



## AGENDA

### SPECIAL MEETING OF THE ROCKLIN CITY COUNCIL

**September 22, 2020 at 4:00 PM**  
**Rocklin Events Center**  
**2650 Sunset Blvd.**  
**Rocklin, CA 95677**  
**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

#### MEETING PROCEDURES AND STANDARDS OF DECORUM

For items listed on the agenda, any person may address the City Council at the time the item is considered. Speakers are requested to restrict their comments to the item as it appears on the agenda and stay within the required five minute time limit, unless the time is adjusted by the Mayor.

For items not listed on the agenda, any person may do so under Citizens Addressing the City Council. Speakers are limited to five minutes and the item must be under the jurisdiction of the Rocklin City Council. As a reminder, the Brown Act does not permit the Council to take action on items brought up under Citizens Addressing the City Council.

Whenever any group of persons wishes to address the Council on the same subject matter, it shall be proper for the Mayor to request that a spokesperson be chosen.

Although not required, speakers are requested to identify themselves by stating their name and city of residence for the official record. Time will be monitored on the lectern. When the time reaches zero, please be seated.

Any person who disrupts the meeting of the Council, may be barred by the Mayor from further audience before the Council during that meeting.

All remarks shall be addressed to the Council as a body and not to any member thereof, or to staff, or to the public. No person, other than a member of the Council, the City Manager or the City Attorney and the person having the floor, shall be permitted to enter into any discussion without the permission of the presiding officer.

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## AGENDA

### IMPORTANT NOTICE REGARDING CITY COUNCIL MEETINGS

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The public may listen to audio or view the meeting via live stream at <https://www.rocklin.ca.us/agendas-minutes>.

In person attendance is permitted with adherence to physical distancing protocols. For those that do not plan on attending in person, but wish to make public comments during the meeting, public comments will be accepted in email form prior to the commencement of the meeting and in "live time".

Thank you for your cooperation in helping everyone to stay safe and healthy. This meeting will also be offered via Zoom Webinar and the public is welcome to make a public comment through Zoom following the steps below:

### **How To Make A Public Comment By Zoom**

When you join the meeting, you will be muted by default. To inform the City Clerk that you would like to make a public comment, you will use the "Raise Hand" feature. Instructions for using the "Raise Hand" feature when using a computer or mobile device can be found at the link below: <https://support.zoom.us/hc/en-us/articles/205566129-Raising-your-hand-in-a-webinar>

### **ZOOM Participation by telephone (Audio Only Option)**

1. Dial (669) 900-6833.
2. When asked for the meeting ID, enter **871 4715 4288 #**.
3. When asked for your participant ID, press # to continue.
4. When asked for the meeting password, enter **371758 #**.
5. You will be muted by default. To inform the City Clerk that you would like to make a public comment, dial \*9 to "Raise your hand". The Clerk will unmute you when it is your turn to speak.

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- Windows & Mac  
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- IOS  
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- Andriod  
<https://support.zoom.us/hc/en-us/articles/200942759-Getting-Started-with-Android>

Emailed comments will be accepted and read aloud by submission to the City Clerk at the following email address, [hope.ithurburn@rocklin.ca.us](mailto:hope.ithurburn@rocklin.ca.us); public comments will be read aloud at the appropriate time. \*If you do **not** wish for your comment to be read aloud during the meeting, please make note of it in the subject line of your email message (i.e., DO NOT READ ALOUD). Please also note that if you wish to provide public comments relating to items **not on the agenda**, they must be submitted prior to the time the Mayor calls for "Citizens Addressing the City Council" agenda item at the beginning of the meeting.

Emailed public comments related to agenda items **must** be submitted prior to the time the Mayor **closes** public comment for that particular agenda item. All emailed comments shall be subject to the same rules as would otherwise govern public comments.

The City Clerk shall read all email comments, provided that the reading shall not exceed five (5) minutes, or such other time as the Mayor may provide, consistent with the time limit set for speakers at a Council meeting.

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## **INTRODUCTION**

1. Meeting called to order
2. Pledge of Allegiance
3. Roll Call

## **CITIZENS ADDRESSING THE CITY COUNCIL**

Members of the public may address the City Council on any item of business when the matter is called. Speakers are limited to five minutes unless the time is extended by the presiding officer.
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## **SPECIAL WORKSHOP**

4. Housing/Safety Element Update Program Concepts  
Staff Presentation by Laura Webster, Director of Long Range Planning & Housing

# ADJOURNMENT



## City Council Staff Report

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**Subject:** Housing/Safety Element Update Program Concepts - Public Workshop

**Date:** September 22, 2020

**Submitted By:** David Mohlenbrok, Community Development Director  
Laura Webster, Director of Long Range Planning & Housing

**Department:** Economic and Community Development

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### ATTACHMENTS:

#### Description

- ▢ Staff Report
- ▢ SR - Attachment 1 - Existing Rocklin Housing Element Goals, Policies, Programs and Accomplishments Matrix



# City Council Staff Report

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**Subject:** Housing / Safety Element Update Program Concepts – Public Workshop

**Date:** September 22, 2020

**Submitted by:** David Mohlenbrok, Community Development Director  
Laura Webster, Director of Long Range Planning & Housing

**Department:** Community Development Department

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## **Staff Recommendation:**

Receive a presentation from staff regarding various program options that could be considered during preparation of the 2021-2029 City's Housing / Safety Element Update and receive input from the public.

