIZE

Rocklin's average household size increased during the 1990s from 2.69 in 1990 to 2.74 persons per household in 2000, and has remained relatively stable from 2000 to 2012. The California Department of Finance reported the average Rocklin household size was 2.73 in 2012, the second highest among Placer County jurisdictions. Typically, the higher a community's average household size, the greater the need for larger sized homes to avoid overcrowding.

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 Census (2006-2010 American Communities Survey), Rocklin's overall median household income ($80,379)[3] was the highest among Placer County jurisdictions (Table 7-9).

TABLE 7-9: MEDIAN INCOME, 2006-2010

Jurisdiction	Median Income
Auburn	$60,756
Colfax	$51,677
Lincoln	$73,375
Rocklin	**$80,379**
Roseville	$75,122
Placer County	$74,447

Source: 2006-2010 American Communities Survey (SACOG Housing Element Data).

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

Approximately 29% of the households earned less than $50,000, while 53% earned more than $75,000 in the years 2006-2010. 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/social services, retail trade and professional/scientific/management/administrative/waste management services occupations.

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 2013 is $76,100, as shown in Table 7-10.

TABLE 7-10: PLACER COUNTY INCOME LIMITS, 2013

Income Category	Household Size							
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Extremely Low	$16,000	$18,300	$20,600	$22,850	$24,700	$26,550	$28,350	$30,200
Very Low	$26,650	$30,450	$34,250	$38,050	$41,100	$44,150	$47,200	$50,250
Low	$42,650	$48,750	$54,850	$60,900	$65,800	$70,650	$75,550	$80,400
Median	$53,250	$60,900	$68,500	$76,100	$82,200	$88,300	$94,350	$100,450
Moderate	$63,900	$73,050	$82,150	$91,300	$98,600	$105,900	$113,200	$120,500

Source: California Department of Housing and Community Development, 2013.

In 2005-2009, approximately 57% of the Rocklin owner-occupied households and approximately 15% of the Rocklin renter-occupied households earned moderate or above moderate incomes, while approximately 6% of owner-occupied households and approximately 8% of renter-occupied households had incomes in the extremely low and very low levels and another approximately 6% of owner-occupied households and approximately 8% of renter-occupied households had incomes in the low income level (Table 7-11).[4]

[4] Data is obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2005-2009 American Communities Survey Census data.

TABLE 7-11: HOUSEHOLDS BY INCOME CATEGORY, 2005-2009		
INCOME CATEGORY (% of County AMI)	OWNER-OCCUPIED HOUSEHOLDS (PERCENT)	RENTER-OCCUPIED HOUSEHOLDS (PERCENT)
Extremely Low (30% or less)	485 (2.6%)	810 (4.4%)
Very Low (31 to 50%)	695 (3.7%)	635 (3.4%)
Low (51 to 80%)	1,200 (6.5%)	1,419 (7.6%)
Moderate (81 to 120%)	2,160 (11.6%)	1,465 (7.9%)
Above Moderate (over 120%)	8,395 (45.2%)	1,295 (7.0%)
TOTAL	18,559 (69.7%)	5,624 (30.3%)
Source: 2005-2009 American Communities Survey (SACOG Housing Element Data).		

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, 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 7-12). 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 7-12: ROCKLIN SPECIAL NEEDS GROUPS		
Special Needs Group	Number	% of Households/Population
Owner-Occupied Senior-Headed Households (65+)	2,866	21%
Renter-Occupied Senior-Headed Households (65+)	1,059	15%
Single-Parent Households	2,867	13%
Large Households	2,251	11%
Persons with Disabilities	4,474	8%
Homeless	3-5	<1%
Farmworkers*	151	1%
Source: Bureau of the Census, 2010 Census (SACOG Housing Element Data), 2009-2011 American Communities Survey and City of Rocklin Police Department, 2013. * Category includes agriculture, forestry, fishing and hunting and mining occupations.		

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 2010 Census, 21% (2,866) of owner-occupied households and 15% (1,059) of renter-occupied households in Rocklin were headed by persons aged 65 and older.

Nearly three-quarters (73%) of the elderly households in Rocklin were homeowners and over one quarter (27%) 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 more frail elderly and offer daily assistance with personal and household tasks.

According to the National Center for Assisted Living (NCAL), the average age of assisted living residents in the U.S. in 2009 was 86.9 years and nearly three out of four (74%) residents are women. Approximately 64% of assisted living residents need help bathing, approximately 39% need help dressing, approximately 26% need help toileting, approximately 19% need help transferring, and approximately 12% 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 2011 Cost of Care Survey, the median annual cost of a private bedroom in an assisted living facility in California is $42,000. 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 (2013), 24 licensed residential care facilities for the elderly provide a total of 320 beds in Rocklin. With an estimated 2,937 residents over the age of 75 in 2010, 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 13% of the Rocklin households were headed by single parents in 2009-2011; the large majority of which were headed by females (76%). 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 2,191 female-headed households in 2010, representing 14.5% of households in the City. Of these households, 65% 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 2010, 16% of female-headed families with children under 18 lived in poverty, compared to 3% 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 2,251 large households lived in Rocklin in 2010, 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 with three or more bedrooms, which could reasonably accommodate large families without overcrowding. In 2006-2010, 88% of all ownership units and 33% of all rental units in Rocklin contained three or more bedrooms. In comparison, only 82% of all ownership units and 33% of all renter units countywide had three or more bedrooms in 2006-2010.

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 8% of Rocklin's population over 5 years old had one or more disabilities in 2009-2011. Among those with disabilities, approximately 46% were seniors (65+), 50% were between 18 and 64 years of age, and 3% were between the age of 5 and 17. Cognitive disabilities were the most common among persons aged 5 to 17, whereas ambulatory disabilities were the most common for persons aged 18 to 64. Ambulatory disabilities and hearing disabilities accounted for nearly 37% of all disabilities reported by Rocklin seniors aged 65 and older (Table 7-13).

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

TABLE 7-13: DISABILITIES TALLIED, 2009-2011		
Age Group and Type of Disability	Number	Percent
Total Disabilities: Persons 5 to 17 years	153	1.3%
Hearing Disability	0	0%
Vision Disability	16	0.1%
Cognitive Disability	137	1.2%
Ambulatory Disability	43	0.4%
Self-Care Disability	43	0.4%
Total Disabilities: Persons 18 to 64 years	2,255	6.4%
Hearing Disability	632	1.8%
Vision Disability	231	0.7%
Cognitive Disability	718	2.0%
Ambulatory Disability	1,077	3.1%
Self-Care Disability	319	0.9%
Independent Living Disability	833	2.4%
Total Disabilities: Persons 65 years and over	2,066	33.0%
Hearing Disability	1,061	16.9%
Vision Disability	375	6.0%
Cognitive Disability	442	7.1%
Ambulatory Disability	1,255	20.0%
Self-Care Disability	657	10.5%
Independent Living Disability	801	12.8%
Source: Bureau of the Census, 2009-2011 American Communities Survey (SACOG Housing Element Data).		

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 three licensed adult residential care facilities with a total capacity of 18 beds and two adult day care facilities with a total capacity of 60 persons are located in the City. The City 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 mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping 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 243,000 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 7-14 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, provides a closer look at the disabled population in the City of Rocklin.

TABLE 7-14: DEVELOPMENTALLY DISABLED PERSONS, BY AGE, FOR ROCKLIN AREA ZIP CODES

Rocklin Zip Codes*	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	Total
95677	30	71	41	6	0	148
95765	23	130	57	3	0	213

* Note: a limited portion of the 95650 zip code is within the City of Rocklin, but there are no developmentally disables persons from Rocklin within that zip code.

Source: Alta California Regional Center, May 2013.

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 multi-family 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.

Homeless

The City of Rocklin has joined with Placer County and other Placer County cities, services agencies, and faith-based organizations to support and work as part of a collaborative effort through the Placer Collaborative Network (PCN) and a subgroup of the PCN known as the Placer Consortium on Homeless (PCOH) to address homeless needs and provide comprehensive services on a regional basis.

The PCOH 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 PCOH members emphasized the fact that the homeless are nomadic, making it difficult to tie them with a specific jurisdiction.

The PCOH conducted a count of the regional homeless population on January 24, 2011. The survey identified 631 homeless persons in Placer County. A total of 353 persons (56%) of the County's homeless population were sheltered at the time of the survey and another 278 individuals (44%) were unsheltered. A point-in-time count for homeless persons in Rocklin was not available. However, based upon observations by the Rocklin Police Department, there are approximately three to five homeless persons in the City.

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 up to 60 homeless individuals and families to receive dinner, sleep inside, and enjoy hospitality.

- 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 as well as United Methodist of Newcastle.

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]

The Migrant Health Program of the U.S. Department of Health and Human Services released a study in 2000 estimating the number of migrant and seasonal farmworkers and the non-farmworker household members in California: *Migrant and Seasonal Farmworker Enumeration Profiles Study*. The study was based on secondary source material, including existing database information and interviews with knowledgeable individuals. The study indicates that Placer County had an estimated 802 farmworkers, including 371 migrant farmworkers and 431 seasonal farmworkers.

According to the 2006-2010 American Communities Survey (ACS), 151 Rocklin residents were employed in agriculture, forestry, fishing and hunting, and mining occupations – less than 1 of the County's employed population. According to the *Western Placer County Agricultural Land Assessment Study* prepared by the County in 2002, farming production in Western Placer County occurs primarily in Auburn, Lincoln, and Loomis. No crop production was identified in Rocklin. As such, the farmworker population in Rocklin today 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

Despite the recent economic downturn, Rocklin has experienced steady housing growth since 2000. The total number of housing units increased 48% between 2000 and 2010, and 5% from 2010 to 2012. During that time, Rocklin's housing growth consistently outpaced countywide growth as well as growth experienced in most surrounding communities, with the City of Lincoln during the period of 2000 to 2010 as an exception (Table 7-15). Much of the observed housing growth since 2010

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

can be attributed to development in Whitney Oaks, Stanford Ranch and Southeast Rocklin along with the annexation and subsequent development of the Northwest Rocklin Annexation Area.

TABLE 7-15: HOUSING GROWTH, 2000-2012

Jurisdiction	2000	2010	2012	2000-2010 % Change	2010 – 2012 % Change
Auburn	5,440	6,041	6,162	11%	2%
Colfax	654	875	929	34%	6%
Lincoln	4,131	17,804	17,644	330%	(-) 0.9%
Loomis	2,257	2,462	2,475	9%	0.5%
Rocklin	**14, 444**	**21,397**	**22,372**	**48%**	**5%**
Roseville	31,980	47,190	48,749	48%	3%
Unincorporated	48,396	54,913	56,194	13%	2%
Placer County	107,302	150,682	154,525	40%	3%

Sources: Bureau of the Census, 2000 Census, California Department of Finance, Demographic Research 2010 and 2012 (SACOG Housing Element Data).

HOUSING TYPE, TENURE AND VACANCY

Single-family detached homes comprised approximately 72% of Rocklin's housing stock in 2012, while multi-family structures with five or more dwelling units comprised another 17% (Table 7-16). Multi-family 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 (88%) are located in two parks: Rocklin Estates (55 and up) and Sierra Lakes Mobile Home Park.

TABLE 7-16: HOUSING STOCK CHARACTERISTICS, 2012

HOUSING TYPE					
Single-Family Detached	Single-Family Attached	2-4 Units	5+ Units	Mobile Homes	Total Housing Units
16,198 (72%)	750 (3%)	1,057 (5%)	3,865 (17%)	502 (2%)	22,372 (100%)

Source: California Department of Finance, Demographic Research Unit, 2012.

In terms of tenure, most householders in Rocklin are homeowners. In 2010, 66% of the City's households owned their homes, while 34% rented. The incidence of homeownership decreased slightly since 2000, when 73% of Rocklin households owned their home. The observed decrease is consistent with Placer County as a whole, which had a 73% homeownership rate in 2000 and a 71% homeownership rate in 2010.

Vacancy rate is a measure of the availability of and demand for housing in a housing market. The City's overall vacancy rate was 5.6% in 2010, noticeably lower than the countywide level of 13.2%. Vacancy rates reported by the Census Bureau differed significantly by tenure. For 2010, the total

number of vacant households in Rocklin was 1,210, of which 552 were rental units (45.6%) and 349 (28.8%) were for sale units.

A survey conducted by the City in January 2012 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) is actually lower than the overall rental vacancy rate documented by the Census. Among the 31 market rate apartment complexes surveyed, the vacancy rate was 3.8%. In addition, nearly all of the publicly-assisted developments surveyed were fully occupied and had waiting lists ranging from a few months to a few years, 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 7-17 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 2011, approximately 19% of housing units in Rocklin were over 30 years old and only 3% were over 50 years old. Nearly two out of three Rocklin homes (65%) have been built since 1990, reflecting the rapid growth of Rocklin between 1990 and 2011.

TABLE 7-17: YEAR UNITS BUILT

Period Built	Number of Units	Percent
2005 or later	1,400	6.4%
2000 to 2004	5,961	27.4%
1990 to 1999	6,722	30.9%
1980 to 1989	3,828	17.6%
1970 to 1979	2,503	11.5%
1960 to 1969	754	3.5%
1950 to 1959	224	1%
1940 to 1949	97	0.4%
1939 or earlier	244	1%
Total	21,733	100%
30 years or older	4,205 (approx.)	19%
50 years or older	640 (approx.)	3%

Source: Bureau of the Census, 2007-2011 American Communities Survey.

Given that a majority of housing in the City has been constructed recently, the housing stock is generally in good condition. A targeted housing condition survey was conducted in 2001/2002 for the Old Town/Central Rocklin area. This area is the oldest neighborhood in Rocklin and is determined to have the greatest repair/rehabilitation needs. Figure 7-1 illustrates the survey area. A total of 672 parcels in the Old Town were evaluated for housing conditions. Figure 7-2 provides a few examples of homes evaluated. Residential structures were evaluated for five condition issues: structural integrity; roofing; siding/stucco; windows/doors; and property maintenance.

As indicated in Table 7-18 peeling paint was the most common problem in the Old Town/Central Rocklin area, with one out of four housing units in need of repainting at the time of the survey. Nearly one-fifth (19%) of homes were in need of minor roof repairs and 18% had minor maintenance issues. Most housing units were structurally sound; only 13% of residential structures were in need of minor to significant repairs to ensure structural integrity.

The City's Home Repair Program offers low interest loans to repair homes including health and safety hazards, weatherization and space or room addition to alleviate overcrowding. Both single-family homes and multi-family dwellings are eligible for assistance. Eligible repairs under the program include kitchen/bath, bedroom additions (if overcrowded), roofing, plumbing, doors, flooring, foundation, electrical, etc.

Based on consultations in 2013 with the City's Housing Coordinator, 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.

