



City of Rocklin Community Development Department  
3970 Rocklin Road, Rocklin, CA 95677  
(916) 625-5592

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# APARTMENT SURVEY\*

## 2019

\* Apartment Survey prepared by Rocklin Community Development Department. Rents were obtained by telephone survey during the month of May 2019, and may not reflect current rents. Please contact the respective apartment manager for current rent schedule and conditions. (Apartments 39 projects- 5369 units. Senior housing 6 projects – 763 units)

## ***ROCKLIN APARTMENT PROJECTS***

### **BROADSTONE APARTMENTS**

<b>Address:</b>	2301 Sunset Blvd. (NE corner of Sunset/Little Rock Rd.)		
<b>Phone:</b>	435-8400 (Suzie)		
<b>Year Constructed:</b>	2002/2003		
<b>Total # of Units:</b>	186		
<b>Pets:</b>	Small cats and dogs under 50 lbs. 2 maximum per unit. \$500 deposit for the first pet and second pet is \$250 (up to 2 pets), \$35 month per pet rent		
<b>Vacancy:</b>	5%		
<b>2019 Rental Rates:</b>	1-bedroom/1-bath	\$1,622-\$2,204	770 – 796 sf
	2-bedroom/2-bath - smaller	\$1,628-\$1,858	1068 sf
	2-bedroom/2-bath- larger	\$1,698-\$2,337	1156 sf
	3-bedroom/2-bath	\$2,198-\$2,614	1306 – 1351 sf
<b>Comments:</b>	<b>Section 8 not accepted.</b> Select units come with garages		

### **COLLEGE MANOR APARTMENTS**

<b>Address:</b>	4207 Racetrack Road (at Meyers Street)		
<b>Phone:</b>	624-2501 (Yvonne)		
<b>Year Constructed:</b>	1978		
<b>Total # of Units:</b>	32		
<b>Pets:</b>	No pets. Service and companion animals ok		
<b>Vacancy:</b>	0% - approximately 1.5-2 years waiting list		
<b>2019 Rental Rates:</b>	1-bedroom (10)	Starts at \$1,005	751 sf
	2-bedroom (22)	Starts at \$1,205	1005 sf
<b>APN</b>	045-090-009		
<b>Comments:</b>	<b>Section 8 accepted. Rent is adjusted to be 30% of income.</b> Applications can be sent electronically.	Can't use Section 8 and income adjusted rents.	

## ***ROCKLIN APARTMENT PROJECTS***

### **CREEKSIDE VILLAGE APARTMENTS-**

<b>Address:</b>	5500 Aguilar Road (off of Rocklin Road)		
<b>Phone:</b>	624-1497 (Tonya)		
<b>Year Constructed:</b>	1972		
<b>Total # of Units:</b>	32		
<b>Pets:</b>	Only in cottage units; must be under 40 lbs, no pitbulls accepted. \$200 deposit with a \$25 monthly pet rent		
<b>Vacancy:</b>	0%: waitlist but property is month to month		
<b>2019 Rental Rates:</b>	1-bedroom (2)	\$795	600 sf
	2-bedroom (29)	\$1,100	750 sf
	Studio (1)	\$460	350 sf
<b>APN</b>	045-120-052, 045-120-060		
<b>Comments:</b>	<b>Section 8 not accepted</b> , month to month		

### **THE BRIGHTONS APARTMENTS**

<b>Address:</b>	6050 Placer West Drive (off of Springview Drive)		
<b>Phone:</b>	784-3700 (Monica)		
<b>Year Constructed:</b>	1989		
<b>Total # of Units:</b>	68		
<b>Pets:</b>	Dogs and cats. All non-aggressive breeds accepted up to 60 lbs. \$500 deposit and \$25/month pet rent per pet (2 pet maximum)		
<b>Vacancy:</b>	4.41%		
<b>2019 Rental Rates:</b>	2-bedroom/2-bath	\$1,601 - \$2,117	1040 sf
<b>APN</b>	016-410-017		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Recently remodeled		