## **BACKGROUND:**

Like many cities and counties throughout the state, the City of Rocklin is in the process of updating its Housing and Safety Elements consistent with recent legislation and state law.

### ***Housing Element Update Overview***

The City's current Housing Element was adopted in 2013 and certified by the State of California Department of Housing and Community Development (HCD). The City is required to adopt an updated Housing Element for the 2021 – 2029 planning period by May 15, 2021.

State Housing Element law requires that each city identify and analyze existing and projected housing needs within their jurisdictions, and prepare goals, policies, programs, and quantified objectives to further the development, improvement, and preservation of housing. The Housing Element is intended to outline goals and policies consistent with the City's General Plan and its adopted goals in addition to addressing State requirements and laws. This new Housing Element will encompass housing policies and programs to be implemented through the year 2029.

There are new requirements for the 2021 – 2029 Housing Element, including an Assessment to Further Fair Housing and minor zoning amendments regarding supporting housing and homelessness support.

The City has retained a consultant (PlaceWorks) to assist us with preparation and processing of the updates.

Although not the primary focus of this workshop, staff has provided a summary of the City's existing Housing Element goals, policies, programs and accomplishments as an Attachment to the Staff Report should any member of the public or Council wish to ask questions or provide comments regarding those items during the workshop.

### ***Safety Element Update Overview***

The City is preparing an update to the Safety Element that will be reviewed and simultaneously updated along with the Housing Element as is required by the State. The revised Safety Element will address changes in State law to include additional information on wildfires, changes in hazardous conditions and the specific threats posed by these changes, and more detailed information on evacuations. The revised Safety Element will follow the most recent State guidance and recommendations on community safety and vulnerability. It will also be consistent with recent and ongoing related plans across Placer County, including the new Placer County Sustainability Plan and the ongoing update to the county-wide Local Hazard Mitigation Plan.

### ***Housing Element Public Workshop Focus***

In preparation for update of the Housing Element, the City has spent extensive time and effort over the last two years working with the Council, Planning Commission and a RHNA Ad Hoc Committee focusing on development of an Available Sites Inventory that will specifically address the needs of the Lower Income Categories.

The component of Housing Element preparation we will be focusing on in this public workshop is looking at potential programs, tools and strategies that can be used to set the table for getting affordable units built.

Staff is bringing forward a wide range of options for discussion. Some may be viable and a good fit for Rocklin and others may ultimately not be considered suitable due to the unique circumstances in our community including available funding, staffing, the amount of remaining un-entitled land available and its spatial realities (mostly small infill sites), the need to remain competitive with other communities in the local area in terms of both housing production and economic development and other similar factors.

The options presented below range from incentives to a more regulatory approach, but the Council is not limited to just these options and staff is receptive to other ideas the Council or public may have to share.

## DISCUSSION:

There are three main components that affect whether or not any development project goes forward - time, cost and funding. This is especially true of affordable housing projects.

### *Incentives*

#### Options to Reduce Time

1. **Expedited Permit Processing for projects with an affordable component and those that incorporate higher than required numbers of accessible units.** Requires some re-prioritization of staff time, but no direct costs to the City.
2. **Objective Design Standards so that processing is ministerial rather than subject to a public hearing, CEQA and more subjective interpretations regarding design.** Provides predictability and significantly reduces entitlement processing time for the developer. Still allows the City to specify important aspects of design and quality standards but no “subjective” review. Would require development and processing of necessary documents by staff and/or a consultant and ultimate adoption by the City Council to implement.
3. **Exempting projects with an affordable component from Design Review completely.** Allows projects to go directly to Building Permits saving significant time for the developer. Loss of design control by the City in that we would not have any direct input on design other than confirming compliance with setbacks, height limits, lot coverage, etc.
4. **Pre-Approved Plans for development at specific locations.** Provides predictability and saves time and design costs for the developer. Allows the City to fully direct desired design outcomes. Financial feasibility of the ultimate project would need to be vetted. City funds would be required to hire design professionals. Significant staff time could be required to guide the selection of sites, development of design concepts, obtain input from Planning Commission /Council and review interim and final work products.