FIGURE 7-1: HOUSING CONDITIONS SURVEY AREA

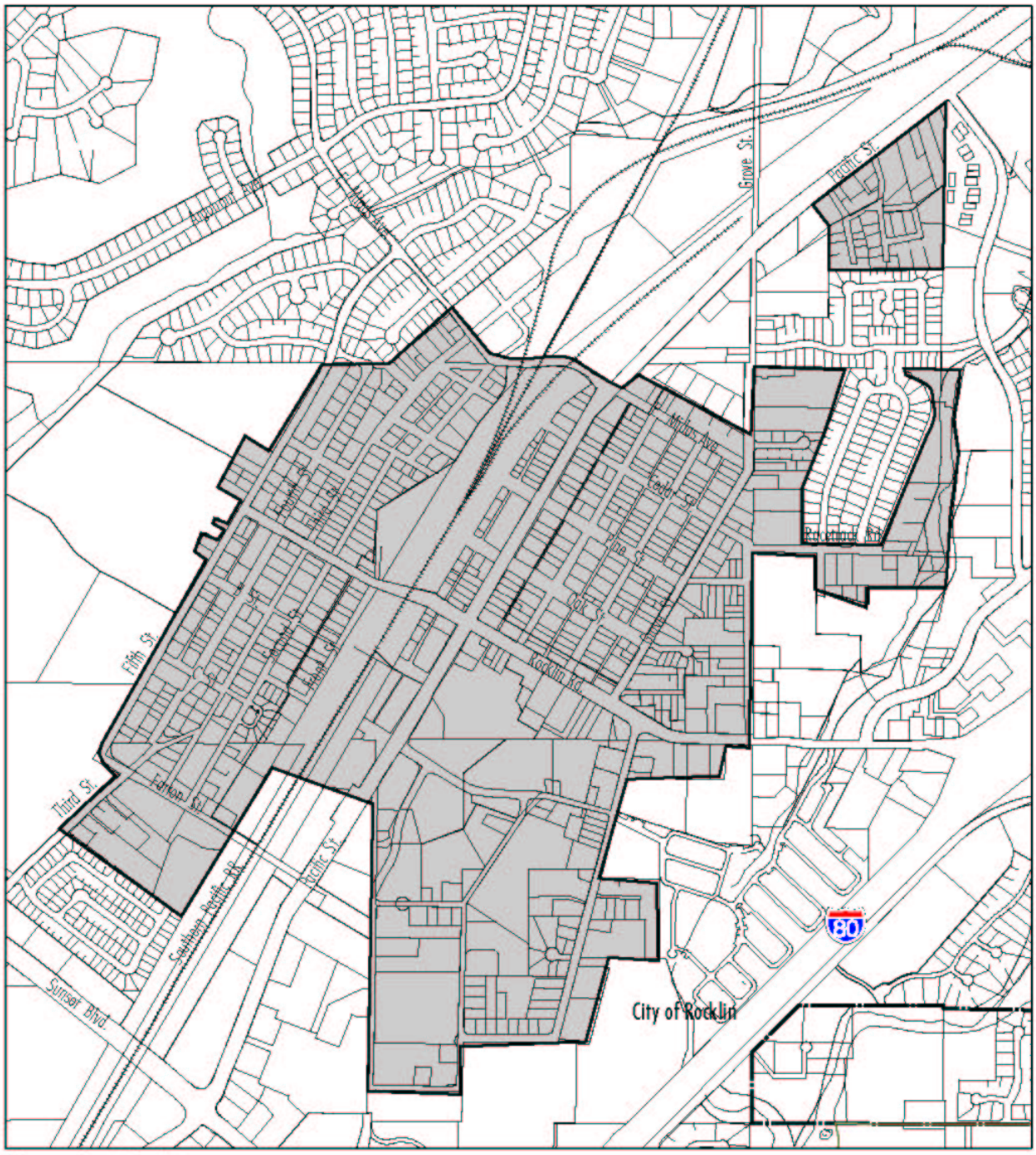

FIGURE 7-2: EXAMPLES OF PARCELS EVALUATED

TABLE 7-18: OLD TOWN ROCKLIN HOUSING CONDITION SURVEY RESULTS		
Condition	**Number of Parcels**	**% of Total Parcels Surveyed**
Structural Integrity		
Minor Repairs Needed	69	10%
Moderate Repairs Needed	12	2%
Significant Repairs/Reconstruction	5	1%
Roofing		
Minor Repairs Needed	131	19%
Re-roofing Needed	24	4%
Roof Replacement Necessary	17	3%
Siding/Stucco		
Needs Repainting	165	25%
Patch and Repair	32	5%
Replace and Paint	14	2%
Windows/Doors		
Repairs Needed	98	15%
Windows and/or Doors Missing	15	2%
Property Maintenance		
Minor Maintenance Issues	118	18%
Moderate Maintenance Issues	39	6%
Substantial Maintenance Issues	11	2%

Source: Field survey, 2001/2002.

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 7-19 provides a summary of asking prices and rental rates for housing in Rocklin. In April 2013, 70 homes were listed for sale. These listings included new and resale homes. The median asking price for a single-family home was $279,450 for a two-bedroom unit, $337,450 for a three-bedroom unit, $447,450 for a four-bedroom unit, and $554,250 for units with five or more bedrooms. Condominiums provide a somewhat more affordable homeownership alternative in Rocklin. However, only a limited number of market-rate condominium or townhome units (4) were listed for sale in April 2013. The median price was $133,000 for a two-bedroom unit and $146,500 for a three-bedroom unit (there were no one-bedroom units for sale).

TABLE 7-19: MARKET HOME SALES AND APARTMENT RENTS

Housing Type	Bedrooms	Units Listed	Range	Median	Average
Homes[1]	2	6	$132,500- $440,000	$279,450	$283,383
	3	20	$219,900 - $574,999	$337,450	$340,369
	4	26	$310,000 - $1,145,000	$447,450	$516,516
	5+	18	$270,000 - $1,295,000	$554,250	$631,294
Condos[1]	2	2	$133,000	$133,000	$133,000
	3	2	$145,000 - $148,000	$146,500	$146,500
	Bedrooms	**Units In Survey**	**Range**	**Average**	
Apartment Rentals[2]	1	811	$675 - $1,175		$868
	2	950	$650 - $1,471		$1,068
	3	148	$850 - $1,650		$1,322

Sources:
1. MetroList, MLS Database, accessed on 4/30/13.
2. Apartment Survey, Community Development Department, City of Rocklin, 2012.

Notes:
1. These calculations do not include utilities.
2. Some apartments are not included in this summary table because 1) they are subsidized apartments and therefore their rents do not reflect prevailing market rents; and 2) the distribution of unit sizes is not provided. The apartments included in this table are: Creekside Village; The Crossings; Emerald Point; Granite Oaks; Meridian at Stanford Ranch; Park Village; Rocklin Gold; Shalico; Silver Oaks; Springview Oaks; Springview Rocklin Duets; Springview Village; Stanford Heights; Winstead; and Woodstream.

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 2012, the average asking rents for market-rate apartment units in Rocklin are as follows: $868 for a one-bedroom unit, $1,068 for a two-bedroom unit, and $1,322 for a three-bedroom unit (Table 7-19). 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 7-22.

In 2010, Rocklin's median home sales price ($262,500) was fifth highest among Placer County jurisdictions. The median price increased 15.1% from $228,000 in 2000 to $262,500 in 2010 (Table 7-20). However, with the collapse of the lending and housing markets, housing prices in Rocklin plunged 48.5% between 2005 and 2010, the second greatest loss in value among neighboring jurisdictions.

TABLE 7-20: MEDIAN HOME SALES, 2000-2010

Area	2000	2005	2006	2007	2008	2009	2010	% Change	
								2000 - 2010	2005 - 2010
Auburn	$208,000	$450,000	$434,000	$399,000	$335,000	$297,500	$297,500	43%	-33.9%
Colfax	$196,000	n/a	$300,500	$387,500	$282,000	$198,250	$215,000	9.7%	n/a
Lincoln	$153,000	$523,500	$425,000	$370,000	$304,000	$262,500	$253,750	65.8%	-51.5%
Loomis	$213,000	n/a	$499,500	$400,000	$483,000	$389,750	$430,000	101.4%	n/a
Rocklin	**$228,000**	**$510,000**	**$455,000**	**$400,000**	**$323,000**	**$287,250**	**$262,500**	**15.1%**	**- 48.5%**
Roseville	$209,500	$487,500	$400,472	$388,000	$325,000	$280,500	$281,000	34.1%	- 42.4%
Placer County	$225,000	$515,000	$430,000	$403,000	$330,000	$292,750	$283,250	25.95	- 45%

Source: Placer County Economic and Demographic Profile, 2011.

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. Table 7-21 shows the affordable housing cost guidelines established in Section 50052.5 and 50053 of the California Health and Safety Code. The guidelines are based on the median income calculated by the California Department of Housing and Community Development (HCD) income limits.

TABLE 7-21: HOUSING COST LIMITS BY AREA MEDIAN INCOME LEVEL

Income Level	Income Limit	For Sale	Rental
Extremely Low	0-30% AMI	30% of 30% of AMI	30% of 30% of AMI
Very Low	31-50% AMI	30% of 50% of AMI	30% of 50% of AMI
Low	51-80% AMI	30% of 70% of AMI	30% of 60% of AMI
Moderate	81-120% AMI	35% of 110% of AMI	35% of 110% of AMI

Note: Affordability levels should be adjusted for household size.

According to the HCD income guidelines for 2012, the Area Median Income (AMI) in Placer County was $76,100 (adjusted for household size). Assuming that the potential homebuyer has sufficient credit and down payment (10%) 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 7-22. 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 7-22 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 7-19) 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: $868 for a one-bedroom unit, $1,068 for a two-bedroom unit, and $1,322 for a three-bedroom unit. After deductions for utilities, a very low income one-person household at the maximum income limit can afford to pay up to $621 in rent per month, depending on household size. 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 2013 ranges from $204,572 to $315,612. Based on the asking prices of homes and condominiums advertised for sale in April 2013 (Table 7-19), 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 household can afford to pay up to $1,489 in rent per month, depending on family size. Single person households and small households could afford some one-bedroom and two-bedroom apartments identified in the City's 2012 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 2013 is $306,498 for a one-person household, $394,034 for a small (three-person) family, and $472,938 for a five-person family. One-person households and small families can theoretically afford all two-bedroom and three-bedroom condominiums and many single-family homes on the market. Large families should be able to afford some three- , four- and five-bedroom homes. However, the downpayment and closing costs may prevent many households from achieving homeownership. With a maximum affordable

rent payment of between $1,553 and $2,309 per month, moderate income households can afford the vast majority of apartment units listed for rent.

TABLE 7-22: HOUSING AFFORDABILITY MATRIX – PLACER COUNTY 2013

Household	Annual Income[1]	Affordable Cost		Estimated Average Utility Allowance[2] Taxes & Insurance		Affordable Payment	
		Rental	Ownership	Renters	Owners	Rental	Ownership
Extremely Low Income (0-30% AMI)							
1-Person	$16,000	$400	$400	$45	$267	$355	$65,780
2-Person	$18,300	$458	$458	$58	$305	$400	$75,237
3-Person	$20,600	$515	$515	$73	$343	$442	$84,694
4-Person	$22,850	$571	$571	$85	$381	$486	$93,943
5-Person	$24,700	$617	$617	$156	$412	$461	$101,549
Very Low Income (31-50% AMI)							
1-Person	$26,650	$666	$666	$45	$444	$621	$109,567
2-Person	$30,450	$761	$761	$58	$508	$703	$125,188
3-Person	$34,250	$856	$856	$73	$571	$783	$140,812
4-Person	$38,050	$951	$951	$85	$634	$866	$156,435
5-Person	$41,100	$1,028	$1,028	$156	$685	$872	$168,974
Low Income (51-80% AMI)							
1-Person	$42,650	$1,066	$1,066	$45	$711	$1,021	$204,572
2-Person	$48,750	$1,219	$1,219	$58	$813	$1,161	$234,310
3-Person	$54,850	$1,371	$1,371	$73	$914	$1,298	$263,090
4-Person	$60,900	$1,523	$1,523	$85	$1,015	$1,438	$292,108
5-Person	$65,800	$1,645	$1,645	$156	$1,097	$1,489	$315,612
Moderate Income (81-120% AMI)							
1-Person	$63,900	$1,598	$1,598	$45	$1,065	$1,553	$306,498
2-Person	$73,050	$1,826	$1,826	$58	$1,218	$1,768	$350,388
3-Person	$82,150	$2,054	$2,054	$73	$1,369	$1,981	$394,034
4-Person	$91,300	$2,282	$2,282	$85	$1,522	$2,197	$437,924
5-Person	$98,600	$2,465	$2,465	$156	$1,643	$2,309	$472,938

Assumptions: 2013 HCD income limits; Health and Safety code definitions of affordable housing costs between 30% (extremely low and very low income) and 35% (low and moderate income) of household income depending on tenure and income level; utility allowances from the Roseville Housing Authority (includes heating, cooking, other electric, air conditioning, 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:

1. State Department of Housing and Community Development 2013 Income Limits.
2. Roseville Housing Authority, Utility Allowances for Rocklin – May 1, 2013.

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 programs use a different definition of overcrowding – a housing unit is considered overcrowded if it is occupied by more than two persons per bedroom plus one extra person.[7]

Overcrowding occurs when housing costs are so high relative to income that families need to double up in a housing unit to afford rents 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 2005-2009 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 less than 1% (165 households) in 2005-2009. Only 55 owner-households (0.3%) and 110 renter-households (0.6%) were considered overcrowded. Overcrowding rates vary significantly by household income, type, and size. Generally, lower income households and large families exhibit higher levels of overcrowding.

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.

The extent of overpayment in Rocklin is slightly more prevalent than Countywide, indicating that housing in Rocklin is less affordable to its residents than other communities in the County. According to the 2005-2009 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, 1,805 renter-households (10%) and 3,275 owner-households (18%) overpaid for housing in Rocklin. A smaller proportion of County renter-households overpaid for housing as Rocklin renter-households (7%), and a slightly

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

smaller proportion of owner-households Countywide overpaid for housing (17%) in 2005-2009 (compared to 18% in Rocklin).

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 ten-year planning period (2013-2023)[8], and analyzes the cost to preserve those units.

Assisted Housing Inventory

Table 7-23 is an inventory of publicly assisted rental housing projects in Rocklin. A total of 904 assisted rental units are provided within 11 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.

Three projects (Lyn-Roc, Quarry Oaks, and Rolling Oaks), totaling 186 assisted units, are at risk of converting to market-rate housing due to the potential expiration of the Section 8 contracts. These assisted units maintain their affordability using annual or short-term Section 8 contracts and are therefore considered "at-risk" of converting during the housing planning 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 7-23: INVENTORY OF PUBLICLY ASSISTED RENTAL HOUSING

Project Name	Total Units	Assisted Units	Household Type	Funding Source(s)	Earliest Expiration of Affordability
Placer West Apartments 6055 Placer West Drive	44	43	Family	Section 515	2064
Shannon Bay Apartments[1] 5757 Shannon Bay Drive	50	50	Family	Section 515 Redevelopment	2064
Sunset Street Apartments[1] 3655 Sunset Blvd.	104	104	Family	Section 515 Redevelopment	12/2063
Lyn-Roc Apartments[1] 6105 Sunset Blvd.	67	66	Elderly/ Disabled	Section 8	12/31/2016 (at risk)
The Oaks at Sunset[2] 201 Sammy Way	112	111	Family	Tax Credit	2040+
Quarry Oaks[1] 3950 Evelyn Avenue	43	42	Elderly	Section 8	10/31/2015 (at risk)
				Section 202	10//31/2015 (at risk)
				Redevelopment	08/14/2045
Rolling Oaks Apartments[1] 5725 Shannon Bay Drive	79	78	Elderly	Section 8	12/31/2016 (at risk)
				Section 202	12/31/2016 (at risk)
				Redevelopment	02/29/2046
Villa Serena[2] 101 Villa Serena Circle	236	235	Elderly	Tax Credit Redevelopment	09/15/2053
Stanford Court[2] 3220 Santa Fe Way	120	119	Elderly	Tax Credit Redevelopment	01/17/2057
College Manor Apartments[1] 4203 Racetrack Road	32	31	Family	Section 236(j)(1)	5/31/2028
				Tax Credits	11/1/2062
				Bonds	11/1/2062
				Redevelopment	11/1/2062
				Section 8	5/31/2028
Hidden Grove[3] 5415 Grove Street	124	25	Family	Bonds	2030
Total	1,011	904			

Note: Highlighted projects are at-risk of converting to market-rate housing.

Sources:

1. Department of Housing and Urban Development (HUD), Multifamily Assistance and Section 8 Contracts Database, 5/9/2013.
2. City of Rocklin, 2009.
3. California Communities, JPA Activity Report, 2009, https://www.psacommunities.org/fs/reports/projectsMembers/printerFriendly.asp?ID=272.

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 multi-family 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. Two projects, totaling 99 units, are for-profit owned (Lyn-Roc and College Manor). 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 five transactions between 2011 and 2013, the average price of a rental unit was $100,000 and $150,000.[10] The cost to transfer ownership of these 99 units can generally be estimated to be between $9.9 and $14.9 million.

Rental Assistance: Rental subsidies using non-federal (State, local or other) funding sources can be used to maintain affordability of the 186 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 Placer County, the fair market rent (2013) is determined to be $855 for a one-bedroom unit and $1,073 for a two-bedroom unit.

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. As indicated in Table 7-24, the total cost of subsidizing the rents for all 186 at-risk units is approximately $44,430 per month or $533,160 annually. These estimates are only intended to establish a general magnitude of subsidies required based on general conditions, and not intended to be used to establish actual subsidies for individual projects.