## ***ROCKLIN APARTMENT PROJECTS***

### **EMERALD POINTE APARTMENTS**

<b>Address:</b>	101 Gold Circle (Stanford Ranch Road & Stoney Road)		
<b>Phone:</b>	315-8200 (Emily)		
<b>Year Constructed:</b>	1999		
<b>Total # of Units:</b>	164		
<b>Pets:</b>	Small pets under 25 lbs - Maximum 2 per unit – Pet deposit is \$300 for one pet and \$500 total for two		
<b>Vacancy:</b>	.61%		
<b>2019 Rental Rates:</b>	1-bedroom (48)	\$1450- \$2045	748 sf
	2-bedroom/2-bath (24)	\$1695- \$2095	1031 sf
	Large 2-bedroom/2-bath (68)	\$1745- \$2295	1072 sf
	3-bedroom (24)	\$1950- \$2500	1170 sf
	2-bedroom cottage (12)	\$1895	1072 sf
<b>APN</b>	016-450-005		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Garages are available to rent.		

### **GRANITE CREEK APARTMENTS**

<b>Address:</b>	1501 Cobble Creek Circle (Sierra College Blvd, south of Rocklin Road.)		
<b>Phone:</b>	624-2588 (Mindy)		
<b>Year Constructed:</b>	2002		
<b>Total # of Units:</b>	80		
<b>Pets:</b>	Pets up to 45 lbs. Maximum 2 per unit \$500 per pet deposit. \$15 per month pet rent.		
<b>Vacancy:</b>	2%		
<b>2019 Rental Rates:</b>	1-bedroom/1-bath	\$1,380- \$1,440	761 sf
	2-bedroom/2-bath - larger	\$1,560- \$1,640	1001-1034 sf
	2-bedroom/2-bath - smaller	\$1,600-1\$,669	958-975 sf
<b>APN</b>	045-160-075		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Garages for \$75/month		

## ***ROCKLIN APARTMENT PROJECTS***

### **GRANITE OAKS APARTMENTS**

<b>Address:</b>	3300 Parkside Drive		
<b>Phone:</b>	624-0071 (Leslie)		
<b>Year Constructed:</b>	1976		
<b>Total # of Units:</b>	80		
<b>Pets:</b>	Restricted to non-aggressive breeds. Dogs up to 60 lbs. Maximum 2 per unit. \$25 pet rent/month per pet. Deposit of \$500, \$250 for second pet.		
<b>Vacancy:</b>	0%. 2-3 year Affordable Housing waitlist		
<b>2019 Rental Rates:</b>	1-bedroom (28)	Starting at \$1,320	640 sf
	2-bedroom (44)	Starting at \$1,560	836 sf
	3-bedroom (8)	Starting at \$1,799	1008 sf
<b>APN</b>	016-020-020		
<b>Comments:</b>	<b>Section 8 accepted. Bond program- apply online.</b> Deposit: \$300 for 1 bedroom and \$400 for 2 bedroom and \$500 for 3 bedroom		

### **HIDDEN GROVE APARTMENTS**

<b>Address:</b>	5415 Grove Street (off of Rocklin Road)		
<b>Phone:</b>	624-4382 (Leslie)		
<b>Year Constructed:</b>	1978 – 1986		
<b>Total # of Units:</b>	124		
<b>Pets:</b>	Restricted to non-aggressive breeds. Dogs up to 40 lbs. Maximum 2 per unit. \$15/month per cat. \$20/month per dog. Deposit of \$500, \$250 for second pet.		
<b>Vacancy:</b>	3%		
<b>2019 Rental Rates:</b>	1-bedroom (60)	Afford \$801 conven: \$1,296 - \$1,869	
	2-bedroom (48)	Afford \$901 conven: \$1,463 -\$2,392	630 sf
	2-bedroom cottage (16)	conven: \$1,589 -\$2,478	900 sf
	010-270-009		900 sf
<b>APN</b>			
<b>Comments:</b>	<b>Income restrictions on some units</b> -call Hidden Grove Apartments for more detail. Gated community.		