### **Options to Reduce Cost**

5. **Parking Reductions.** The level of reduction allowed and cost savings to the developer would need to be balanced and reconciled with potential off-site impacts to adjacent properties and neighborhoods.
6. **Reduced Setbacks, Increased Height Limits, Increased Lot Coverage.** Would provide for increased intensity and tie into potential density increases. Surrounding context and transitions to adjacent uses would need to be evaluated on a case by case basis.
7. **Reduced Design Standards.** Focuses use of enhanced materials and architectural features on portions of the buildings that are visible from public rights-of-way or open space areas and allows fewer material changes and simpler features in interior portions of a project. Puts design emphasis on public views. Could be a viable compromise to maintain community aesthetics and increase the affordability of units.
8. **Land Donations or Subsidies.** Could be pursued, however, there are likely to be a limited number of sites and opportunities.
9. **Tax Abatement.** Although viable in other states, because of the numerous entities beyond the City who receive funding from property tax revenue, (i.e., Rocklin only receives 12.6 cents for every dollar), it is not possible in California to completely waive property taxes for a specific number of years or in perpetuity unless the City were to agree to pay them or reimburse the developer. This would create a sizeable short or long term cost to the City and reduce funding that the City already relies on for Police, Fire, Parks, etc.
10. **Fee Waivers (City controlled fees only).** Would relieve the developer from paying specific City fees, but would reduce the amount of funds the City has available in the General Fund for operations, Police, Fire, Parks, etc. Impact fee programs must also be made whole, so the City would lose revenue and have to pay from the General Fund to offset the waiver in order to make impact fee programs whole.
11. **Fee Deferrals (City controlled fees only).** Reduces upfront costs for the developer and gives them the opportunity to construct and occupy the development (i.e., receive income) prior to payment of fees. The duration of deferrals could be short or longer term. This would artificially affect the timing of cash flow to the City, but allow for ultimate collection of funds. A fee deferral program would require careful tracking by City staff to ensure funds are collected at the appropriate time. There is also some risk of default if the development is not successful.

12. **Accommodate tiny housing options through a zoning amendment reducing the minimum single family unit size from 1,050 square feet to approximately 400 square feet.** There are not a lot of tiny housing examples in a suburban model. This development type raises a number of questions such as: How closely together can and should tiny houses be placed? What kind of rules or organizations should be put in place to govern these communities if multiple units are allowed on a single parcel? Should ownership of the house and parcel it is on be required, or could renting the land/space where the tiny home is located be an option? It also could affect continuity with the existing surrounding neighborhood if the units were allowed on any vacant single family lot in the City.
  
13. **Zoning modifications to allow Co-Housing (i.e., residential units with bed/bath only) supported by a single large common building with commercial kitchen, dining spaces, laundry facilities and other amenities used by all.** This is an interesting development concept not yet tested in the Rocklin market.

## Co-Housing

Cohousing, with its emphasis on community, will usually have a large (3,000 to 5,000 sq.ft.) common house with a commercial kitchen and community dining room and may include a living room, guest rooms, children's playrooms, workshop, exercise gym, etc.



Pocket neighborhood clusters within a cohousing community.

Source of Graphic – Placer County Housing Presentation

14. **Density Bonus Enhancements – Allowing densities or concessions greater than state law minimums.** Recent legislative changes have significantly increased the amount of density bonus and concessions projects can qualify for. Going beyond those measures is possible, but may no longer be necessary given the legislative changes approved in recent years.

15. **Zoning and land use changes that would more easily accommodate or promote “Missing Middle” housing types (Triplexes, Fourplexes, Multi-Unit Mini Mansions, Clustered Courtyard Units, etc.)** Changes needed to accommodate more desirable building types could require zoning and land use designations that allow much smaller units, reduced or eliminated setbacks and higher densities, yet could yield products considered desirable and more compatible in a suburban context. For example, the courtyard apartment on the top left in the graphic below is at a surprising density of 45 units per acre.

### Missing Middle Housing: Santa Barbara



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Fourplex: 36 du/acre



Eightplex: 72 du/acre



Same height, same width, same depth, same lot size

### Fourplex vs Eightplex

© 2016 Opticos Design, Inc.

Source of Above Graphics – SACOG Missing Middle Presentation

Another Missing Middle concept would be to encourage new single family housing projects to include product mixes such as, duplexes, zero lot lines, triplexes and fourplex products. Traditional lot and block subdivisions miss the opportunity to fold in and integrate other compatible housing types that can add interest to the development and affordability. Corner lots in a traditional subdivision can be the perfect location for zero lot line units as shown in the example below.



### **Historic Affordable Housing Funding in Rocklin**

The elimination of Redevelopment Agencies (RDA's) by the state in 2011 severely impacted local funding resources for Housing in California. Prior to the elimination of RDA's (between 2002 and 2010) the City used \$9,655,000 of its RDA 20% Housing Set Aside Funds to assist in the construction and preservation of over 1,000 units that were affordable to the Lower Income Categories (80% and 60% or less of Area Median Income). The City also provided gap financing (Down Payment Assistance loans) to a number of low-income individuals pursuing home ownership through its First Time Home Buyer program. RDA funding was also utilized in part to fund a full time Housing Coordinator position at the City. In the post RDA era although some affordable housing projects have been approved with little or no City funding assistance, they have yet to be constructed. The City continues to promote and pursue opportunities for affordable housing development with minimal funds and limited staffing.