[10] According to loopnet.com, a website specializes in the listing of commercial properties, a sampling of five rental properties that were sold between October 2011 and February 2013 showed that the average price of a unit is approximately $100,000-$150,000.

TABLE 7-24: RENTAL SUBSIDIES REQUIRED

Unit Size	Total Units	Fair Market Rent[1]	Household Size	Very Low Income (50% AMI)[2]	Affordable Cost – Utilities[3]	Monthly per Unit Subsidy	Total Monthly Subsidy
1-br	180	$855	1	$26,650	$621	$234	$42,140
2-br	6	$1,073	3	$30,450	$688	$385	$2,310
Total	186						$44,430

Notes:
1. 2013 Fair Market Rent (FMR) as determined by HUD.
2. Placer County 2013 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. Assuming an average construction cost of $150,000 per unit, it would cost approximately $27.9 million (excluding land costs) to construct 186 new assisted units. 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 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.

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 2013 and 2021, as determined by the City's allocated share of future housing anticipated to be needed.

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 2005-2009 is displayed in Table 7-25. 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.

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:

- In general, renter-households had a higher level of housing problems (84%) compared to owner-households in the lower income categories (33%).
- Low income renter households had the highest incidence of housing problems (43%).
- Above moderate income owner households had the highest incidence of housing problems (54%). The total number of owner households experiencing housing problems (63%) was higher than the total number of renter households experiencing housing problems (37%).

TABLE 7-25: HOUSING ASSISTANCE NEEDS, 2005-2009

Household by Type and Income	Renters	Owners	Total Households
Extremely Low Income (0-30% AMI)	660 (22%)	360 (7%)	1,020
Very Low Income (31-50% AMI)	555 (19%)	565 (11%)	1,120
Low Income (51-80% AMI)	1270 (43%)	750 (15%)	2,020
Moderate Income (81-100% AMI)	250 (8%)	695 (13%)	945
Above Moderate Income (100% + AMI)	250 (8%)	2775 (54%)	3,025
Total Households	3,629	9,669	13,298

Note: 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%)
Source: Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

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 the Sacramento Area Council of Governments (SACOG), which is then distributed into four income categories. SACOG is then mandated to 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 September 2012. 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 8.5-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 3,813 new units for the 2013 to 2021 period. This allocation is distributed into five income categories, as shown below in Table 7-26.

TABLE 7-26: HOUSING NEEDS FOR 2013-2021		
Income Category (% of County AMI)	**Number of Units**	**Percent**
Extremely Low (30% or less)*	520	14%
Very Low (31 to 50%)	520	14%
Low (51 to 80%)	729	19%
Moderate (81% to 120%)	709	19%
Above Moderate (Over 120%)	1,335	35%
Total	3,813	100%

Source: Final Regional Housing Needs Plan, SACOG, 2012.

Note: * The City has a RHNP allocation of 1,040 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 1,040 very low income units may be split into 520 extremely low and 520 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 multi-family 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 and current land prices have declined during the economic recession that has affected housing and building nationwide. Land costs in the next several years may actually help keep the cost of some new housing affordable. While rising land costs tend to directly increase housing, declining land costs should give developers more options in serving the affordable housing market segment, recognizing that some land currently held by developers was purchased at substantially higher prices than may be the case now.

Data gathered from Trulia.com and Realtor.com in April 2013 indicates that land in Rocklin rages from $160,000 for 0.39 acres to $1,000,000 for .89 acres (Table 7-27).

TABLE 7-27: LAND COSTS

Lot Size	Listing Price
0.39 acre	$160,000
0.39 acres	$499,000
0.4 acres	$160,000
0.42 acres	$215,000
0.47 acres	$199,000
0.75 acres	$275,000
0.87 acres	$279,500
0.77 acres	$167,777
0.89 acres	$1,000,000

Source: Trulia.com and Realtor.com, April 2013.

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 7-28 summarizes the disposition of loan applications submitted to financial institutions for home purchase, refinance, and home improvement loans within the City of Rocklin in 2011.[11,12] 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.

TABLE 7-28: DISPOSITION OF HOME LOANS, 2011

Disposition	Home Purchase				Refinances		Home Improvement	
	Government-Backed		Conventional					
	#	%	#	%	#	%	#	%
Approved, Originated	511	73%	782	72%	2,103	61%	52	47%
Approved, Not Accepted	31	4%	57	5%	189	6%	5	5%
Denied	79	11%	104	10%	513	15%	31	28%
Withdrawn	67	10%	103	10%	418	12%	12	11%
Incomplete	12	2.9%	29	3%	215	6%	10	9%
Total	700	100%	1,075	100%	3,438	100%	110	100%

Source: Home Mortgage Disclosure Act (HMDA) data, 2011.

Home Purchase Loans

In 2011, a total of 1,075 households applied for conventional loans to purchase homes in Rocklin. The overall loan approval rate was 77% and 10% of applications were denied. 700 applications were submitted for the purchase of homes in Rocklin through government-backed loans (e.g. FHA, VA) in 2011. 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 2011, 511 were approved (73%), 79 were denied (11%), and 67 were withdrawn (10%).

Refinance Loans

Relatively low interest rates and a high prevalence of interest only, adjustable rate, and balloon payment mortgages led Rocklin residents to file 3,438 applications for home refinance loans in 2011. More than two-thirds (67%) of these applications were approved, while another 15% were denied.

Home Improvement Loans

A larger proportion of Rocklin applicants were denied for home improvement loans than any other type of loan. Although 28% of applicants were denied, 52% were approved by lending

[11] HMDA data is available by census tract. Statistics presented in Table 7-28 represent HMDA data aggregated to a geographic area that generally approximate the city boundaries of the City of Rocklin based on census tract boundaries.

[12] The most current HMDA data available at the writing of this report was 2011.

institutions in 2011. 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 more risky for lenders.

To address potential private market lending constraints and expand home improvement opportunities, the City of Rocklin offers and/or participates in a variety of programs. Such programs assist lower and moderate income residents by increasing access to favorable loan terms to improve their homes.

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 April 2013, 167 homes for sale in Rocklin were listed as foreclosures.[13] These homes were listed at various stages of foreclosure (from loan defaults, auction properties and bank owned homes) and ranged in price from $103,000 to $1.2 million. The 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. Table 7-29 shows the land use categories in Rocklin that permit residential uses.

[13] http://www.all-foreclosure.com/ , accessed April 17, 2013.

TABLE 7-29: 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	minimum 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	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	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.
Medium High Density Residential	R-2, R-3	8.5 to 15.4	Areas where multi-family 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	15.5 to 20	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, PD-MU (HDR)	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 7-30. The parking requirements are indicated in Table 7-31.

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. Pursuant to State Density Bonus law (SB 1818), 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.[14]

In 2013, Bella Vida, a senior housing development offering 140 units, received a parking reduction (0.75 parking spaces per unit which is less than the City's standard for apartments).

TABLE 7-30: 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	10,000-15,000[1] SF
RA-5	30	5 ac	5 ac	3:1[2]	3:1[2]	50, 50, 50, 50	10,000-15,000[1] SF
RA-10	30	10 ac	10 ac	4:1[2]	4:1[2]	50, 50, 50, 50	10,000-15,000[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]%
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	30-40[1]	6,000	6,500	60	65	20, 15, 10, 15	60%

Source: Zoning Ordinance, City of Rocklin, 2013.

Note:
1. Use Permit Required
2. Depth-to-Width Ratio

[14] Pursuant to the State density bonus law, the City offers density increases and/or in-lieu incentives in order to facilitate the development of housing affordable to lower and moderate income households, as well as for seniors. Depending on the percentage of affordable units and level of affordability, a maximum density bonus of 35 percent may be achieved. When a project is eligible for a density bonus increase, the applicant is also eligible to utilize the parking standards established by the density bonus law. The specific parking standards are as follows: 1) zero to one-bedroom unit: one parking space; 2) two- to three-bedroom unit: two parking spaces; and 3) four or more bedrooms: 2.5 parking spaces. These requirements include guest and handicapped parking.

TABLE 7-31: 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 2.45 spaces per unit with 2+ bedrooms
Secondary residential units	1 space (uncovered) for 1-bedroom unit 2 spaces (1 enclosed garage) for units with 2+ bedrooms

Source: Zoning Ordinance, City of Rocklin, 2013.

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, enacted since the City adopted the 2002-2007 Housing Element, 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 multi-family 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.

Several multi-family residential projects in the PD zone have been approved by the City in recent years. The Vicara at Whitney Ranch Project, which includes 264 units on a 10.6-acre site, achieved a density of 24.9 units per acre within the PD-20 zone. The Rocklin 94 development provides 94 units on 4.7 acres, yielding 20 units per acre, also within the PD-20 zone. The Whitney Ranch Apartments project provides 156 units on 7.6 acres, yielding 20.5 units per acre, also within the PD-20 zone. The Montessa project is another example of a High Density Residential multi-family project approved by the City. This project achieved a density of 17.4 units per acre and provides 171 units on 9.84 acres.

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, multi-family housing, second units, mobile homes, emergency shelters and transitional housing, among others. Table 7-32 below 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 7-32: HOUSING TYPES PERMITTED BY ZONE

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

P = Permitted; *C* = Permitted Subject to a Conditional Use Permit (CUP); -- = Not Permitted
**Subject to 300-ft spacing requirement.
Source: Zoning Ordinance, City of Rocklin, 2008.
Note: Most land in the City that is designated for multi-family 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. Although development regulations vary for each PD District, the City has attached information from the North West Rocklin General Development Plan (aka Whitney Ranch) outlining specific uses permitted and applicable development standards as a typical example. See Appendix D.

Single Family Homes

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

Secondary Residential Units

The Zoning Ordinance defines a secondary residential unit as a second independent single-family 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 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). 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 September 2002 requires local governments to use a ministerial, rather than discretionary process for approving second units (i.e., second units otherwise compliant with local zoning standards can be approved without public hearing).

Second units that meet the following performance standards are permitted in all single-family residential zones:

- Each one-bedroom secondary dwelling unit shall be a minimum 275 square feet. Additional bedrooms or rooms designated other than bedrooms shall increase the total square footage of the dwelling unit by a minimum of 75 square feet per room.
- The secondary dwelling unit shall not exceed 40% of the square footage of the principal residential unit, excluding garages.
- Secondary dwelling units shall be designed and constructed to be compatible with the primary residential structure and the immediate neighborhood.

From 2008 - 2013, three secondary dwelling units have been requested and approved by the City.

Mobile Home Parks

Mobile homes offer an affordable housing option to many low and moderate income households. According to the State Department of Finance (2013), approximately 2% of Rocklin's housing stock consists of mobile homes. Mobile home parks are permitted in all residential zones, subject to a CUP. Four large mobile home parks with a total of over 400 mobile homes are located in Rocklin: the Rocklin Mobile Home Park, Royal Oaks, Shady Spot, 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; and
- 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.
- 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. 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.

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.

Multi-Family Housing

According to the State Department of Finance (2013), multi-family 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 multi-family 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 multi-family housing, development standards and permit processing procedures are not unduly onerous or serve to constrain multi-family housing development.

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 2006-2010 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 multi-family 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.

Emergency Shelters

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. The City's Zoning Ordinance permits emergency shelters via a ministerial process in the Del Mar Business Park, PD-LI zone. This is an area located along a transportation route with access to public transportation. This zone encompasses nine parcels totaling 67.4 acres. Vacant land and underutilized properties are available in this zone to accommodate at least one shelter, as required by State law.

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.

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 multi-family apartments. A jurisdiction should be able to regulate transitional and supportive housing facilities that are configured as group quarters differently than those that are configured as regular residential development.

In 2011, the Rocklin Zoning Ordinance was amended to address different types of transitional and supportive housing. Traditional single- and multi-family 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 (SROs)

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 C-2 zone, consistent with AB 2634 enacted in 2006.

Criteria that would be used to review 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. In most cases, staff suggests that the applicant discuss the request with the neighbors surrounding the project before filing an application. Public outreach is an important part of the planning process

and it is usually better to understand neighbor concerns prior to formalizing designs for the public hearing.

The development process begins with submittal of the formal planning application along with the proper documents and fees. The Planning Division accepts the application and is responsible for routing it to other City departments and outside agencies for review and comment. The Planning Division is also responsible for keeping the applicant informed about any significant comments and requirements or conditions received from other departments and agencies. In addition, the Planning Division is responsible for determining the type of environmental document that would be needed for the project.

For applications that require a hearing before the Planning Commission or City Council, Planning Division staff will discuss the staff recommendation and schedule the public hearing. Projects that have been determined to have potential environmental impacts (i.e., not exempt from the California Environmental Quality Act (CEQA)) will not be scheduled for a public hearing until after the appropriate environmental document has been prepared, circulated for public review and finalized. The applicant or a designated representative must be present at any hearing to explain requests and to answer questions. A favorable decision frequently includes conditions of approval that are necessary to carry out the provisions and intent of the Zoning Ordinance.

If an application included a tentative subdivision or parcel map that was approved during the public hearing process, the applicant can submit the final map, grading plans, and final improvement plans to the Engineering Division for plan check. The Engineering Division reviews the plans for compliance with City engineering standards and to ensure that all relevant Planning Commission or City Council conditions imposed on the project have been included. The map and plans are also routed to other appropriate departments such as fire and utility agencies for review and comment as applicable.

After the public hearing for a building project, the applicant's architect and/or engineer can submit working drawings to the Building Division for plan check. The Building Division is responsible for routing the plans to other appropriate departments for review and comment. Developers are permitted to submit building plans to the Building Division prior to the public hearing; however, they do so at their own risk as the reviewing body may reject the proposal or require revisions to the plan set.

Once the necessary permits have been obtained from the Building Division and construction commences, the Planning Division is responsible to inspect the development for the following:

- Compliance with conditions of approval imposed by the City Council and Commission;
- Compliance with the Zoning Ordinance;
- Compliance of architectural detail, materials and colors as approved;
- Compliance with requirements for screening of mechanical equipment, outdoor lighting fixtures, landscape completion, parking requirements and signage; and
- Compliance with environmental mitigation imposed on the project.

When the permitted work is complete, the applicant requests a final inspection from the Planning Division. A staff planner will visit the project to ensure that all Planning Division provisions have been completed. A similar Fire Department and Engineering Division inspection may also be required. Once completed, final clearance for issuance of a Certificate of Occupancy is forwarded to the Building Division.

As indicated in Table 7-33, the planning processing time is approximately four months for apartments and six months for condominiums. These are reasonable timeframes, especially compared to communities where it could take years to process and approve multi-family developments. Rocklin's development permit procedures are necessary to ensure proposed projects meet the City's established standards and regulations and do not unduly constrain or delay the development of housing.

In 2012, the City amended its Zoning Ordinance to create the Business Attraction, Retention and Revitalization Zone (BARRO Zone) as 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. Therefore, the cost of approving these projects is significantly less and the time involved should be much faster than the traditional processes.

TABLE 7-33: DEVELOPMENT REVIEW PROCESS

Type of Development	Approving Authority	Approximate Planning Processing Time[1]	Building Permit Review Time[2] (working days)
Single-Family Tentative Maps	City Council	6 months with Negative Declaration; 12-18 months with EIR	1st review: 5-10 days 2nd review: 20 days
Single-Family Homes	Staff (most homes)	Simultaneous with building permit review	1st review: 15-20 days 2nd review: 45 days
	Planning Commission (very few homes)	4 months	1st review: 15-20 days 2nd review: 45 days
Condominiums	City Council	6 months with Negative Declaration	1st review: 15-20 days 2nd review: 45 days
Apartments	City Council	4 months with Negative Declaration	1st review: 15-20 days 2nd review: 45 days
Secondary Residential Units	Staff	Simultaneous with Building Permit	1st review: 15-20 days 2nd review: 45 days
Residential and Mixed Use in BARRO Zone	Staff	2 months with Negative Declaration	1st review: 15-20 days 2nd review: 45 days

Source: Community Development Department, City of Rocklin, 2013.

1. Time commences after applicant's application has been determined to be completed.
2. Timing for second reviews is based on when an applicant can turn around his/her second submittal with all the corrections that were noted by the City in the first review.