## ***ROCKLIN APARTMENT PROJECTS***

### **THE MERIDIAN AT STANFORD RANCH**

<b>Address:</b>	2121 Sunset Blvd. (north of Sunset/Blue Oaks Blvd.)		
<b>Phone:</b>	315-3331 (Brandon)		
<b>Year Constructed:</b>	1998		
<b>Total # of Units:</b>	452		
<b>Pets:</b>	Small pets under 35 lbs. Maximum 2 per unit \$500 Deposit for 1 <sup>st</sup> pet, \$250 for 2 <sup>nd</sup> pet. \$35 per month per pet		
<b>Vacancy:</b>	4.2%		
<b>2019 Rental Rates:</b>	1-bedroom/1 bath (252)	\$1,439 - \$1,559	714 – 819 sf
	1-bedroom (160)/1-bath w/den	\$1,601	944 sf
	2-bedroom/2 bath	\$1,547 - \$1,697	1042 sf
	2-bedroom/2 bath	\$1,645 - \$1,845	1060 sf
<b>APN</b>	017-350-029		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Dog park included. Free carports. Garages available.		

### **MONTESSA AT WHITNEY RANCH**

<b>Address:</b>	1150 Whitney Ranch Parkway (at Wildcat Blvd.)		
<b>Phone:</b>	434-6200 (Crystal)		
<b>Year Constructed:</b>	2011		
<b>Total # of Units:</b>	171		
<b>Pets:</b>	Up to 2 pets. \$250 deposit per pet and \$35/month per pet.		
<b>Vacancy:</b>	5.26%		
<b>2019 Rental Rates:</b>	1-bedroom/1-bath	\$1,635	831 sq
	2-bedroom/2-bath	\$1,785-\$2,180	1018-1157 sq
	3-bedroom/2-bath	\$2,345-\$2,380	1265 sq
<b>APN</b>	489-190-001 to 489-190-005		
<b>Comments:</b>	1 Car garage included in rent. 9 2-car garages. <b>Section 8 not accepted</b>		

## ***ROCKLIN APARTMENT PROJECTS***

### **THE OAKS AT SUNSET – PHASE 1**

<b>Address:</b>	201 Sammy Way (off of Blue Oaks Blvd., south of Sunset Blvd.)		
<b>Phone:</b>	435-4813 (Lupe)		
<b>Year Constructed:</b>	2002		
<b>Total # of Units:</b>	112		
<b>Pets:</b>	Small pets under 25 lbs. Maximum 2 per unit with a combined weight of 25 lbs. \$500 deposit for 1 <sup>st</sup> pet and \$250 for 2 <sup>nd</sup> pet		
<b>Vacancy:</b>	0%. 6-12 month waitlist		
<b>2019 Rental Rates:</b>	1-bedroom/1-bath	Starting at \$845	678 sf
	2-bedroom/1-bath	Starting at \$1104	848 sf
	3-bedroom/2-bath	Starting at \$1148	1076 sf
	4-bedroom/2-bath	Starting at \$1272	1334 sf
<b>APN</b>	800-035-310		
<b>Comments:</b>	Reserved for 60% Average Median Income in Placer County and <b>Section 8 accepted.</b>		

### **THE OAKS AT SUNSET – PHASE 2**

<b>Address:</b>	2301 Sammy Way (off of Blue Oaks Blvd., south of Sunset Blvd.)		
<b>Phone:</b>	(916) 435-2733 (Elizabeth)		
<b>Year Constructed:</b>	2002		
<b>Total # of Units:</b>	64		
<b>Pets:</b>	Small pets under 25 lbs. Maximum 2 per unit. Renter's Insurance is Required. \$300 deposit per pet and \$20/month/pet.		
<b>Vacancy:</b>	1% - Calls everyone on interest list when unit available to give everyone a chance to apply.		
<b>2019 Rental Rates:</b>	1-bedroom/1-bath	\$1250 / year lease	678 sf
	2-bedroom/1-bath	\$1450 /year lease	848 sf
	3-bedroom/2-bath	\$1650/ year lease	1076 sf
<b>APN</b>	800-035-310		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Access to dog park and car wash		

## ***ROCKLIN APARTMENT PROJECTS***

### **EDGEWOOD APARTMENTS**

<b>Address:</b>	5761 Shannon Bay Drive (off of Springview Dr, south of Sunset Blvd.)		
<b>Phone:</b>	650-771-8956 (Korena)		
<b>Year Constructed:</b>	1989		
<b>Total # of Units:</b>	44		
<b>Pets:</b>	\$500 deposit per pet, small dogs and cats		
<b>Vacancy:</b>	4.5%		
<b>2019 Rental Rates:</b>	2-bedroom/1 ½ bath (22)	\$1,500	960 sf
	2-bedroom/2 bath (22)	\$1,550	990 sf
<b>APN</b>	016-030-017		
<b>Comments:</b>	<b>Section 8 not accepted. Rent includes sewage, water, and garbage.</b>		