## Options to Provide Funding

16. **Impact Fee for Housing.** The City has a limited number of un-entitled remaining units to be built. For discussion purposes only, if the City had 3,000 single family residential units left to be built: 3,000 units x \$2.00 per square foot (as an example fee) factoring a typical single family unit (2,000 sq. ft. in size) = \$12M. The City would also have to decide if such a fee would be applicable to multi-family projects and non-residential development. A nexus study would be required to establish the fee. An impact fee could provide a new steady stream of funding for affordable housing, but could also affect Rocklin's competitive advantage if not applicable in other adjacent and comparable jurisdictions. The City of Folsom has an impact fee for housing that is applicable in certain specific plan areas. Currently Placer County, Lincoln, and Roseville do not have impact fees in place for housing.
17. **Sales Tax Measure for Housing.** Sales tax measures have been used by many jurisdictions to provide additional funds for a variety of purposes. The City of Roseville recently passed a ½ cent sales tax measure to fund neighborhood police patrols, fire protection, 9-1-1 emergency response; crime suppression/investigation; street and pothole repair; libraries, parks and recreation; job creation and economic improvement programs; and unrestricted general revenue. Any measure put forward at the City level could affect the success of similar regional efforts being contemplated for other key topics such as transportation. California state law requires a two-thirds (66.67 percent) supermajority vote for approval of tax measures with revenue legally dedicated to a specific purpose. Tax measures designed to deposit revenue into the local jurisdiction's general fund require a simple majority (50% + 1 vote) for approval.
18. **Continued use of the City's Low and Moderate Housing Asset (LMHA) Fund as dollars become available to provide gap funding for new affordable housing projects, First Time Home Buyers or those constructing affordable ADU's.** Since the dissolution of RDA's, LMHA funds are the City's only dedicated funding source for Housing. Funds come to the City on a sporadic basis as former RDA loans and interest payments are paid off. Administration of new loans to individuals has not been pursued in recent years due to minimal staffing. Recent use of these funds has been focused on funding The Gathering Inn's Homelessness Prevention and Rapid Rehousing efforts and purchase of the Oak and Pine site for future housing development.

## Other Ways to Meet RHNA

19. **Use LMHA or any new funding sources to purchase affordability covenants on existing units (can count toward up to 25% of RHNA).** Limited funds are available and the bang for the buck depends on the gap needed and what can be negotiated with landowners. New affordable units are created by the purchase of affordability covenants applied to existing housing stock, so no new construction is involved, which means the units can be made available relatively quickly as current leases expire. Up to 25% of the City's RHNA can theoretically be met with this tool. The

actual number of units ultimately depends on the availability of funds and the negotiated costs per unit.

20. **Pursue grants to purchase and convert hotels into Single Room Occupancy (SRO) Units.** The State of California has recently promoted this concept by creating a Homekey Grant Program to assist local agencies with the purchase and conversion of existing hotels into individual rooms with minimal cooking facilities. The targeted need is interim or permanent housing for homeless individuals at risk for COVID-19. Depending on the success of the program other similar funds may become available in the future for hotel conversions in general to provide housing for extremely low income individuals. This type of endeavor typically requires the local agency or a non-profit partner to pursue initial purchase of the facility, oversee structural improvements as may be needed, perform ongoing review of income eligibility for tenants and on-site management.
21. **Promote, market and prepare pre-approved plans to encourage increased ADU development.** The Council has indicated that a portion of the City's RHNA should be assumed to come from the development of ADU's. To increase the potential for more ADU development than has historically been achieved to date, a program could be created to actively promote and market ADU development including new construction, garage conversions and interior remodels. A further step would be to contract with a consultant to have pre-approved plans prepared for a standard detached ADU that could be utilized by individuals with simple lot configurations and minimal on site slopes.

### ***Regulatory Approach***

22. **Inclusionary Housing Ordinance (may incorporate on-site, off-site, land dedication and in lieu fee options).** Most larger undeveloped land areas in Rocklin are already entitled and it is very difficult to get affordable units built on smaller infill sites. Tax credit projects are also not eligible for funding if the units are part of an inclusionary requirement. In lieu fee options are often criticized as not being high enough to result in units built. 10 to 15% is a typical maximum requirement in most inclusionary ordinances and anything higher will not be accepted by the state without significant documentation regarding financial feasibility. An inclusionary ordinance could provide/require the construction of some affordable units on a project by project basis, but would result in a relatively small amount of units constructed compared to the City's RHNA requirement for the Lower Income Category. Rocklin's RHNA for the Lower Income Category is 3,062 units. A 10% Inclusionary Requirement applied to a hypothetical 3,000 units of construction would only yield 300 units.

- 23. Negotiated Inclusionary Requirements established on a project by project basis through creation of Development Agreements.** In this approach, an inclusionary requirement is negotiated and could consist of units built or monetary contributions, but would need to include some tradeoffs or incentives for the developer. Likely tradeoffs desired by developers include, but are not limited to:
- a. Increased density
  - b. reduced development standards
  - c. reduced design review requirements
  - d. reduced parking standards
  - e. deferrals or reduction in fees
  - f. expedited permit processing

### **Summary**

Staff has provided a preliminary assessment of the programs presented in this staff report and initially ranked them (in no particular order) in the table that follows as having a low, medium or high potential for success in Rocklin based on our understanding of community values, remaining development potential, staffing and other fiscal considerations.

It should be noted that there is not a required number of programs to be selected. The focus should be on what will best meet the needs of the community and what the City can effectively implement.

To that end we will discuss these items in detail at the Housing Element Workshop and invite comments, questions and other related input from members of the public and Council members as might be offered to assist us in further evaluation and development of the Housing Element Update.