Design Review

Design review is required for all non-residential and multi-family 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. The City is currently in the process of evaluating permit streamlining options and may eventually eliminate this requirement.

In any event, 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 multi-family development projects, including those that are affordable to moderate and lower income households. Recent examples of small lot single-family residential projects include, but are not limited to: Sunset West Lot 48, West Oaks Subdivision and Whitney Ranch Lot 17. Recent multi-family projects include, but are not limited to: William Jessup University dormitories and the Bella Vida Senior Citizen Independent Living Complex.

The objective of design review is to encourage originality in building and landscaping design in a manner that will enhance the physical appearance 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 also something that based upon the City's experience, developers typically utilize to make their project more appealing from a marketing perspective.

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. The City also allows developers to submit building permit and improvement plan drawings for preliminary review before processing of Design Review and other entitlements has been completed if they wish to help expedite the plan check process.

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 fire hydrant within the subdivision;
- Fire hydrants and connections 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 General Plan, Specific Plans, Zoning Ordinance, Subdivision Ordinance, other requirements of the City Engineer and each applicable utility provider.

The City also may require dedication of land for public use. Dedicated rights-of-way must be designed, developed, and improved according to City standards. The City of Rocklin street design criteria are summarized in Table 7-34.

TABLE 7-34: ROADWAY DESIGN CRITERIA

Roadway Type	Right-of-Way	Curb-to-Curb	Stopping Sight Distance
Cul-de-Sac	42-ft	34-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, March 2006 (verified in 2013).

In addition to improvements and dedication of public land, residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities 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. Fees set by regional agencies through a Joint Powers Authority include 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.

Rocklin's planning and zoning permit processing fees are summarized in Table 7-36. The City's fees are evaluated annually and adjusted as necessary to reflect the costs of services, consistent with State law. The City recognizes the financial impact of development fees on affordable housing development. As available, affordable housing funds 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.

Appendix E provides a Residential Fee Comparison by City Fees to illustrate the actual fees and exactions charged.

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 multi-family 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 multi-family 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 multi-family unit (Secret Ravine) • $274 per single-family unit (Antelope Creek) • $113 per multi-family 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 multi-family development • 0.01050 multiplied by valuation of single-family development • $4,187 per single-family unit • $2,130 per multi-family unit
Highway 65 Interchange Improvement Fee[3]	Fund Highway 65 improvements	• $294 to $1,447 per single-family unit • $200 to $985 per apartment unit • $252 to $1,240 per condominium
Placer County Capital Facilities Impact Fee[3]	Offset incremental impacts of growth within Rocklin on general county services	• $2,472 per single-family unit • $1,800 per multi-family unit • $1,625 per senior unit
South Placer Regional Transportation Improvement Program Traffic Fee[3]	Offset incremental impacts of growth to the sub-regional transportation system	• $1,915 per single-family unit • $1,175 per apartment unit • $1,478 per townhome/condominium
Fire Service[4]	Fund fire service to serve new development areas.	• $500 per unit

Source: Community Development Department, City of Rocklin, November, 2012

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.

TABLE 7-36: PLANNING, ENGINEERING, AND PUBLIC WORKS FEES[1]	
Service Provided	**Fee Amount**
Annexation	$17,487
Conditional Use Permit	
City Council Review	$13,252
Planning Commission Review (new building)	$9,888
Planning Commission Review (existing building)	$7,496
Review of Less Intense Uses	$5,133
Environmental	
Initial Study (Negative Declaration)	$5,166
Initial Study (Mitigated Negative Declaration)	$6,311
Mitigation Monitoring	$2,208
Environmental Impact Report	$1,081 to $93,623
Design Review	$4,233 to $9,888
Development Agreement	$28,178
General Development Plan	
First 100 acres	$13,475
Incremental fee each additional 100 acres	$1,122
General Plan Amendment	
First 100 acres	$11,434
Incremental fee each additional 100 acres	$2,565
Historical Review	$1,224
Tentative Subdivision Map	$17,715 (First 50 lots)
Variance	
Planning Commission Review	$5,036
Administrative-Staff Level Review	$729
Zone Change	
Less than 20 acres	$9,846
Greater than 20 acres	$10,850
Engineering and Public Works	
Final Map Check - Subdivision	$8,009
Final Resident Parcel Map Check	$2,407
Improvement Plan Revision	$503
Public Improvements and Subdivision Plan Check /Inspection Fee	% of Construction Valuation
Certificate of Compliance Processing	$3,652
Grading Plan Check	$2,091
Grading Inspection	$1,303
Landscape Plan Check/Inspection	$2,492

Source: Community Development Department, City of Rocklin, November, 2012.

Notes: Fees are typically updated annually. Call the Community Development Department for the updated fees information.

1. It should be noted that the City is in the process of re-evaluating its Planning, Engineering and Public Works Fees and will likely be making reductions to many of the amounts currently listed.

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's Police 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. When violations are identified or cited, staff often encourages property owners to seek assistance through the Housing Rehabilitation Program offered by the City if they qualify and funds are available. Although these standards and the time required for inspections increase housing production 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.

Building Code

The City has adopted the 2010 California Building Codes, which are based on the International Building Codes. The City's building code requires new multi-family 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 place literature regarding the extent of and procedures for requesting reasonable accommodation at public counters. 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.[15] In 2011, the City of Rocklin amended its Zoning Ordinance to remove the definition of "family".

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 of housing.

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 a discussion paper issued by PCWA entitled *Surface Water Supply Update for Western Placer County in March 2001*, PCWA concluded that its water entitlements were sufficient to meet the projected demands based on

[15] 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.

current General Plan provisions.

As required by State law, the City of Rocklin has consulted with PCWA in the development of its 2012 General Plan Update to assure that there will be adequate water supply to serve future development. In their August 2006 *Integrated Water Resources Plan*, PCWA concluded that its water entitlements were sufficient to meet the projected demands based on current and proposed General Plans in western Placer County. In addition, the City of Rocklin General Plan Update Environmental Impact Report (2011) 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 Public Facilities and Services Element includes policies to facilitate water conservation to help maintain adequate water supply for the community.

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 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 2007 Systems Evaluation, which considered buildout development within the 2005 Regional Service Area boundary based on the city and county general plans and specific plans as of June 2004, plus urban growth areas outside of the 2005 Regional Service Area boundary. 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 designated redevelopment areas 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 contribution of growth under the existing 2012 General Plan Update 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.

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, 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) designation for all established flood plain areas, and restricts development that would 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 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 grassland 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 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 fire fighting problems due to lot and 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

AVAILABILITY OF SITES FOR HOUSING

State law requires each community to play a role in meeting the region's housing needs. As such, the Sacramento Area Council of Governments (SACOG) has allocated the City of Rocklin housing production goals between January 1, 2013 and June 30, 2021. This section discusses how Rocklin will provide adequate residential site capacity within the community to accommodate its share of regional housing needs during the planning period.

RHNP REQUIREMENT

Under the Regional Housing Needs Plan (RHNP) developed by SACOG, Rocklin has been assigned a housing need target or its share of regional housing needs. This housing target refers to the City's share of new housing needed to accommodate population and employment growth in the region. According to the RHNP, Rocklin's share of regional future housing needs is a total of 3,813 new units through the year 2021. This allocation is distributed into the various income categories, as shown below in Table 7-37.

TABLE 7-37: HOUSING NEEDS FOR 2013-2021

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)*	520	13.65%
Very Low (31 to 50%)	520	13.65%
Low (51 to 80%)	729	19.1%
Moderate (81% to 120%)	709	18.6%
Above Moderate (Over 120%)	1,335	35%
Total	3,813	100.0%

Source: Final Regional Housing Needs Plan, SACOG, 2012.

Note: * The City has a RHNP allocation of 1,040 very low income units (inclusive of extremely low income units). Pursuant to new 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. 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.

The California Department of Housing and Community Development (HCD) determined that the region's projected growth for the Regional Housing Needs Allocation (RHNA) period from 2013-2021 was 104,970. The 104,970 was then distributed amongst all the jurisdictions, based in part on their respective growth plans, to create the total number of dwelling units that were anticipated to be constructed in each jurisdiction.

SITES FOR RESIDENTIAL DEVELOPMENT

As mentioned earlier, the City suffered greatly from the loss of Redevelopment Agency funding, due to state legislation eliminating Redevelopment Agencies effective February 2012. The City's Redevelopment Agency was able to fund numerous affordable housing developments, both rental and purchase housing, within the City of Rocklin.

As part of this Housing Element update, the City identified sites designated for or proposed to be designated for residential development and Table 7-38 lists these sites and identifies the zoning, acreage, and unit potential (number of units that can be accommodated) on each site to create an available sites inventory demonstrating that assigned RHNA numbers can be accommodated. A detailed listing of these sites is provided in Appendix C. The sites available vary in size, from a property slightly more than an acre (Triton Tower) to one parcel with an area of 70 acres (Sierra College east of Rocklin Road).

Although the general plan designations allow for a range in density, the City has used the minimum density of the designation or zone as a conservative assumption unless a specific entitlement has been issued.

Although the state has indicated a default density of 30 du/acres as being needed to accommodate affordable housing, a recent survey completed by SACOG shows that the densities necessary to develop affordable housing range from 6 units per acre to 43 units per acre. Out of approximately 130 projects, 12 were developed between 22 and 25 units per acre, and 10 were developed at 30 units per acre or more. The majority of projects were built at densities between 17 and 24 units per acre.

The City also attended a meeting at which Mercy Housing and Mutual Housing discussed what is needed from a jurisdiction in order to make an affordable project work. Both Mercy Housing and Mutual Housing expressed their main concern as being that their product would fit within what was currently occurring in the community. It is not their approach to come in with a project of 30 units per acre if the City is more interested in 20–25 units per acre. It was also discussed that if there is an available parcel zoned for high density (30 du/acre for Rocklin) and that particular density does not currently fit in the particular area, the parcel is not something an affordable developer would pursue.

The cost of different construction types was talked about briefly, with the possibility that housing costs can increase when the density increases because of the required materials, e.g., steel frame versus wood frame. However, both Mercy Housing and Mutual Housing were more concerned with the parcel sizes available and the incentives the City would offer. Reduced parking is a primary incentive sought by both affordable developers. This issue has largely been addressed by state density bonus laws and the City will continue to work with all developers to ensure that the project meets the needs of the community and residents, and remains viable for the developer.

In Rocklin specifically, the City has shown that it can develop low income housing with less than the proposed 30 units per acre, as demonstrated by the Vicara at Whitney Ranch project

developed in the PD-20 zone (264 units deed-restricted as affordable ownership units to low income households); the PD-20 zone can facilitate housing for lower income households.

In most cases, housing options for very low and low income households in Rocklin are more likely limited to apartments and potentially townhomes and condominiums available for rent. The development of these housing types will occur primarily on sites designated for higher density use, where the minimum density is 22 units per acre or above. The City has completed two tax credit projects – Villa Serena and The Oaks – that are affordable to very low and low income households with incomes up to 60% of the AMI. These projects demonstrate the feasibility of developing lower income housing in the City's multi-family and planned development districts. In fact, these projects were developed at medium high densities; The Oaks was constructed at 13.5 units per acre and Villa Serena was developed at 10.9 units per acre.

The City of Rocklin seeks to balance housing affordability and the desire of the community to maintain its low-profile development character. Based on the above information, taking into account view points of affordable housing developers and looking at what has been built in the community in the past ten years, the City of Rocklin strongly believes it is appropriate to rely on parcels that 22 units per acre or above (PD-MU (HDR)) to meet the City's RHNA and facilitate the development of housing affordable to lower income households.

Market-rate housing, such as Winstead and Stanford Heights, can provide some affordable housing opportunities for low and moderate income households at moderate densities between 15 and 16 units per acre. All of these projects were developed with PD zoning.[16]

Based on a conservative assumption of 22 units per acre, the PD-MU (HDR) sites totaling 259.4 acres listed in Table 7-38 can accommodate 2,849 new units at densities providing the potential for housing affordable to lower income levels. It should be noted that the total unit potential has been reduced by 50% as a conservative measure because of the Mixed Use category and potential for non-residential development. All multi-family sites with the potential to facilitate lower income housing are large properties adequate to accommodate projects of reasonable size. Moderate income housing can be accommodated by medium-high density multi-family residential sites zoned PD-10, PD-12, PD-MU, PD-20 and R-3. Sites in these zones can potentially accommodate 1,395 new units.

It should be noted that in order to address Rocklin's Regional Housing Needs Allocation (RHNA) for the above moderate income category for the 2013-2021 cycle identified in Table 7-37, the table includes a number of approved projects that are yet to be constructed that will continue to provide additional housing opportunities for above moderate income households in the City. These projects include, but are not limited to: Clover Valley (558 units), Granite Lakes Estates (98 units), Vista Oaks/Highlands Parcel A (120 units), Whitney Ranch Phase II (1,376

[16] According to the City's rent survey conducted in 2012, monthly rents at Stanford Heights were: $835-$905 for one-bedroom units; $995-$1,150 for two-bedroom units; and $1,140-$1,340 for three-bedroom units. Monthly rents for Winstead were: $950-$1,175 for one-bedroom units; $1,250-$1,260 for two-bedroom units; and $1,600 for three-bedroom units. These rents are affordable to low and moderate income households as shown in affordable housing costs presented in Table 7-22.

units), the Croftwood subdivision (156 units) and Rocklin 60 (170 units). Other sites designated with densities that will provide housing opportunities for above moderate income households that currently do not have full entitlements include, but are not limited to: The Summit and remaining un-entitled portions of Whitney Ranch Phase II. This does not include other infill sites that are also still available for development.

TABLE 7-38: AVAILABLE SITES FOR RESIDENTIAL DEVELOPMENT

Site Name	Zoning	Approximate Vacant Acreage	Permitted Density (Units/Acre)	Potential Units/Acre	Unit Potential	Affordability Potential
Whitney Ranch Parcel 2	Proposed PD-MU (HDR)	18.7 acres	22 to 30	22	411	
Whitney Ranch Parcel 3	Proposed PD-MU (HDR)	11.8 acres	22 to 30	22	259	
Whitney Ranch Parcel 10	Proposed PD-MU (HDR)	6.9 acres	22 to 30	22	151	
Whitney Ranch Parcel 113 (portion west of University Ave.)	Proposed PD-MU (HDR)	17.7 acres	22 to 30	22	389	
Yankee Hill Area	Proposed PD-MU (HDR)	11.5 acres	22 to 30	22	253	
Lowe's Site	Proposed PD-MU (HDR)	12.8 acres	22 to 30	22	281	
Sierra Pine Area	Proposed PD-MU (HDR)	33.7 acres	22 to 30	22	741	
Sierra College property east of Sierra College Blvd.	Proposed PD-MU (HDR)	70.8 acres	22 to 30	22	1,557	
Sierra College property south of Rocklin Road	Proposed PD-MU (HDR)	27.9 acres	22 to 30	22	613	
Aguilar Area East	Proposed PD-MU (HDR)	13.9 acres	22 to 30	22	305	**Lower**
China Garden Road Area	Proposed PD-MU (HDR)	8.1 acres	22 to 30	22	178	
Big Gun Quarry Area	Proposed PD-MU (HDR)	8.1 acres	22 to 30	22	178	
Front Street Area	Proposed PD-MU (HDR)	10.3 acres	22 to 30	22	226	
Deercreek Lumber Area	Proposed PD-MU (HDR)	1.8 acres	22 to 30	22	39	
Coppervale Drive Area	Proposed PD-MU (HDR)	5.4 acres	22 to 30	22	118	
Summary of Lower Income Site Availability						
	Straight Total:	**259.4 acres**	Straight Total:		**5,699**	
	Adjusted Total:		Total Unit Potential with 50% of MU deducted		**2,849**	
RHNA Allocation for Lower Income Categories					**1769**	
Difference Between RHNA Allocation for Lower Income Categories and Proposed Inventory					**+1080**	
Aguilar Area West	R-3	11.6 acres	9 to 15	9	104	**Moderate**
Triton Tower	PD-MU	1.2 acres	10 to 40	15	10[2]	
Whitney Ranch Parcel 42	PD-12	14.2 acres	9 to 15	9	127	
Whitney Ranch Parcel 44B	PD-10	12.6 acres	9 to 15	9	113	
Whitney Ranch Parcel 1	Proposed PD-20	8.6 acres	16 to 20	16	137	
Whitney Ranch Parcel 8	PD-20	11.9 acres	16 to 20	16	190	
Whitney Ranch Parcel 110A	Proposed PD-MU	9.8 acres	10 to 30	10	98	
Whitney Ranch Parcel 110B	Proposed PD-MU	12.9 acres	10 to 30	10	129	