### **PLACER WEST APARMENTS\***

<b>Address:</b>	6055 Placer West Drive (off of Springview Drive)		
<b>Phone:</b>	751-1517 (Carolyn)		
<b>Year Constructed:</b>	1984		
<b>Total # of Units:</b>	44		
<b>Pets:</b>	Not allowed– Companion or Service Animals ok		
<b>Vacancy:</b>	0%		
<b>2019 Rental Rates:</b>	1-bedroom (28)	30% of income	
	2-bedroom (12)	30% of income	
	3-bedroom (4)	30% of income	
<b>APN</b>	016-410-016		
<b>Comments:</b>	100% Subsidized - USDA World Development and rental assistance programs subsidize rents based on income. Income restrictions apply. <b>Section 8 is not accepted.</b>		



## ***ROCKLIN APARTMENT PROJECTS***

### **ROCKLIN GOLD APARTMENTS**

<b>Address:</b>	2651 Sunset Blvd. (NE of Topaz Avenue)		
<b>Phone:</b>	624-3100 (Jessica)		
<b>Year Constructed:</b>	1990		
<b>Total # of Units:</b>	121		
<b>Pets:</b>	Indoor cats and dogs under 25lbs and a minimum of 12 months old with only 2 pets per apartment. \$400 deposit per pet. \$15 per month rent/pet.		
<b>Vacancy:</b>	2%		
<b>2019 Rental Rates:</b>	1-bedroom (44)	\$1,370 - \$1,475	784 sf
	2-bedroom/2-bath (77)	\$1,500-\$1,800	1074 sf
<b>APN</b>	016-020-052		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Dual pane windows, washer/dryer and wood burning fireplaces.		

### **ROCKLIN MANOR APARTMENTS**

<b>Address:</b>	5240 Rocklin Road (Rocklin Rd, east of Sierra College Blvd.)		
<b>Phone:</b>	624-4213 (Amanda)		
<b>Year Constructed:</b>	1989		
<b>Total # of Units:</b>	157		
<b>Pets:</b>	2 pets maximum. No more than 60 lbs. per pet and breed restrictions. \$500 deposit for 1 <sup>st</sup> pet and \$250 deposit for 2 <sup>nd</sup> pet. \$25 pet rent/month		
<b>Vacancy:</b>	5%		
<b>2019 Rental Rates:</b>	1-bedroom (48)	\$1,394-\$2,495	606 s.f.
	2-bedroom / 1-bath(80)	\$1,509-\$2,135	774 s.f.
	2-bedroom/2-bath (29)	\$1,686-\$2,243	845 s.f.
<b>APN</b>	045-160-066		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Dog park, pet wash & car wash. Pricing depends term of lease and move in date		

## ***ROCKLIN APARTMENT PROJECTS***

### **ROCKLIN RANCH APARTMENTS**

<b>Address:</b>	6601 Blue Oaks (Blue Oaks Blvd., east of Lonetree Blvd.)		
<b>Phone:</b>	774-4770 (Bobby)		
<b>Year Constructed:</b>	2002-2003		
<b>Total # of Units:</b>	356		
<b>Pets:</b>	2 Pets maximum up to 75 lbs. each pet, with no aggressive breeds. \$600 deposit.		
<b>Vacancy:</b>	3%		
<b>2019 Rental Rates:</b>	1-bedroom	\$1,520 - \$2,115	750 s.f.
	2-bedroom/1-bath	\$1,780 - \$2,280	1005 s.f.
	2-bedroom/2-bath (small)	\$1,865 - \$2,310	1060 s.f.
	2-bedroom/2-bath (larger)	\$1,865 - \$2,350	1105 s.f.
<b>APN</b>	356-010-040		
<b>Comments:</b>	<b>Section 8 not accepted.</b> All units include patios/balconies. Offer Preferred Employer Program (reduced rent & deposit)		

### **SHALICO APARTMENTS**

<b>Address:</b>	5051 El Don Drive (at El Don/Sierra College Blvd.)		
<b>Phone:</b>	632-3100 (Darly)		
<b>Year Constructed:</b>	1991		
<b>Total # of Units:</b>	152		
<b>Pets:</b>	Pets up to 75 lbs. Maximum 2 pets with some breed restrictions. Spay/neuter certificate required. \$500 first pet, \$350 for the second deposit with a \$40/pet rent		
<b>Vacancy:</b>	4%		
<b>2019 Rental Rates:</b>	1-bedroom (52)	\$1,510 - \$2,535	866 s.f.
	2-bedroom/1 ¼ bath (24)	\$1,605 - \$2,345	1050 s.f.
	2-bedroom/2-bath (76)	\$1,680 - \$2,280	1127 s.f.
<b>APN</b>	045-160-067		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Garages available for extra.		