High Potential	Moderate Potential	Low Potential
Expedited Permit Processing	Inclusionary Housing Ordinance	Tax Abatement
Objective Design Standards	Affordable Housing Impact Fee	Fee Waivers
Reduced Design Standards (interior)	Sales Tax Measure	Purchase Hotels (SRO's)
Reduced Parking and Development Standards		Tiny Houses
Allow Mixed Income/Mixed Use Development		Co-Housing
Missing Middle Strategies		Eliminate All Design Review
Encourage New SF Housing Projects to Include Product Mixes		City Pre-Approved Plans
Promote and Market ADU's		
Use of Existing Low/Mod Funds to Buy Down Units		
Continue to Promote Density Bonuses per state law		
Fee Deferrals		
Land Donations / Public or Private Sources		
Negotiate DA's with Trade Offs / Incentives for Affordable Units		



## 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 Economic and 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 opportunities for current and future residents with a diverse range of income levels.

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

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

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

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

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

## 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 Economic and 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:** Economic and 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, Economic and 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 Economic and Community Development Department and advertise the program on the City's website within one year of the adoption of the Housing Element. Provide

information about the Home Repair Program to owners of all homes in need of repair.

#### 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, Economic and 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, Economic and 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:

- Work with interested buyers of Lyn Roc Apartments, Quarry Oaks Apartments and Rolling Oaks Apartments to encourage the new owners to continue public subsidies in order to maintain the affordability of these units and evaluate the costs associated with preservation option such as 1) transfer of project to non-profit ownership; 2) provision of rental assistance to tenants using non-federal funding sources, and 3) purchase of affordability covenants by the end of 2015 for



Quarry Oaks Apartments and Rolling Oaks Apartments and by the end of 2016 for Lyn Roc Apartments.

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

**Financing:**  
**Objectives and**  
**Timeframe:**

HUD Section 8 Housing Choice Voucher Program

Continue to support the assistance of 110 households each year throughout the planning period. Provide referrals to households in need of housing assistance. Encourage property owners to accept Section 8 assistance.

## 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, Economic and 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 throughout the planning period. Maintain a list of qualified housing developers with a track record of producing quality housing that includes affordable units. Provide information on potential sites which will be compiled in a list format and provided on the City's website within one year of adoption of the Housing Element. In addition, communicate with the development community the City's goal to provide quality housing affordable to lower and moderate income households.

### 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, Economic and 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;
- Mobile home park purchase and rehabilitation; and
- Project loans and loan insurance for single-family and housing construction and rehabilitation.

**Responsible Agency:** City of Rocklin, Economic and 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 via email or phone call of available funding resources along with funding cycles. Make efforts to apply for funding for which the City is eligible on an annual basis. Specifically, pursue funding that can help bridge the financial gap of housing affordable to extremely low income households.

## 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, Economic and 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 4,675 new lower and/or moderate income units may be accommodated on these parcels. In particular, the inventory includes 14 proposed Mixed Use High Density Residential (MU (HDR))-designated sites that can accommodate 2,420 new units at densities ranging from 22 to 30 units per acre and the

inventory includes 3 proposed RHNA High Density Residential (RHDR)-designated sites that can accommodate 901 new units at density of 22 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, Economic and 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.

To facilitate development of affordable housing and to accommodate the remaining RHNA of 1,769 low-income households, the City will identify and rezone approximately 261.4 acres of underutilized and vacant land within the City, at a minimum density of 22 units per acre and a maximum allowable density of 30 units per acre. The rezone designation will be Mixed Use High Density Residential (MU-HDR). At least 50 percent of the remaining need (885 units) will be accommodated on sites designated for exclusively residential uses. The City will identify sites exclusively for residential uses during the rezone process, at a minimum density of 22 units per acre and a maximum allowable density of 30 units per acre. The rezone designation will be RHNA High Density Residential (RHDR). Rezoned sites will be selected from the Available Sites Tables Figure 7-3, 7-4 and 7-5 and in Appendix C, will have the capacity for at least 16 units and will be available for development in the planning period where water and sewer can be provided. The City shall follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and shall ensure that owner-occupied and rental multi-family residential development is allowed by right in accordance with subdivision (f) of Section 65589.5 of the Government Code. Complete land use designations and establish zoning as necessary for sites identified in the available sites table within 1 year of adoption. The City will report on the progress of this rezone in its annual progress reports required pursuant to government Code Section 65400 and due on April 1<sup>st</sup> of each year.

## 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 for those that qualify 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.

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

### 13. Large Sites for Housing for Lower Income Households

To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing which may include but is not limited to:

- streamlining and expediting the approval process for land division for projects that include affordable housing units,
- ministerial review of lot line adjustments,
- deferral or waiver of fees related to the subdivision for projects affordable to lower income households,
- provide technical assistance to acquire funding, and

- modification of development requirements.

**Responsible Agency:** City of Rocklin, Economic and Community Development Department

**Financing:** a combination of General Fund, grants such as Community Development Block Grant (CDBG), future housing funds and other funds as they become available

**Objectives and**

**Time Frame:** Develop the incentive program by December 2014, identify sites by December 2014, then provide incentives throughout planning period, as projects are submitted to the Economic and Community Development Department

## 14. 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, Economic and 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.