TABLE 7-38: AVAILABLE SITES FOR RESIDENTIAL DEVELOPMENT

Site Name	Zoning	Approximate Vacant Acreage	Permitted Density (Units/Acre)	Potential Units/Acre	Unit Potential	Affordability Potential
Whitney Ranch Parcel 107B	Proposed PD-MU	6.0 acres	10 to 30	10	60	
Whitney Ranch Parcel 108B	Proposed PD-MU	20.4 acres	10 to 30	10	204	
ZL Rocklin[2, 3]	PD-MU	5.9 acres	10 to 40	24	140	
SSW Lot 2A	PD-18	10.8 acres	16 to 20	16	172	
Downtown Plan Blocks 2,3,4	Proposed PD-MU	8.7 acres	10 to 20	10	87	
Downtown Plan Blocks 5,6	Proposed PD-MU	3.5 acres	10 to 20	10	35	
Downtown Plan Blocks 34,36,38,39	Proposed PD-MU	9.4 acres	10 to 40	10	94	
Downtown Plan Blocks 35,37	Proposed PD-MU	3.1 acres	10 to 25	10	31	
Downtown Plan Block 33	Proposed PD-MU	1.9 acres	10 to 40	10	19	
Downtown Plan Blocks 41, 43	Proposed PD-MU	5.9 acres	10 to 30	10	59	
Downtown Plan Blocks 40, 42	Proposed PD-MU	2.8 acres	10 to 25	10	28	
Downtown Plan Block 46	Proposed PD-MU	6.8 acres	10 to 30	10	68	
Downtown Plan Block 44	Proposed PD-MU	1.4 acres	10 to 25	10	14	
Downtown Plan Block 45	Proposed PD-MU	1.7 acres	10 to 30	10	17	
Downtown Plan Block 48	Proposed PD-MU	7.5 acres	10 to 25	10	75	
Downtown Plan Blocks 52 thru 57	Proposed PD-MU	8.5 acres	10	10	85	
Granite Drive HDR	Proposed PD-20	22.1 acres	16 to 20	16	328[4]	
West Oaks Subdivision HDR site	Proposed PD-20	5.5 acres	16 to 20	16	88	
Sierra College Apartments	Proposed PD-20	10.2 acres	16 to 20	16	163	
West Corner of Sunset Boulevard and South Whitney Boulevard	Proposed PD-20[1]	8.5 acres[1]	16 to 20	16	136	
Snecchi	Proposed PD-20[1]	5.0 acres[1]	16 to 20	16	80	
Summary of Moderate Income Site Availability						
	Straight Total:	**228.4 acres**	Straight Total:		**2791**	
	Adjusted Total:		Total Unit Potential with 50% of MU deducted		**1395**	
RHNA Allocation for Moderate Income Category					**709**	
Difference Between RHNA Allocation for Moderate Income and Proposed Inventory					**+686**	

TABLE 7-38: AVAILABLE SITES FOR RESIDENTIAL DEVELOPMENT

Site Name	Zoning	Approximate Vacant Acreage	Permitted Density (Units/Acre)	Potential Units/Acre	Unit Potential	Affordability Potential

Source: Community Development Department, City of Rocklin, May 2013

Note: *Permitted densities are rounded to whole numbers.

1. Indicates sites where net acreage is utilized. For all other sites, the acreage represented is gross acreage.
2. The unit count for this site is dictated by an approved General Development Plan (i.e., site specific zoning) and an approved Design Review application. Modifications to the number of units or the architectural designs would require approval of a General Development Plan Amendment (i.e., re-zoning) and a modification to the existing Design Review entitlement. Based on upon a telephone survey conducted by City staff in December 2008, the square footage proposed for individual residential units associated with the Triton Tower and ZL Rocklin sites are comparable to other existing and newly developed projects in Rocklin where rents and/or purchase prices are consistent with the income ranges that have been assumed.
3. This site (ZL Rocklin) is subject to a Development Agreement (Ord. 931) which expands the effective term of the entitlements from two to seven years and requires that at least 10% of the residential units on the site will be available for moderate income households. However, based on current market conditions, all 140 units are expected to be affordable to moderate income households.
4. The density for this site is based on a preliminary site plan.

FIGURE 7-3: AVAILABLE SITES – MAP 1

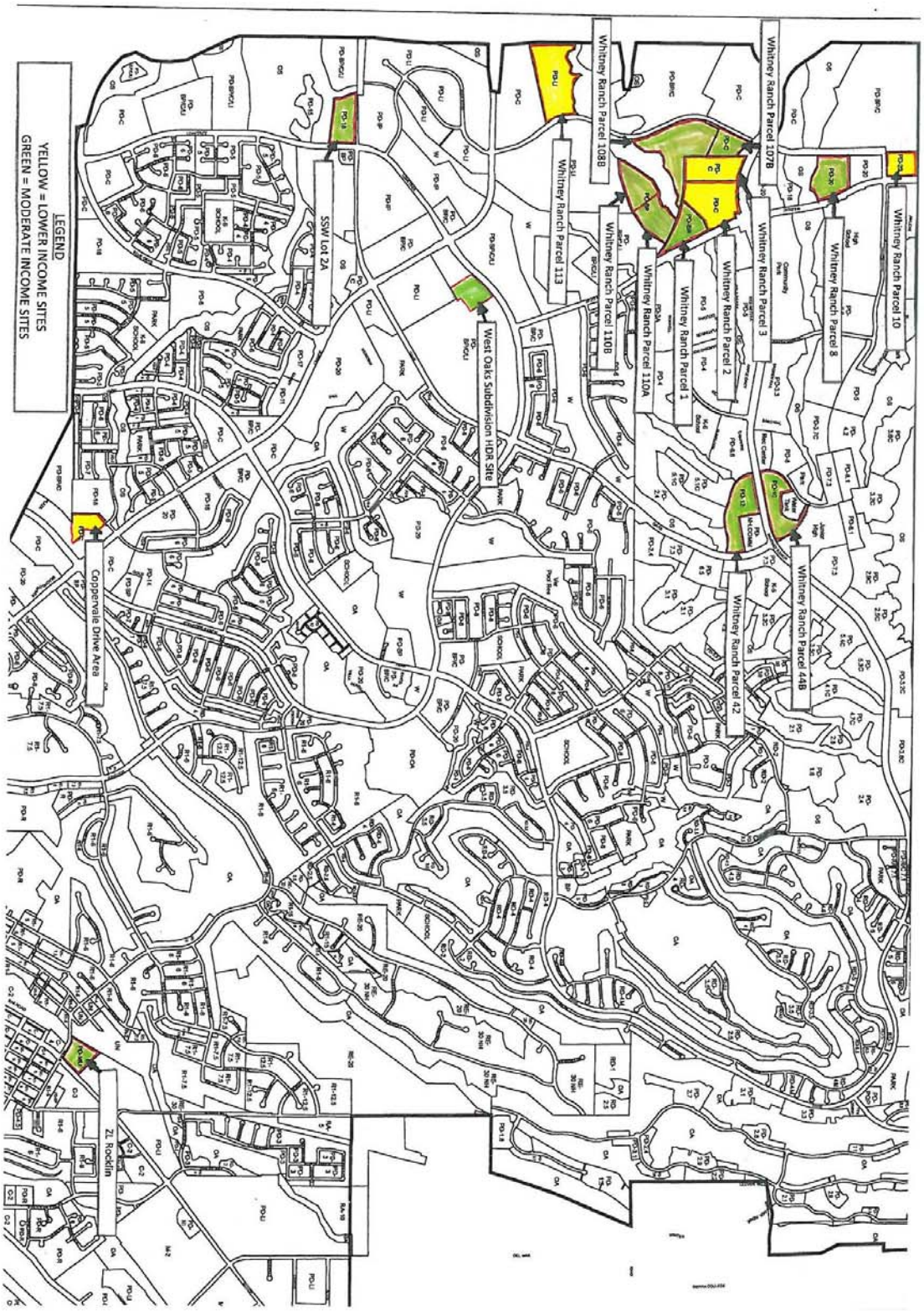

FIGURE 7-4: AVAILABLE SITES – MAP 2

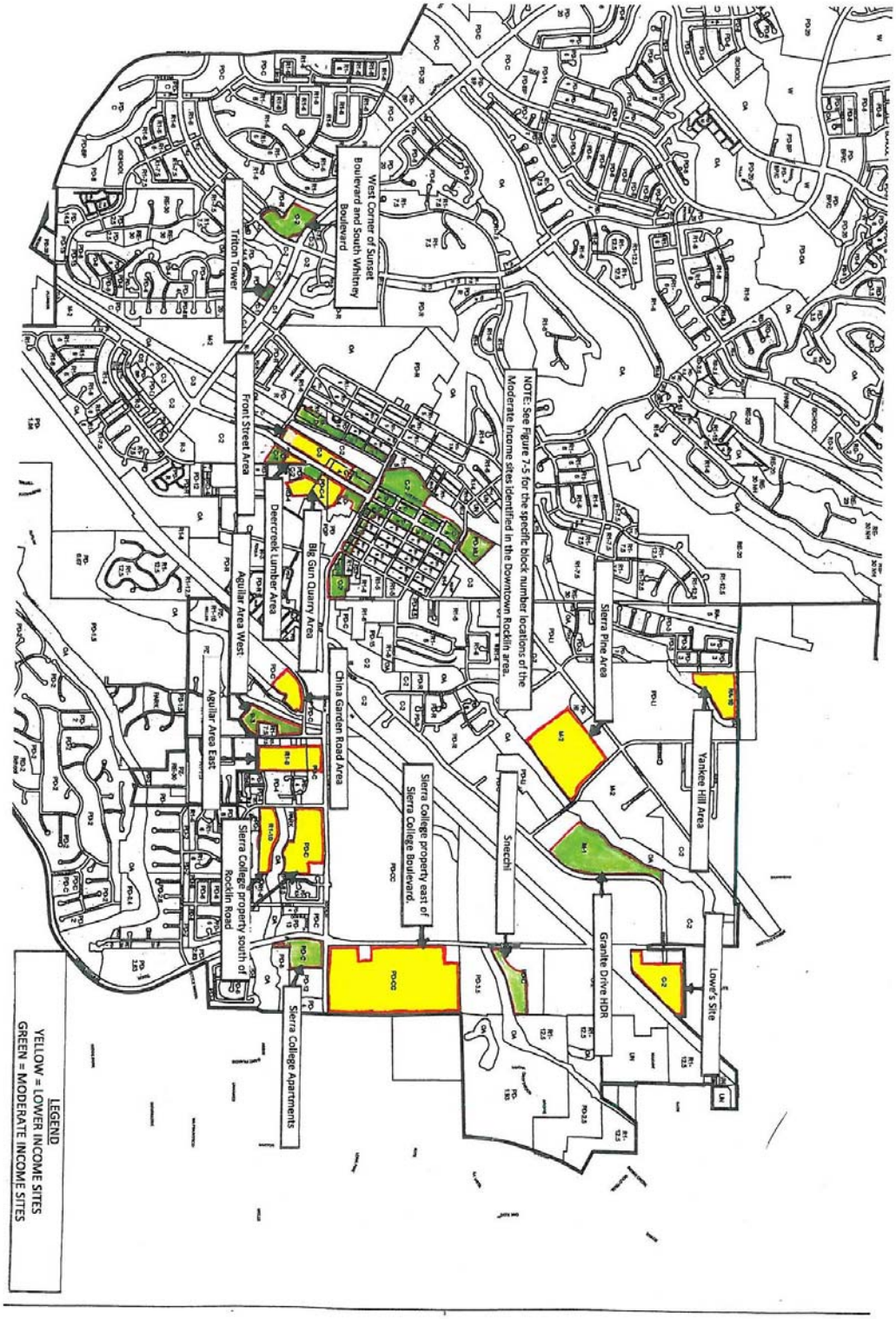

FIGURE 7-5: AVAILABLE SITES – MAP 3

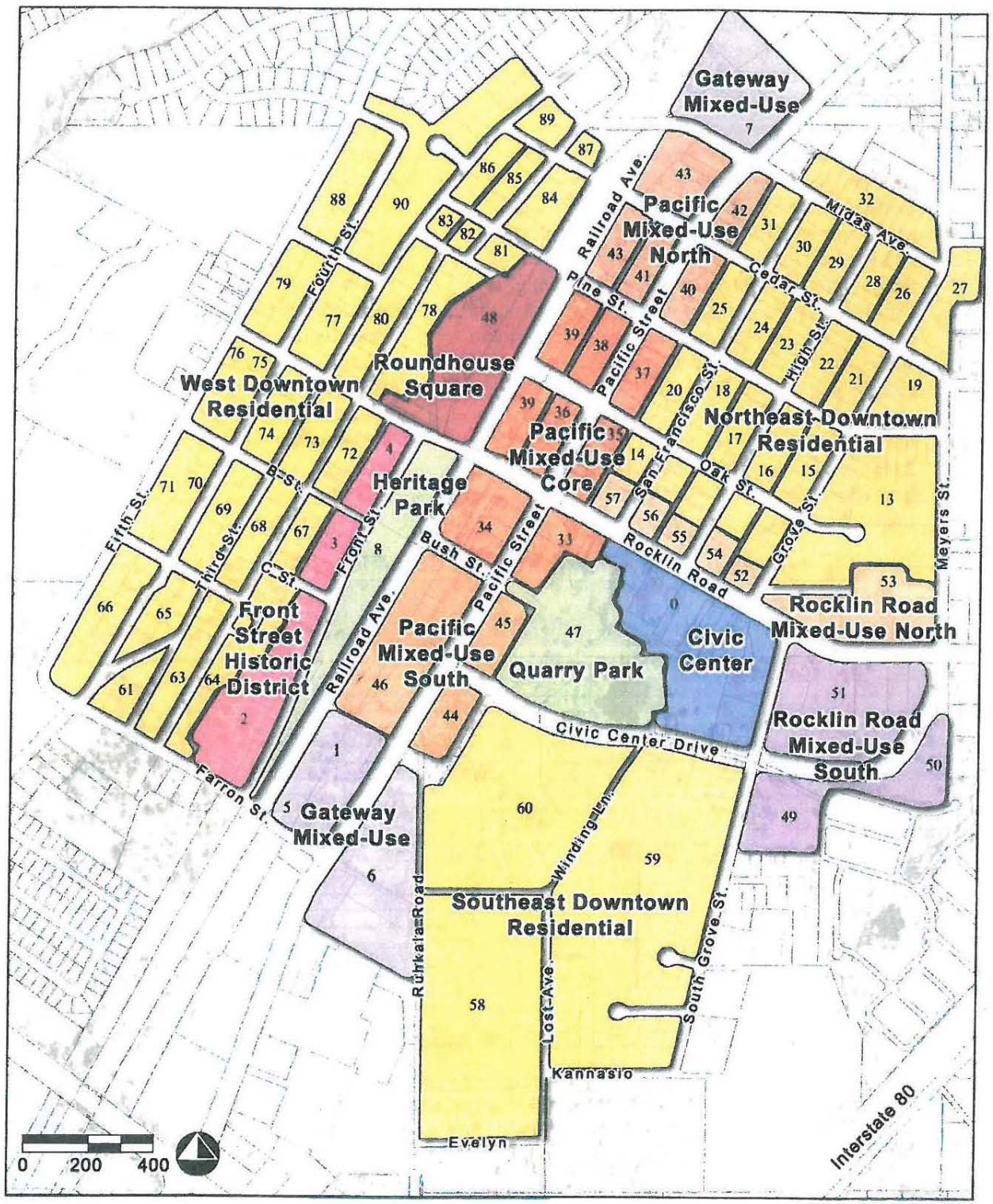

Table 7-38 shows the remaining Surplus/Deficit number of RHNA dwelling units that are currently needed to the year 2021. Based upon this calculation, the City has demonstrated that the development opportunities created by the current available sites listed in Table 7-38 exceed the City's RHNA allocation for both lower and moderate income units.