### 15. 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, Economic and 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 through phone calls and meetings to expand affordable housing opportunities and to meet the housing and supportive service needs of the homeless. Continue to participate in regional efforts to reduce homelessness by continuing to attend Placer Consortium on Homelessness (PCOH) meetings, when appropriate. In addition, the City will continue to maintain its relationship with PCOH and Placer Collaborative Network (PCN) which conduct regular counts of the local homeless population in Placer County.



## 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.

### 16. 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, Economic and 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 when contacted and throughout the planning period. In addition, review and implement programs identified in the City's Analysis of Impediments to Fair Housing Choice (AI) developed as a HUD CDBG requirement based on the timeframes identified in the AI.

### 17. 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, Economic and 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.

## CITY OF ROCKLIN – REVIEW OF 2013 – 2021 HOUSING ELEMENT PROGRAMS

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
1. Home Repair Program	<p>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.</p>	<p>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.</p>	<p>The Home Repair Program guidelines were updated in December 2013. In the planning period, one lower-income household was assisted by the City's Housing Rehabilitation program in 2014. Information on the program has continued to be advertised on the City's website. From 2013 to 2016 Seniors First received funding from the City's CDBG program and assisted 119 Low Income Residents with minor repairs through their Handyman Program. Seniors First elected to discontinue the program in 2017. In 2019, the City partnered with Foothill's Habitat for Humanity by awarding them with CDBG funds to establish a new Handyman Program targeted at assisting very low and extremely low-income households with minor home and safety repairs. This program is being advertised on the CDBG page of the City's website.</p>
2. Code Enforcement and Abatement	<p>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</p>	<p>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.</p>	<p>Throughout the planning period, the City has continued to implement the Code Enforcement and Abatement Program by responding to</p>

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
	<p>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.</p>		<p>complaints from the public as well as enabling City staff to drive by homes to determine if there are any violations of property maintenance standards pursuant to Chapter 8.04 of the Municipal Code.</p>
<p>3. Inspection Program</p>	<p>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</p>	<p>Prepare a brochure that describes the Inspection Program and make it available at the Economic and Community Development Department and advertise the program on the City's website within one year of the adoption of the Housing Element. Provide information about the Home Repair Program to owners of all homes in need of repair.</p>	<p>The City conducted approximately 72,839 residential inspections of building permits associated with single- and multifamily structures. In addition, the City has continued to inspect residential properties, upon request, to identify health and safety hazards, and other building code violations that should be corrected.</p>
<p>4. Zoning Flexibility for Housing Rehabilitation</p>	<p>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.</p>	<p>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.</p>	<p>Throughout the planning period, the City continued to allow non-conforming dwellings to be rehabilitated pursuant to Chapter 17.62 of the Municipal Code so long as the non-conformity is not increased and no threat to public health and safety is identified.</p>

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
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.	<p>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:</p> <ul style="list-style-type: none"> <li>• <u>Work with interested buyers</u> of Lyn Roc Apartments, Quarry Oaks Apartments and Rolling Oaks Apartments to encourage the new owners to continue public subsidies in order to maintain the affordability of these units and evaluate the costs associated with preservation option such as 1) transfer of project to non-profit ownership; 2) provision of rental assistance to tenants using non-federal funding sources, and 3) purchase of affordability covenants by the end of 2015 for Quarry Oaks Apartments and Rolling Oaks Apartments and by the end of 2016 for Lyn Roc Apartments.</li> <li>• <u>Monitor Units at Risk</u>: Monitor the status of at-risk projects annually.</li> <li>• <u>Work with Potential Purchasers</u>: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.</li> <li>• <u>Tenant Education</u>: California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property</li> </ul>	Affordable housing projects were monitored on an ongoing basis. In 2016, the City contacted the management entities of three different projects (Lyn-Roc, Rolling Oaks, and Quarry Oaks) that appeared to have subsidies nearing expiration. Staff was assured by all parties that they were in the process of renewing their Section 8 contracts. At-risk projects will continue to be monitored on an ongoing basis and actions will be taken as the needs, opportunities, and funding availability allow. As of 2019, there were no projects with affordability expirations considered at-risk. The earliest expiration of affordability is the College Manor Apartments with an expiration date of May 31, 2028.

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
		<p>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.</p> <ul style="list-style-type: none"> <li>• <u>Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Housing Choice Voucher Assistance:</u> 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).</li> </ul>	
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	Continue to support the assistance of 110 households each year throughout the planning period. Provide referrals to households in need of housing assistance. Encourage property owners to accept Section 8 assistance	The City has continuously participated in the Housing Choice Voucher Program (Section 8) administered by the Roseville Housing Authority and Placer County Housing Authority throughout the planning period. The program provides rental assistance to very low-income