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.

As a suburban community, 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.

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 will be "entitled" to receive an annual allocation of CDBG funds directly from HUD and will no longer 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 receiving $180,000 in CDBG funds for FY 2013-2014. 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.

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.

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.

The level of 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. 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 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; thermostats at night; low-flow shower heads; window treatment 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 multi-family 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 to help manage their energy use and save money on their monthly energy bills.

7.5 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 2013-2021 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 Appendix B.

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 is 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 2013 with the City's Housing Coordinator, 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 opportunties 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.

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 multi-family 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 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 Repair Program

Many lower income homeowners lack sufficient financial resources to obtain private funding for repairs. Owners of rental units occupied by lower income households often cannot financially perform repairs to dwelling units from the rents they can charge. To encourage private rehabilitation efforts, the City offers a Home Repair Program. Eligible home repair activities include 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. Single-family homes, multi-family dwellings and mobile homes are eligible for assistance. The interest rate on the loan can be as low as 3% for qualified applicants. Program marketing efforts will be focused in the Old Town/Central Rocklin area where the greatest repair/rehabilitation needs exist. Historically, funding for this program has been provided through a grant from the State of California under the federal Community Development Block Grant (CDBG) program; Rocklin is now a HUD Entitlement city and receives CDBG funds directly from HUD. However, allocations of CDBG funds have declined over the years. As a result, the City will supplement this program with funding from revolving loan funds from CDBG program income. In addition HUD CDBG funds have been used to provide grants for seniors, 62 years and older for minor home repair projects.

Responsible Agency: Community Development Department/Housing Services

Financing: HUD/CDBG funds

Objectives and Timeframe: 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.

2. Code Enforcement and Abatement

The City's Police 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. 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.

Responsible Agency: City of Rocklin, Police Department/Code Compliance Services

Financing: General Fund

Objectives and Timeframe: 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.

3. Inspection Program

The City, on a request basis, inspects residential properties to identify health and safety hazards, and other building code violations that should be corrected. A more comprehensive voluntary building code inspection is performed by the Building Department for an inspection fee that covers the cost of this service. The fee may be waived for dwellings occupied by disabled, very low or extremely low income households. Owners of these units would be offered an opportunity to participate in the City's Home Repair Program.

Responsible Agency: City of Rocklin, Community Development Department/Police Department/Code Compliance Services

Financing: General Fund

Objectives and Timeframe: Prepare a brochure that describes the Inspection Program and make it available at the Community Development Department public counter and advertise the program on the City's website. Provide information about the Home Repair Program to owners of all homes in need of repair.

4. 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.

Responsible Agency: City of Rocklin, Community Development Department
Financing: General Fund
Objectives and Time Frame: 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.

5. Preservation of Existing Affordable Housing Stock

State law requires jurisdictions to provide in their housing elements a program to preserve publicly-assisted affordable housing projects at risk of conversion to market-rate housing. As of 2013, the City has a total of 904 assisted rental units in 11 developments in its jurisdiction. Of these projects, three projects (186 assisted units) are technically at risk of conversion to market-rate housing during the 2013-2021 period (Table 7-23) through the expiration of various financing sources including Section 202, Section 8 or Redevelopment funds.

Responsible Agency: City of Rocklin, Community Development Department, Housing Services
Financing: General Fund
Objectives and Timeframe: 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:

- 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 received through the City's Comcate database (a program that residents can email questions regarding various City related issues).

6. 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.

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
Objectives and Timeframe:	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.

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.

7. Affordable Housing Development

Approximately one in four Rocklin households earned an income that was less than 80% of the County median income based on the 2005-2009 American Communities Survey (SACOG Housing Element Data). Many of these households consist of working families with wage earners in lower paying occupations, including service workers. Because of their limited or fixed incomes, some families are forced to live in overcrowded and/or substandard conditions. Affordable housing developers specialize in providing housing for working families and seniors. The City can grant land write-downs, regulatory incentives, and direct financial assistance to non-profit and other private developers to provide both ownership and rental housing to lower and moderate income households.

Responsible Agency: City of Rocklin, Community Development Department/Housing
Financing: CDBG; revenue bonds
Objectives and Timeframe: 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. Maintain a list of qualified housing developers with a track record of producing quality housing that includes affordable units. Provide information on potential sites and communicate with the development community the City's goal to provide quality housing affordable to lower and moderate income households.

8. Second Unit Development

A second 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. First, second units can offer affordable rental housing for seniors, college students, and single persons in many communities. These units typically rent for less than apartments of comparable size. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes. Third, second units can be integrated in new single-family subdivisions (such as carriage houses). Consistent with Government Code Section 65852.2, second units that meet Zoning Ordinance performance standards are permitted by right in all single-family residential zones.

Responsible Agency: City of Rocklin, Community Development Department
Financing: General Fund
Objectives and Timeframe: 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.

9. Affordable Housing Funding Sources

To effectively implement Housing Element programs that create affordable housing depends on a variety of County, State, Federal, and local funding sources. A number of 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). Included in these programs are:

- Technical assistance grants for project feasibility and development;
- Subsidies for shared housing for seniors, congregate housing, farmworker housing, senior housing, self-help housing, transitional housing for the homeless, and other special needs groups;
- Mobilehome park purchase and rehabilitation; and
- Project loans and loan insurance for single-family and housing construction and rehabilitation.

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

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

Objectives and Timeframe: 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 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.

10. 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.

Responsible Agency:	City of Rocklin, Community Development Department
Financing:	General Fund
Objectives and Timeframe:	Provide information about the BARRO Zone on the City's website. Assist with 16 BARRO Zone housing projects (2 per year) over the planning period.

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.

11. Inventory of Sites for Housing

As part of this Housing Element update, the City identified parcels that may be developed with residential uses in the future. The analysis indicated that a total of 4,244 new lower and/or moderate income units may be accommodated on these parcels. In particular, the inventory includes 15 proposed Planned Development-Mixed Use High Density Residential (PD-MU (HDR))-designated sites that can accommodate 2,849 new units at densities ranging from 22 to 30 units per acre. 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 necessary.

Responsible Agency:	City of Rocklin, Community Development Department
Financing:	General Fund
Objectives and Timeframe:	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. Complete land use designations and establish zoning as necessary for sites identified in the available sites table within 1 year of adoption.

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.

12. Density Increase Incentive Program

The State of California Density Bonus laws are intended to give developers incentives to include affordable housing in their projects in exchange for being allowed to build more dwelling units and receiving other incentives. The City will work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and senior housing. In a relatively small city like Rocklin, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. Regulatory concessions and incentives could include, but are not limited to, reductions in the amount of required on-site parking, fee deferrals, expedited permit processing, and modified or waived development standards.

Responsible Agency:	City of Rocklin, Community Development Department
Financing:	General Fund
Objectives and Timeframe:	Continue to offer density bonuses and other regulatory incentives to developers of affordable housing.

13. 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.

Responsible Agency: City of Rocklin, Community Development Department
Financing: General Fund
Objectives and Timeframe: 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.

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.

14. 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.

Responsible Agency: City of Rocklin, Community Development Department/Housing Services
Financing: General Fund
Objectives and Timeframe: Continue to 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. Continue to participate in regional efforts to reduce homelessness.

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.

15. 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. Information about fair housing services available to City residents is located on the City's website. Residents with fair housing questions are referred to the California Department of Fair Employment and Housing, Legal Services of Northern California (Auburn), or the Fair Housing Hotline Project.

Responsible Agency:	City of Rocklin, Community Development Department/Housing Services
Financing:	General Fund
Objectives and Timeframe:	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. In addition, review and implement programs identified in the City's Analysis of Impediments to Fair Housing Choice developed as a HUD CDBG requirement.

16. Developmentally Disabled Program

Pursuant to SB 812, the City must analyze the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. 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.

Responsible Agency:	City of Rocklin, Community Development Department
Financing:	General Fund
Objectives and Timeframe:	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 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.

Appendix A: Public Participation

Interview of Service Agencies

The following agencies responded to the interview for housing needs and gaps of services in the City of Rocklin, conducted in April 2013.

Home Start
410 Riverside Avenue
Roseville, CA 95678
(916)782-6667

The goal of Home Start is to successfully transition homeless families into affordable, sustainable, permanent housing and self-sufficiency. This is to be achieved through the development of a system of housing and support services that is comprehensive, flexible, accessible and accountable. They have a 12-month transitional program for people with children or with reunification agreements working towards getting their children back.

Many people in the area are being affected by the current foreclosure issues and are calling Home Start for assistance. However, Home Start does not provide rental assistance. Rental assistance and affordable multi-family units are the biggest needs in the region, especially for families coming out of the transitional housing program.

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. They see a lot of need especially in transitional housing and low income housing. Most people they encounter are single parents, low income people and the elderly on a fixed income.

The Gathering Inn
PO Box 297
Roseville, CA 95678
(916)791-9355

The Gathering Inn operates an emergency overnight shelter, on a first-come, first-serve basis. It accommodates families with children as well as single adults. Any Placer County resident is eligible for the shelter, but they must be sober, pass Megan's law and a TB test. People are transported to one of 42 local churches that serve as shelters. They also offer case management, clothing closet, medical and dental clinics, substance abuse

treatment and a resource center to help with housing, jobs and life skills. The Gathering Inn believes in a hand up rather than a hand out. The Gathering Inn serves approximately 450-500 persons each year. In the past two years they have placed 282 persons or families back into housing.

The biggest housing need in the region is housing that is affordable to extremely low income people. They believe the income limits are not accurate, are set too high, and therefore the established affordable housing costs are not truly affordable to SSI recipients. The average monthly income of extremely low income persons they encounter is about $300-$400. There are also many mentally ill people who are not able to receive any kind of government subsidy but are too ill to hold a job. The funnel into homelessness is big but the path out of homelessness is narrow due to the lack of transitional and supportive housing. The City has a large population of working poor, mostly service industry workers. The City also has a lot more families coming into shelters this year, due to their landlords being foreclosed from their properties. Many are now struggling to come up with deposits to find new housing.

NeighborWorks®
2400 Alhambra Blvd
Sacramento, CA 95817
(916) 452-5356 ext. 231

NeighborWorks® HomeOwnership Center Sacramento Region is a 501(c)(3) non profit organization with over 25 years of service to the community. They offer a variety of services to help strengthen communities through successful homeownership, serving both homebuyers as well as homeowners. Their services include 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. Their clients include a wide array of family types – single, married, divorced, kids, no kids, young, and older.

They are seeing a strong need for increased inventory of affordable homes as the competition from cash investors squeezes out the typical owner occupant buyer. This also drives their demand for down payment assistance programs as buyers work to increase their purchasing power and thereby, their competitiveness in the marketplace. The need for pre-purchase one-on-one counseling is a constant need and the lack of inventory seems to be the biggest obstacle to achieving homeownership even though there is a drop in home prices and historically low interest rates.

Notices

The City mailed and/or e-mailed notices of the Draft Housing Element's availability, the Joint Planning Commission/City Council workshop and all adoption hearings to housing developers, service providers, and other community stakeholders. The notices were also posted on the City's website and published in the Placer Herald Newspaper.

Agencies Invited to Public Meetings

Agencies that serve the housing and supportive needs of low and moderate income persons and persons with disabilities, as well as housing professionals and community stakeholders received special notification of the Joint Planning Commission/City Council meeting held on June 20, 2013. A copy of the Draft Housing Element was also made available to various agencies.

Agencies Emailed

The following agencies received an email copy of the notice announcing the 30-day public review period of the Draft Housing Element and the Joint PC/CC Workshop that was held on June 20, 2013.

Placer Collaborative Network (PCN) Members
PCN Members
A Touch of Understanding
Acres of Hope
Advocates for Mentally Ill Housing, Inc
Alcoholics Anonymous Public Info
Alzheimer's Association
American Red Cross
American Red Cross Capital Region Chapter
AMIH/ASOC
Antelope Upper Room Ministry
APC
Auburn Interfaith Food Closet
Auburn Presbyterian Church
Auburn Union School District
Bayside Church
Big Brothers Big Sisters of Greater Sacramento
Black Child Development Institute (BCDI) - Sacramento Affiliate
Bobbiey's Foundation
Bouchard Communications Group
Boys & Girls Club of Auburn
C Horse Ranch
California Clothing Recyclers
California Coalition For Youth
CalVet
CAN-Act
CASA of El Dorado County
CCFAA -Alcoholics Anonymous
Chana High School Expectant & Parenting Teen Program
Chapa-De Indian Health Program, INC.
Child Abuse Prevention Council of Sacramento
Child Advocates of Placer County - CASA
City of Auburn - City Hall

PCN Members
City of Lincoln
City of Rocklin
City of Rocklin Dept of Recreation
City of Roseville
Clean & Sober Detox
Clover Valley Foundation
Coalition For Placer Youth
Communication Resources for Schools
Community Collaborative of Tahoe Truckee
Community Recovery Resources (CoRR)
Community Renewal Project
Community Resources Council dba Placer Food Bank
CoRR Community Recovery Resources
Domestic Violence Intervention Center
Eagle Recovery
First 5 Placer
First Methodist Church of Loomis
First Methodist Church of Rocklin
First Presbyterian Church of Roseville
Franny's House
Full Circle Treatment Center
Full Circle Treatment Center
FYI Drug Screening
GiveLocalNow
Glorywriters
Golden Sierra Job Training Agency
Golden Sierra Life Skills
Golden Sierra Workforce Connection
Grace Church Office
Grace Lutheran
Gracepoint Clinic
GracePoint Community Clinic
Health Kids Concepts
Hip Hop Congress
Hispanic Empowerment Association of Roseville
HomeAid Sacramento
HOPE Counseling Center
Hope Help & Healing Discipleship Homes
jdcPartnerships
Junior Achievement of Sacramento
Kaiser Permanente
Keaton Raphael Memorial
KidsFirst (CAPC Placer)
KidZKount Placer Community Action Council Inc.
Koinonia Crisis Resolution Center

PCN Members
Koinonia Family Services
Koinonia Foster Homes
Latino Leadership Council
Legal Services of Northern CA
Lighthouse Counseling & Family Resource Center
Lilliput Children's Services
Lincoln Episcopal
Lincoln Police Department
Literacy Support Council of Placer County
Loomis Unified School District
Lu and Associates
Luis Palau Season of Service
NAMI Placer County
Native Network
New Faith United Church of Christ
New Leaf Counseling Services
New Mourning Counseling
New Vision
Nonprofit Resource Center
North Roseville REC Center
Oakmont High School
Our Lady Of Victory Education
Pacific Chapter of the Neuropathy Association
Partners in Care
PEACE for Families
People Reaching Out
Placer Adult Literacy Service
Placer ARC (Advocacy, Resources & Choices)
Placer Caring Connection
Placer Children's Health Initiative
Placer Co. Immunization Program
Placer Community Action Council (KidzKount)
Placer Community Foundation
Placer County
Placer County AOD Program
Placer County ASOC
Placer County Business Advantage Network
Placer County CCS
Placer County CHDP
Placer County Health & Human Services Adult System of Care
Placer County Health & Human Services Children's System of Care
Placer County Health & Human Services Dept
Placer County Health and Human Services/ASOC
Placer County HHS
Placer County HHS & WIC

PCN Members
Placer County Network Of Care
Placer County Office of Education
Placer County Office of Education Child Care Services
Placer County Peer Court
Placer County SELPA
Placer County Sheriff's Dept
Placer County Superior Court
Placer County Youth Commission
Placer Dispute Resolution Service
Placer Food Closet Collaboration
Placer Independent Resource Services
Placer Independent Resource Services (PIRS)
Placer Maternal Depression Task Force
Placer Multi-Disciplinary Interview Center
Placer Nature Center
Placer People of Faith Together
Placer School for Adults
Placer SPCA
Placer Sustain
PlacerArts (Arts Council of Placer County)
PlacerGrown
Planned Parenthood Mar Monte
PRIDE Industries
PRIDE Industries Foundation
Project GO, Incorporated
RJUHSD
Rocklin Unified School District
Roseville Home Start, Inc.
Roseville Housing Authority
Roseville Joint Union High School District
Russian American Media
Sacramento Region Community Foundation
Saint Anna Greek Orthodox Church of Roseville
Seniors First
Shafer Law Group
Shepherd of the Sierra Presbyterian Church
Sierra College
Sierra Council on Alcoholism & Drug Dependence
Sierra Family Services
Sierra Foothills AIDS Foundation
Sierra Forever Families
Sierra Mental Wellness Group
Sierra Native Alliance