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	<p>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.</p>		<p>households in Rocklin. Between 100 (in 2013) and 193 (in 2019) vouchers per month were in Rocklin.</p>
<p>7. Affordable Housing Development</p>	<p>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.</p>	<p>Provide available financial and regulatory incentives to non-profit housing corporations, private developers, and public agencies to increase the supply of housing affordable to Rocklin’s lower and moderate-income households throughout the planning period. Maintain a list of qualified housing developers with a track record of producing quality housing that includes affordable units. Provide information on potential sites which will be compiled in a list format and provided on the City’s website within one year of adoption of the Housing Element. In addition, communicate with the development community the City’s goal to provide quality housing affordable to lower and moderate-income households.</p>	<p>In 2013, 2014, and 2015, the City did not receive any requests from non-profit housing agencies to develop affordable housing. In 2016, the City worked with two specific developers processing planning entitlements for new apartment projects to be developed in the City. It is estimated that, combined, these projects would provide more than 200 units with rental prices that serve both low- and some very low-income households. A rezone for one of the projects was approved in December 2016.</p> <p>The Gateway project was approved by City Council in 2017 and proposed 41 units at an affordable rent to low-income individuals. However, the project has not yet been built due to funding issues. The Quarry Place project, which included 162 units for low-income households and</p>

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
			18 units for very low-income households, was approved by City Council on October 8, 2019. The City has also been in discussions regarding future projects with several other affordable housing developers.
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.	Continue to advertise second dwelling units as a relatively low-cost affordable housing option in Rocklin through preparation and distribution of a brochure and placing information on the City’s website. Maintain a brochure and place at public counters and post information about second dwelling units on the City’s website	The Rocklin Municipal Code is on the City's website and regulations regarding second units are included in Title 17 (Zoning Ordinance). The City adopted an updated Accessory Dwelling Unit Ordinance in February 2020 to incorporate recent changes in legislation.
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	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	During the planning period, the City did not provide any funding to preserve affordable units. The Seniors First program consistently received a portion of the City's CDBG funds to assist seniors with



Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
	<p>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:</p> <ul style="list-style-type: none"> <li>• Technical assistance grants for project feasibility and development;</li> <li>• 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;</li> <li>• Mobile home park purchase and rehabilitation; and</li> <li>• Project loans and loan insurance for single-family and housing construction and rehabilitation.</li> </ul>	<p>can help reduce land or site development costs for housing projects. Contact HCD, CHFA, CTCAC and HUD at least annually to obtain information on upcoming funding cycles, eligibility, and eligible uses. Maintain a list of qualified housing developers active in the City and region. Notify developers via email or phone call of available funding resources along with funding cycles. Make efforts to apply for funding for which the City is eligible on an annual basis. Specifically, pursue funding that can help bridge the financial gap of housing affordable to extremely low-income households.</p>	<p>minor home repairs through its Handyman Program. In 2019 the City also partnered with Habitat for Humanity to re-establish a Handyman Program after the Seniors First Program was discontinued by that entity in 2017. In 2018 and 2019, Salvation Army received a portion of the City's CDBG funds to assist people at risk of homelessness with one-time rental assistance or deposit assistance. Information about HCD, CHFA, HUD, and other affordable housing programs is collected on a regular basis and shared with developers.</p>
10. Zoning Flexibility	<p>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.</p>	<p>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.</p>	<p>There were no housing-related BARRO Zone Program projects during the planning period. However, staff received multiple inquiries regarding opportunities to develop residential units in the zone and will continue to provide guidance and assistance to prospective applicants.</p>
11. Inventory of Sites for Housing	<p>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 4,675 new lower and/or moderate-income units may be accommodated on these parcels. In particular, the inventory includes 14 proposed Mixed Use High Density Residential (MU (HDR))-designated sites that can</p>	<p>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</p>	<p>The City has a list of available sites identified in its certified Housing Element. On February 25, 2014, City Council approved a General Plan Amendment to the Land Use Element of the General Plan to amend various land use</p>

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
	<p>accommodate 2,420 new units at densities ranging from 22 to 30 units per acre and the inventory includes 3 proposed RHNA High Density Residential (RHDR)-designated sites that can accommodate 901 new units at density of 22 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.</p>	<p>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.</p> <p>To facilitate development of affordable housing and to accommodate the remaining RHNA of 1,769 low-income households, the City will identify and rezone approximately 261.4 acres of underutilized and vacant land within the City, at a minimum density of 22 units per acre and a maximum allowable density of 30 units per acre. The rezone designation will be Mixed Use High Density Residential (MU-HDR). At least 50 percent of the remaining need (885 units) will be accommodated on sites designated for exclusively residential uses. The City will identify sites exclusively for residential uses during the rezone process, at a minimum density of 22 units per acre and a maximum allowable density of 30 units per acre. The rezone designation will be RHNA High Density Residential (RHDR). Rezoned sites will be selected from the Available Sites Tables Figure 7-3, 7-4 and 7-5 and in Appendix C, will have the capacity for at least 16 units and will be available for development in the planning period where water and sewer can be provided. The City</p>	<p>designations identified in the Housing Element to Mixed-Use (MU) or High-Density Residential (HDR). The General Plan Amendment expanded the allowed density in the current High-Density Residential land use designation category. In addition, a Zoning Ordinance Amendment was approved to establish interim review procedures to facilitate and encourage development within the City during the interim period until project-specific zoning is applied.</p>

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
		<p>shall follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and shall ensure that owner-occupied and rental multi-family residential development is allowed by right in accordance with subdivision (f) of Section 65589.5 of the Government Code. Complete land use designations and establish zoning as necessary for sites identified in the available sites table within 1 year of adoption. The City will report on the progress of this rezone in its annual progress reports required pursuant to government Code Section 65400 and due on April 1<sup>st</sup> of each year.</p>	
12. Density Increase Incentive Program	<p>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 for those that qualify 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.</p>	<p>Continue to offer density bonuses and other regulatory incentives to developers of affordable housing.</p>	<p>The City did not receive any requests from developers of affordable housing for density bonuses in 2014 or 2015. In 2016, the City removed the density cap on its General Plan High-Density Residential Land Use Category to facilitate opportunities for affordable housing development. The City has also continued to apply incentives for affordable housing in accordance with state law.</p>

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
13. Large Sites for Housing for Lower Income Households	<p>To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing which may include but is not limited to:</p> <ul style="list-style-type: none"> <li>• streamlining and expediting the approval process for land division for projects that include affordable housing units,</li> <li>• ministerial review of lot line adjustments,</li> <li>• deferral or waiver of fees related to the subdivision for projects affordable to lower income households,</li> <li>• provide technical assistance to acquire funding, and</li> <li>• modification of development requirements.</li> </ul>	Develop the incentive program by December 2014, identify sites by December 2014, then provide incentives throughout planning period, as projects are submitted to the Economic and Community Development Department	The City continues to evaluate options for an Incentive Program; however, in the interim, is open to working with property owners and affordable housing developers to explore potential incentives on a case-by-case basis. The City also routinely provides information (maps, aerials, etc.) regarding both large and small sites that are potentially available to all multifamily developers that approach the City looking for development opportunities.
14. Housing for Persons with Disabilities	<p>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.</p> <p>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</p>	Facilitate the development, maintenance and improvement of housing for persons with disabilities. Continue to publicize information about the City's reasonable accommodation procedures at public counters and on the City's website.	The City has continued to provide information about its reasonable accommodation procedures and services available in the region.

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	<p>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:</p> <ul style="list-style-type: none"> <li>• The request for reasonable accommodation will be used by an individual with a disability protected by applicable fair housing laws;</li> <li>• The requested accommodation is necessary to make housing available to an individual with a disability protected by applicable fair housing laws;</li> <li>• The requested accommodation would not impose an undue financial or administrative burden on the City; and</li> <li>• The requested accommodation would not require a fundamental alteration in the nature of the City’s land use and zoning program.</li> </ul>		
15. 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.	Continue to coordinate with the City of Roseville, the Roseville Housing Authority, County of Placer, and the Placer County Housing Authority through phone calls and meetings to expand affordable housing opportunities and to meet the housing and supportive service needs of the homeless. Continue to participate in regional efforts to reduce homelessness by continuing to attend Placer Consortium on Homelessness (PCOH) meetings, when appropriate. In	The City has maintained its relationship with Placer Consortium on Homelessness (PCOH) and Placer Collaborative Network (PCN), which conducts regular counts of the local homeless population in Placer County. In addition, CDBG funds were allocated to The Gathering Inn, from 2013–2016, to assist the homeless in Rocklin with

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		<p>addition, the City will continue to maintain its relationship with PCOH and Placer Collaborative Network (PCN) which conduct regular counts of the local homeless population in Placer County.</p>	<p>social, health, and case management services. In addition to the CDBG funds, the City also provided an additional \$20,000 in General Fund monies in 2015 to support the efforts of The Gathering Inn in 2015. \$30,000 in Low- and Moderate-Income Housing Asset Funds were allocated to the Gathering Inn in 2017 and \$50,000 in Low- and Moderate-Income Housing Asset Funds were allocated to the Gathering Inn each year in 2018 and 2019. CDBG funds were allocated to the Salvation Army in 2019 to assist individuals with an eviction notice with one-time rental assistance or deposit assistance.</p> <p>Rocklin City staff along with other regional stakeholders have actively participated in a series of meetings since 2015 led by Placer County Health and Human Services and the Homeless Resource Council of the Sierras analyzing the need for a 24/7 Shelter in South Placer County as well as other permanent housing solutions for the homeless. These meetings are expected to continue and result in better</p>

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			quantification of actual shelter needs, current gaps in services, and ultimately specific options and strategies to address issues related to homelessness.
16. 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	Continue to promote fair housing practices by providing educational information on fair housing to the public through the distribution of brochures and flyers, maintaining fair housing service provider information on the City’s website, and providing referrals to appropriate agencies for services when contacted and throughout the planning period. In addition, review and implement programs identified in the City’s Analysis of Impediments to Fair Housing Choice (AI) developed as a HUD CDBG requirement based on the timeframes identified in the AI.	The City has continued to provide information about fair-housing services to City residents on the City’s website, which includes referrals to various local organizations specializing in housing rights and the HUD fair-housing guidelines. City staff has also kept a record of fair-housing questions received from the public to better assist residents in the future.
17. 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	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	The City has provided necessary information on a request basis. An outreach program will be prepared within the 2013–2021 Housing Element timeframe.

Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
	opportunities for persons with developmental disabilities to live in integrated community settings.	and providing housing-related training for individuals/families through workshops	