PCN Members
Sisters of Mercy of the Americas
Small Business California
Society of St Vincent de Paul
Sunset Oaks Adventist Church
Sutter Auburn Faith Hospital
Sutter Center for Psychiatry
Sutter Health Sac Sierra Region
Sutter Health Sacramento Sierra Region
Talance, Inc.
The Effort, Inc.
The Gathering Inn
The Lazarus Project Inc.
The League of Children Services
The Wilderness Institute
Town of Loomis Administrative Center
Turning Point Community Programs
UC Cooperative Extension - Nutrition BEST
United Way California Capital Region
Unity Care Group
Valley Vision
Volunteers of America Supportive Services for Veteran Families
WarmLine Family Resource Center
Western Placer Consolidated Transportation Services Agency
Whole Person Learning
Women's Empowerment
WPUSD
Youth Empowerment Support

Placer Consortium on Homelessness (PCOH)
PCOH Members
Adult System of Care
Adventist Community Services
AMI Housing
Board of Supervisors
City of Lincoln
City of Rocklin
City of Roseville
HomeAid Sacramento

PCOH Members
Hope, Help & Healing
Legal Services of Northern California
PEACE for Families
PIRS
Placer People of Faith Together
Re-Entry Program
Roseville Home Start
Sierra Foothills AIDS Foundation
St. Vincent de Paul of Lincoln
St. Vincent de Paul of Roseville
The Gathering Inn
The Lazarus Project
The Salvation Army

Appendix B: Housing Accomplishments

TABLE B-1: HOUSING ACCOMPLISHMENTS SINCE 2008-2013

Housing Program/Goal	Five-Year Objective(s) 2008-2013	Summary of Accomplishment(s) 2008-2013	Status for 2013-2021 Housing Element
Conservation of the Existing Supply of Housing			
1. Home Repair Program: Provide assistance to lower- and moderate-income households for the repair and improvement of their homes.	• Assist 15 lower- and moderate-income households. • Distribute flyers to households within the Old Town/Central Rocklin area at least once a year. • Advertise program in the newspaper twice per year	The City's Home Repair Program offers low interest loans to repair homes including health and safety hazards, weatherization and space or room addition to alleviate overcrowding. Single-family homes and multi-family dwellings are eligible for assistance. CDBG funding allocations have declined over the years. From 2008 to 2012, only four lower-income households have been assisted by this program. The funding stream was monitored by the Finance Division. The City was approved to be a HUD Entitlement City and has used HUD funds to provide grants for seniors, 62 years and older for minor home repair projects.	Program retained. (Program 1).
2. Code Enforcement and Abatement: Ensure ongoing maintenance and improvement of the housing stock.	• Continue to implement program. • Provide information about the Home Repair Program to owners of all homes in need of repair.	The Code Compliance Services Division of the Police Department conducts code enforcement and inspection activities as a means to preserve and maintain the livability and quality of neighborhoods. From 2008 to 2012, approximately 1,843 housing-related inspections were performed by Code Compliance Services staff. When violations are identified or cited on homes, staff encourages property owners to seek assistance through the Home Repair Program offered by the City.	Program retained (Program 2).
3. Inspection Program: Ensure ongoing maintenance and improvement of the	• Continue to implement program.	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	Program retained (Program 3).

TABLE B-1: HOUSING ACCOMPLISHMENTS SINCE 2008-2013			
Housing Program/Goal	**Five-Year Objective(s) 2008-2013**	**Summary of Accomplishment(s) 2008-2013**	**Status for 2013-2021 Housing Element**
housing stock.		determine if there are any violations of property maintenance standards pursuant to Chapter 8.04 of the Municipal Code. Approximately 45 voluntary Home Security Inspections have occurred by the City's Crime Prevention Volunteers from 2008-2013.	
4. Zoning Flexibility for Housing Rehabilitation: Encourage rehabilitation efforts by residents.	• Continue to allow appropriate non-conforming dwellings to be rehabilitated.	The City continues 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.	Program retained (Program 4).
5. Preservation of Existing Affordable Housing Stock	• Work with owners of all at-risk projects, interested groups and the State and federal government to implement various measures to conserve the following affordable housing stock: • Sunset Apartments • Shannon Bay Apartments • Placer West Apartments Tasks include monitor units at risk, work with potential purchasers, tenant education and assist tenants of existing rent restricted units to obtain Section 8 Housing Choice Voucher Assistance	The City preserved all three at-risk affordable apartment projects through the assistance of the Redevelopment Agency for an extension of the affordability covenants through a recorded 55-year affordability agreement.	Program retained but modified (Program 5).
6. Housing Choice Voucher Program: Provide rental subsidies	• Continue to participate in program. • Provide referrals to	The City continues to participate in the Housing Choice Voucher Program (Section 8) administered by the Roseville Housing Authority and the Placer	Program retained (Program 6).

TABLE B-1: HOUSING ACCOMPLISHMENTS SINCE 2008-2013			
Housing Program/Goal	**Five-Year Objective(s) 2008-2013**	**Summary of Accomplishment(s) 2008-2013**	**Status for 2013-2021 Housing Element**
to very low-income households.	households in need of housing assistance. • Encourage property owners to list available rentals with the Housing Authority.	County Housing Authority to provide rental assistance to very low income households in Rocklin. Property owners interested in listing available rentals are referred to the Housing Authority. As of May 2013, 110 Rocklin households were receiving assistance through the program.	
Production of Housing			
7. First-Time Homebuyer Downpayment Assistance Program: Expand homeownership opportunities for first-time homebuyers.	• Assist 20 households. • Advertise program.	From 2008 to 2012, a total of 2 low and moderate income households have been assisted through the First-Time Homebuyer Downpayment Assistant Program. Information on the program is on the City's website, the public counter, and through presentations. However, due to the dissolution of the City's Redevelopment Agency, funds for the program have been eliminated.	Program removed.
8. Affordable Housing Development: Increase the supply of affordable housing.	• Provide financial and regulatory incentives. • Target a portion of local funds toward projects that meet the needs of various income households. • Identify qualified housing developers. • Provide information on potential sites and communicate with the development community the City's goal to provide quality housing affordable to lower income households. • Work to achieve 50 affordable units.	Due to the slowdown in the economy, there were no affordable housing units constructed from 2008-2012. A list of available residential sites is regularly updated and made available for prospective developers in the City's Development Activity Report.	Program retained, but with modified objectives (Program 7).
9. Second Unit	• Advertise second dwelling	From 2008 to 2012, 3 second dwelling unit	Program retained, but with modified

TABLE B-1: HOUSING ACCOMPLISHMENTS SINCE 2008-2013			
Housing Program/Goal	**Five-Year Objective(s) 2008-2013**	**Summary of Accomplishment(s) 2008-2013**	**Status for 2013-2021 Housing Element**
Development: Facilitate development of second units.	units as an option through distribution of brochures, place on public counters, and post information on City's website.	permits were issued.	objectives (Program 8).
10. Affordable Housing Funding Sources: Pursue State, federal, and other funding sources for affordable housing activities.	• Work with developers to assist them in securing funds. • Provide technical assistance in application for funds. • Annually, contact HCD, CHFA, and HUD to obtain information on upcoming funding cycles, eligibility, and eligible uses. • Maintain a list of qualified housing developers in the City and region • Notify developers of available funding resources. • Make efforts to apply for funding annually. Specifically, pursue funding that can help bridge the financial gap of housing affordable to extremely low income households	Information about HCD, CHFA, HUD and other affordable housing programs is collected on a regular basis and shared with developers. The City staff met with affordable housing developers upon request to determine the specific need and discuss available technical and financial resources on a case-by-case basis. However, the City did not receive any requests from non-profit housing agencies to develop affordable housing. The lack of requests is related to the continued slow down in the economy which hasn't given the City an opportunity to work with the development community to provide information on potential sites.	Program retained (Program 9).
Provision of Adequate Housing Sites			
11. Inventory of Sites for Housing: Provide adequate sites to meet the City's share of regional housing needs.	• Maintain inventory of vacant sites adequate to accommodate remaining RHNA. • Encourage and facilitate development of affordable housing on remaining vacant	A list of available residential sites is regularly updated and made available for prospective developers in the City's Development Activity Report. In 2012, the City adopted a new mixed use designation in downtown Rocklin as well as in other areas in the City. As part of the City's	Program retained, but with modified objectives (Program 11).

TABLE B-1: HOUSING ACCOMPLISHMENTS SINCE 2008-2013			
Housing Program/Goal	**Five-Year Objective(s) 2008-2013**	**Summary of Accomplishment(s) 2008-2013**	**Status for 2013-2021 Housing Element**
	sites designated for medium-high and high-density residential uses. • Make the inventory of sites available to developers/offer regulatory and/or financial incentives to facilitate development of lower income households. • Pursue in 2009/2010, additional high density residential sites through new mixed use designation in Downtown Rocklin. • Pursue redesignation of properties at Snecchi and West Corner of Sunset and South Whitney Blvd to PD-20 to provide additional capacity for high-density residential development	General Plan Update, it redesignated Snecchi and the West Corner of Sunset Boulevard and South Whitney Boulevard to HDR to provide additional capacity for high density residential development.	
Removal of Government Constraints			
12. Density Increase Incentive Program: Provide regulatory incentives to facilitate affordable housing development.	• Amend the Municipal Code to update density bonus provisions consistent with SB 1818 and SB 435.	Amendments to the Municipal Code to update density bonus provisions consistent with SB 1818 and SB 435 were approved by the City Council in November 2011.	Program retained, but with modified objectives (Program 12).
13. Transitional and Supportive Housing: Assist in the provision of transitional and supportive housing.	• Revise the Zoning Ordinance to address transitional and supportive housing.	Amendments to the Zoning Ordinance addressing transitional and supportive housing were approved by the City Council in November 2011.	Program removed.
14. Single Room	• Revise the Zoning	Revisions to the Zoning Ordinance to define and	Program removed.

TABLE B-1: HOUSING ACCOMPLISHMENTS SINCE 2008-2013			
Housing Program/Goal	**Five-Year Objective(s) 2008-2013**	**Summary of Accomplishment(s) 2008-2013**	**Status for 2013-2021 Housing Element**
Occupancy (SRO) Units: Assist in the provision of single room occupancy.	Ordinance to define and conditionally permit SROs within the C-2 zone.	conditionally permit SRO's within the C-2 zone were approved by the City Council in November 2011.	
15. Housing for Persons with Disabilities: Meet the special housing needs of disabled persons.	• Facilitate the development, maintenance and improvement. • Amend Zoning Ordinance to provide reasonable accommodation and revise or eliminate the definition of "family". • Place literature regarding reasonable accommodation at public counters and on City's website. •	Revisions to the Zoning Ordinance regarding reasonable accommodations and the elimination of the definition of family were approved by the City Council in November 2011. Information about the City's reasonable accommodation procedures have been made available through the City's Zoning Ordinance located at the Community Development Department public counter and on the City's website.	Program retained, but with modified objectives (Program 13).
16. CUP Requirement for Multi-Family Development in R-3 Zone: Assist in the development of multi-family development.	• Remove CUP requirement for multi-family housing in the R-3 zone.	Removal of the CUP requirement for multi-family housing in the R-3 zone was approved by the City Council in November 2011.	Program removed.
Promotion of Regional Coordination			
17. Regional Partnership for Affordable Housing: Promote regional coordination in addressing housing issues.	• Coordinate with City of Roseville and the Placer County to expand affordable housing opportunities to meet the housing and supportive service needs of the homeless. • Continue to participate in regional efforts to reduce	The City has maintained its relationship with Placer Consortium on Homelessness (PCOH) and Placer Collaborative Network (PCN) which conducts regular counts of the local homeless population in Placer County. In addition, Community Development Block Grant funds were allocated to The Gathering Inn to assist the homeless in Rocklin with social, health and case management services.	Program retained (Program 14).

TABLE B-1: HOUSING ACCOMPLISHMENTS SINCE 2008-2013			
Housing Program/Goal	**Five-Year Objective(s) 2008-2013**	**Summary of Accomplishment(s) 2008-2013**	**Status for 2013-2021 Housing Element**
	homelessness.		
Promotion of Equal Housing Opportunity			
18. Fair Housing Program: Further fair housing practices in the community.	• Continue to promote fair housing practices. • Provide brochures and flyers at public counters. • Provide information on fair housing rights and services on City website.	The City has continued to provide information about fair housing services to City residents on the City's website. In addition, the City prepared its Analysis of Impediments to Fair Housing Choice (AI) in 2011.	Program retained, but with modified objectives (Program 15).

Source: Community Development Department, City of Rocklin, 2013.

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Appendix C: Detailed Listing of Sites

Property Details for Available Sites Inventory								
Site Name	**Assessor's Parcel Number (s)**	**General Plan**	**Zoning**	**Acreage**	**Permitted Density (Units/Acre)**	**Assumed Potential Units/Acre**	**Unit Potential**	**Affordability Potential**
Whitney Ranch Parcel 2	017-171-010, 011, 012, 013, 014, 015, 016 and 017	Mixed Use	Proposed PD-MU (HDR)	18.7 acres (vacant)	22 to 30	22	411	Lower
Whitney Ranch Parcel 3	017-171-007	Mixed Use	Proposed PD-MU (HDR)	11.8 acres (vacant)	22 to 30	22	259	
Whitney Ranch Parcel 10	017-173-001	Mixed Use	Proposed PD-MU (HDR)	6.9 acres (vacant)	22 to 30	22	151	
Whitney Ranch Parcel 113 (portion west of University Avenue)	017-270-068 (portion)	Existing: Light Industrial Proposed: Mixed Use	Proposed PD-MU (HDR)	17.7 acres (vacant)	22 to 30	22	389	
Yankee Hill Area	045-011-012, 045-011-016 (portion), 045-011-017 and 045-011-025 (portion)	Existing: Low Density Residential Proposed: Mixed Use	Existing: RA-10 Proposed: PD-MU (HDR)	11.5 acres (vacant, represents portion of total acreage due to site resource constraints)	22 to 30	22	253	
Lowe's Site	045-042-029, 045-042-053, 045-042-055, 045-042-057, 058, 059, and 060	Existing: Retail Commercial Proposed: Mixed Use	Proposed PD-MU (HDR)	12.8 acres (vacant)	22 to 30	22	281	
Sierra Pine Area	045-021-011	Existing: Heavy Industrial Proposed: Mixed Use	Proposed PD-MU (HDR)	33.7 acres (currently partly developed)	22 to 30	22	741	
Sierra College Property east of Sierra College Blvd.	045-150-023, 048 and 052	Mixed Use	Proposed PD-MU (HDR)	70.8 acres (vacant)	22 to 30	22	1,557	

Sierra College Property south of Rocklin Road	045-130-061 and 063	Existing: Public/Quasi-Public, Retail Commercial, Medium Density Residential, Recreation/Conservation Proposed: Mixed Use	Open Area, Proposed PD-MU (HDR),	27.9 acres (vacant, represents portion of total acreage due to site resource constraints)	22 to 30	22	613	Lower
Aguilar Area East	045-130-028, 030, 054, 055, and 056	Retail Commercial, Medium Density Residential	Proposed PD-MU (HDR)	13.9 acres (currently partly developed)	22 to 30	22	305	
China Garden Road Area	045-110-034 and 055	Retail Commercial	Proposed PD-MU (HDR)	8.1 acres (vacant)	22 to 30	22	178	
Big Gun Quarry Area	010-170-001, 004 and portion of 024	Mixed Use	Proposed PD-MU (HDR)	8.1 acres (vacant)	22 to 30	22	178	
Front Street Area	010-162-001, 002, 003, 004, 005 and 006 010-191-012, 013, 014, 015, 016 and portion of 060	Mixed Use	Proposed PD-MU (HDR)	10.3 acres (currently partly developed)	22 to 30	22	226	
Deercreek Lumber Area	010-191-017	Mixed Use	Proposed PD-MU (HDR)	1.8 acres (currently partly developed)	22 to 30	22	39	
Coppervale Drive Area	364-090-010 (portion), 011, 012 and 013	Retail Commercial	Proposed PD-MU (HDR)	5.4 acres (vacant)	22 to 30	22	118	
Aguilar Area West	045-110-063, 045-120-052, 059 and 060	Medium High Density Residential	R-3	11.6 acres (vacant)	9 to 15	9	104	Moderate
Triton Tower	016-230-001, 002, & 003	Mixed Use	PD-MU	1.2 acres (vacant)	10 to 40	15	10	
Whitney Ranch Parcel 42	017-177-008 (portion)	Medium High Density Residential	PD-12	14.2 acres (vacant)	9 to 15	9	127	

Whitney Ranch Parcel 44B	017-174-019 (portion)	Medium High Density Residential	PD-10	12.6 acres (vacant)	9 to 15	9	113	Moderate
Whitney Ranch Parcel 1	017-170-009	High Density Residential	Proposed PD-20	8.6 acres (vacant)	16 to 20	16	137	
Whitney Ranch Parcel 8	017-172-010	High Density Residential	PD-20	11.9 acres (vacant)	16 to 20	16	190	
Whitney Ranch Parcel 110A	017-270-013 (portion) and 017-081-059 (portion)	Mixed Use	Proposed PD-MU	9.8 acres (vacant)	10 to 20	10	98	
Whitney Ranch Parcel 110B	017-270-013 (portion) and 017-081-059 (portion)	Mixed Use	Proposed PD-MU	12.9 acres (vacant)	10 to 20	10	129	
Whitney Ranch Parcel 107B	017-081-058 (portion)	Mixed Use	Proposed PD-MU	6.0 acres (vacant)	10 to 30	10	60	
Whitney Ranch Parcel 108B	017-081-058 (portion), 017-081-059 (portion) and 017-270-013 (portion)	Mixed Use	Proposed PD-MU	20.4 acres (vacant)	10 to 30	10	204	
ZL Rocklin	010-010-016, 017, 028, & 029 and 010-040-040	Mixed Use	PD-MU	5.9 acres (vacant)	10 to 40	24	140	
Sunset West Lot 2A	365-020-002	High Density Residential	PD-18	10.8 acres (vacant)	16 to 20	16	172	
Downtown Plan Blocks 2, 3, and 4	010-191-003 (portion), 010-210-001, 002 (portion), 007, 013, 018 and 020	Mixed Use	Proposed PD-MU	8.7 acres (currently partly developed)	10 to 20	10	87	
Downtown Plan Block 6	010-191-018	Mixed Use	Proposed PD-MU	2.0 acres (currently partly developed)	10 to 20	10	20	
Downtown Plan Blocks 34, 36, 38 and 39	Block 34: 010-161—003, 004, 005, 011, 013, 015, 016 Block 36: 010-122-001, 002, 003, 004, 005, 015, 016 and 017 Block 38: 010-121-001 Block 39: 010-040-038 and 039, 010-121-002, 004, 005 and 006, 010-122-007, 009, 010, 011, 012 and 013	Mixed Use	Proposed PD-MU	9.4 acres (currently partly developed)	10 to 40	10	94	
Downtown Plan Blocks 35 and 37	Block 35: 010-132-008, 009, 010, 012, 015, 016, 017, 018 and 019 Block 37: 010-131-006, 007, 008, 010 and 011	Mixed Use	Proposed PD-MU	3.1 acres (currently partly developed)	10 to 25	10	31	

Downtown Plan Block 33	010-170-002, 004, 005, 012, 013, 014, and 024 (portion)	Mixed Use	Proposed PD-MU	1.9 acres (currently partly developed)	10 to 40	10	19	
Downtown Plan Blocks 41 and 43	Block 41: 010-072-001, 002, 003, 012, 013, 014 and 015 Block 43: 010-040-038 (portion), 010-071-003, 004, 005, 007, 008 and 010, 010-072-005, 006, 007, 008, 009, 010 and 016	Mixed Use	Proposed PD-MU	5.9 acres(currently partly developed)	10 to 30	10	59	
Downtown Plan Blocks 40 and 42	Block 40: 010-092-010, 012, 013, 014, 015, and 016 Block 42: 010-091-017, 018, 019. 020 and 021	Mixed Use	Proposed PD-MU	2.8 acres(currently partly developed)	10 to 25	10	28	
Downtown Plan Block 44		Mixed Use	Proposed PD-MU	1.4 acres (currently partly developed)	10 to 25	10	14	Moderate
Downtown Plan Block 48		Mixed Use	Proposed PD-MU	7.5 acres(currently partly developed)	10 to 25	10	75	
Downtown Plan Blocks 52, 53, 54, 55, 56 and 57		Mixed Use	Proposed PD-MU	8.5 acres (currently partly developed)	10	10	85	
Granite Drive HDR	045-013-020 and 021, and 045-021-044	Retail Commercial	Proposed PD-20	22.1 acres (vacant)	16 to 20	16	328	
West Oaks Subdivision HDR Site	017-081-053 (portion)	High Density Residential	PD-20	5.5 acres (vacant)	16 to 20	16	88	
Sierra College Apartments	045-161-014, 015 and 016	High Density Residential	PD-20	10.2 acres (vacant)	16 to 20	16	163	
West Corner of Sunset Boulevard and South Whitney Boulevard	016-240-044 and 016-210-011 (portion)	High Density Residential	Proposed PD-20	8.5 acres (vacant)	16 to 20	16	136	
Snecchi Property	045-053-050 (portion)	High Density Residential	Proposed PD-20	5.0 acres (vacant)	16 to 20	16	80	Moderate

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Appendix D: Sample Planned Development (PD) Regulations

This appendix contains excerpts from the North West Rocklin General Development Plan (aka Whitney Ranch).

3.4 Permitted Land Uses

3.4.1 Residential Districts

Table 6 Permitted and Conditionally Permitted Uses in Residential Districts

Uses	1.6	2.1 – 3.3	2.3C	2.9C – 3.7C	3A	3B	3.8C – 5.4C	4	4.2 - 5	6.5 – 6.6	7.3 - 8.3	10-12	18-20
Accessory uses & structure	P	P	P	P	P	P	P	P	P	P	P	P	P
Apartments, Townhouses, Condominiums	-	-	-	-	-	-	-	-	-	-	P	P	P
Community/Residential Care	U	U	U	U	U	U	U	U	U	U	U	U	U
Day Care Facilities	U	U	U	U	U	U	U	U	U	U	U	U	U
Rest Homes	-	-	-	-	-	-	-	-	-	U	U	U	U
Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	U	U
Parks, Playgrounds	U	U	U	U	U	U	U	U	U	U	U	U	U
Places of Assembly for Community Service	U	U	U	U	U	U	U	U	U	U	U	U	U
* Private Recreation facility	U	U	U	U	U	U	U	U	U	U	U	U	U
Utility Substation	U	U	U	U	U	U	U	U	U	U	U	U	U
Schools, private elementary and secondary	U	U	U	U	U	U	U	U	U	U	U	U	U
Schools, public elementary and secondary	P	P	P	P	P	P	P	P	P	P	P	P	P
Secondary residential units	P	P	P	P	P	P	P	P	P	P	P	-	-
Single family detached	P	P	P	P	P	P	P	P	P	P	P	-	-
Duplex/Triplex	-	-	-	-	-	-	-	-	-	P	P	P	P

* Private Recreation Facilities: Defined as recreational facilities typically owned and operated by a community association or homeowner's association for exclusive use by property owners, tenants, and their guests. Such facilities may include: club houses, swimming pools, and other similar recreational uses that do not involve public address systems or exterior lighting that is uncharacteristic for a residential development.

P = Permitted Use U = Conditionally Permitted Use - = Not Permitted

3.5 Development Standards

3.5.1 Residential Zones

Table 9 – Residential Development Standards

Standard [a]	PD-1.6	PD-2.1, 2.4, 2.8, 3.1 & 3.3	PD-2.5C	PD-2.9C, 3.2C, 3.3C, 3.6C 3.7C & 3.8C	PD-3A	PD-3B	PD-3.5C, 4.1C, 4.7C, 5.1C, 5.3C, & 5.4C	PD-4	PD-4.2 & 5	PD-6.5 & 6.6	PD-7.3, 8, 8.1 & 8.3	PD-10, 12	PD-18 & 20
Max. units per gross acre	1.6	2.1 – 3.3	2.5	2.9 – 3.8	3	3	3.5 – 5.4	4	4.2 – 5	6 – 6.6	7.3 – 8.3	12	18-20
Min. lot area (sq. ft.)	11,000	9,000	7,000	6,000	11,000	7,500	4,000	7,500	6,000	3,000	2,400	2,000	2 acres
Min. lot width													
Interior	90'	70'	65'	55'	75'	65'	40'	65'	55'	40'	30'	20'	70'
Corner	100'	75'	70'	60'	80'	70'	45'	70'	60'	45'	40'	25'	80'
Minimum lot depth [b]	100'	100'	100'	100'	100'	100'	80'	100'	100'	80'	70'	-	-
Setbacks [c]													
Front	25'	25'	20'	20'	25'	25'	15'	20'	20'	12'	12'	5'	20'
Front Porch	20'	20'	15'	15'	20'	20'	11.5'	15'	15'	11.5'	10'	N/A	N/A
Front Garage	20'	20'	20	20'	20'	20'	20'	20	20'	20'	20'	5'	N/A
Side, interior	10'	5'	5'	5'	10'	5'	4'	5'	5'	4'	4'	0'	15'
Side, street [f]	15'	10'	10'	10'	15'	10'	10'	10'	10'	10'	10'	10'	15'
Rear	25'	20'	20'	20'	25'	25'	15'	20'	20'	15'	4'		15'
Rear Garage				5'			5'		5'	4'	4'		
Max. lot coverage [e]													
Single story	40%	45%	50%	50%	45%	40%	55%	50%	50%	60%	60%	NA	60%
Two story	35%	40%	40%	40%	35%	40%	50%	40%	40%	50%	60%	60%	60%
Max. bldg. height [d]													
Principal bldg.	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	35'	35'	35'
Accessory bldg.	14'	14'	14'	14'	14'	14'	14'	14'	14'	14'	NA	NA	14'

[a] Special development standard modifications may be permitted for non-traditional single family residential, senior, and affordable housing developments. See Sections 3.5.2 (13), 3.5.2 (15), and 3.5.2 (16)

[b] Also see Section 3.5.2 (1)

[c] Also see Sections 3.5.2(1), 3.5.2 (2), 3.5.2 (3), 3.5.2 (13), 3.5.2 (15) and 3.5.2 (16)

[d] Also see Sections 3.5.2 (8), 3.5.2 (9) and 3.5.3 (1)

[e] Also see Sections 3.5.2 (4), 3.5.2 (13), 3.5.2 (15) and 3.5.2 (16). Note – The term single story shall have a building height of no more than 20 feet.

[f] Street side setback for Lot 10 DP13A, Lot 1 DP 13B, Lot 1 DP 25, Lot 39 DP 31, Lot 40 DP 31 and Lot 79 DP 31 shall be 30 feet. This setback may be reduced at the discretion of the Community Development Director if it is determined that traffic calming features or landscape features will adequately lessen vehicle speeds in these locations and/or diminish the prominence of the portion of the residence facing the subdivision entry.

DP = Development Parcel (Reference pertains to SD-2003-04)

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Appendix E: Residential Fee Comparison by City

This appendix is a residential fee comparison by City. It should be noted that the City is in the process of re-evaluating its Planning, Engineering and Public Works Fees and will likely be making reductions to many of the amounts currently listed.

Residential Fee Comparison by City (1 of 2)

Fee/Tax	Rocklin		Roseville		Lincoln		Placer County		Elk Grove	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Processing Fees										
Building Permit Fees	$1,473	$815	$1,522	$687	$1,640	$300	$2,430	$1,150	$4,400	$470
Plan Review Fee (Building & Planning)	$1,115	$808	$977	$750	$1,060	$190	$1,180	$480	$70	
Long-Range Planning Fee									$50	$20
Strong Motion	$23	$9	$47	$15	$20	$10	$30	$10		
IT Recovery Fee									$90	$30
Other	$33 (1)	$24 (1)	$10		$30	$30	$700	$330	$150	$80
Development Impact Fees										
Drainage	$0	$0	$406	$335	$2,800	$670	$220	$220	$2,960	$900
Health/Social Services	$0	$0	$0	$0	$7,180	$5,200	$0	$0	$0	$0
Affordable Housing									$4,540	$2,260
Admin							$100	$80	$0	$0
Library							$1,240	$990	$0	$0
Public Facilities	$4,187	$2,130	$4,385	$2,209	$1,900	$1,340	$3,720	$2,650	$2,430	$1,720
Fire	$0	$0	$1,134	$370	$0	$0	$1,470	$570	$1,730	$1,140
Parks/Open Spaces	$0 (2)	$0 (2)	$5,239	$2,506	$450	$320	$4,040	$2,940	$0	$0
Solid Waste	$0	$0	$410	$140	$90		$0	$0	$0	$0
Roadway	$3774 (3)	$5689 (3)	$3,553	$1,885	$1,390	$4,230	$4,890	$3,000	$7,050	$4,910
Sewer (Reg & Local)	$9,211	$9,211	$6,857	$6,857	$8,460	$6,760	$8,600	$8,600	$10,450	$6,340
Water	$16,444	$9,180	$6,551	$6,550	$17,890	$16,230	$16,210	$9,180	$14,310	$8,550
Other	$2,472 (4)	$1,800 (4)	$180	$50	$570	$520	$0	$0	$0	$0

Sources:

~ City of Roseville, 2013-2021 draft Housing Element

~ City of Rocklin, Building Department, May 2013

1. City Planning Fees

2. This example is representative of SF & MF development in the Northwest Rocklin Specific Plan area. Projects outside this area are subject to a Citywide Park Development Fee and a Community Park Fee which is $2,696 for SF and $2,217 for MF. However, projects in Northwest Rocklin are only subject to Whitney Ranch Northwest Rocklin Community Park fees which are addressed under the Plan Area Impact Fee section.

3. Includes both South Placer Regional Transportation Authority (SPRTA) fee and Citywde Traffic Fee

4. Placer County Capital Facilities Impact Fee with Libraries

5. Includes both Whitney Interchange Fee and Highway 65 Joint Powers Authority (JPA) Fee

Residential Fee Comparison by City (2 of 2)

Fee/Tax	Rocklin		Roseville		Lincoln		Placer County		Elk Grove	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Parks	$3,823	$2,209		$1,800			$8,150	$6,040	$13,270	$8,850
Admin							$890	$660		
General Fund Contribution			$1,060	$700						
Public Benefit Fee			$1,280	$845						
Air Quality Fee			$220	$190						
Corporation Yard							$2,030	$1,500		
Government Center							$1,170	$870		
Police							$830	$610		
Fire							$1,030	$1,030		
On-Site Right-of-Way							$1,410	$1,040		
Transit			$60	$60			$570	$450		
Roadway	$2,560 (5)	$1,640 (5)	$180	$175						
Water			$150	$13						
School Impact Fee										
School District #1	$7,040	$2,720	$4,720	$5,860	$9,260	$3,580	$7,630	$2,950	$9,500	$3,670
School District #2			$7,213	$3,250						
CDF and Special Taxes										
Infrastructure CFD	$23,090	$1,080	$21,400	$8,230					$22,360	$14,910
School CFD	$9,670	$4,930			$17,310	$6,690			$2,700	$1,620
Developer Contribution			**$7,140**	**$5,000**			**$21,170**	**$14,820**		
Total	**$84,892**	**$42,245**	**$74,211**	**$48,477**	**$70,050**	**$46,070**	**$89,710**	**$60,170**	**$96,060**	**$55,470**

Sources:

~ City of Roseville, 2013-2021 draft Housing Element

~ City of Rocklin, Building Department, May 2013

1. City Planning Fees
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3. Includes both South Placer Regional Transportation Authority (SPRTA) fee and Citywde Traffic Fee
4. Placer County Capital Facilities Impact Fee with Libraries
5. Includes both Whitney Interchange Fee and Highway 65 Joint Powers Authority (JPA) Fee