## ***ROCKLIN APARTMENT PROJECTS***

### **SHANNON BAY APARTMENTS**

<b>Address:</b>	5757 Shannon Bay Drive (off of Springview Drive)		
<b>Phone:</b>	624-2600 (Julie)		
<b>Year Constructed:</b>	1984		
<b>Total # of Units:</b>	50		
<b>Pets:</b>	No. Companion and service animals allowed.		
<b>Vacancy:</b>	0% (1-5 year waiting list depending on unit size)		
<b>2019 Rental Rates:</b>	1-bedroom (17)	30% of income	650 s.f.
	2-bedroom (25)	30% of income	861 s.f.
	3-bedroom (8)	30% of income	1050 s.f.
<b>APN</b>	016-030-016		
<b>Comments:</b>	USDA World Development Tax Credit Program. <b>Section 8 not accepted.</b>		

### **SILVER OAKS APARTMENTS**

<b>Address:</b>	5780 Springview Drive (NW Springview/Shannon Bay)		
<b>Phone:</b>	751-1965 (Stacey)		
<b>Year Constructed:</b>	1976		
<b>Total # of Units:</b>	59		
<b>Pets:</b>	Pets under 10 pounds allowed. \$500 deposit.		
<b>Vacancy:</b>	0%. interest list, call when units are available		
<b>2019 Rental Rates:</b>	1-bedroom (22)	\$1,195	760 s.f.
	2-bedroom (36)	\$1,350	850 s.f.
<b>APN</b>	016-030-005		
<b>Comments:</b>	<b>Section 8 accepted.</b> Month-to-month.		

## ***ROCKLIN APARTMENT PROJECTS***

### **SPRINGVIEW OAKS APARTMENTS**

<b>Address:</b>	5795 Springview Drive (off of Sunset Blvd.)		
<b>Phone:</b>	624-1823 (Marilyn)		
<b>Year Constructed:</b>	1989		
<b>Total # of Units:</b>	52		
<b>Pets:</b>	Yes / Breed restriction. \$500 deposit for first pet, \$150 second pet. No pet rent.		
<b>Vacancy:</b>	7.7%		
<b>2019 Rental Rates:</b>	1-bedroom (16)	\$1255	885 sq. ft.
	2-bedroom (36)	\$1455	890 sq. ft.
<b>APN</b>	016-030-019		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Water, sewage and garbage included.		

### **SPRINGVIEW ROCKLIN DUETS**

<b>Address:</b>	Multiple streets on east side of Springview Drive (off of Sunset Blvd)		
<b>Phone:</b>	624-0404 (Bill)		
<b>Year Constructed:</b>	1982		
<b>Total # of Units:</b>	72		
<b>Pets:</b>	Small pets under 25 lbs. \$500 deposit. Maximum 2 per unit.		
<b>Vacancy:</b>	1% approximately 3 months waitlist		
<b>2019 Rental Rates:</b>	2-bedroom/2-bath (36)	\$1,800	960 – 1000 s.f.
	3-bedroom/2-bath (36)	\$1,800 - \$2,100	1130 – 1160 s.f.
<b>APN</b>			
<b>Comments:</b>	<b>Section 8 not accepted.</b> Month-to-month.		

## ***ROCKLIN APARTMENT PROJECTS***

### **THE VUE AT ROCKLIN RIDGE APARTMENTS**

<b>Address:</b>	5902 Springview Drive (off of Sunset Blvd.)		
<b>Phone:</b>	782-2081 (Jennifer)		
<b>Year Constructed:</b>	1986		
<b>Total # of Units:</b>	96		
<b>Pets:</b>	25 pound maximum. \$400 deposit. \$25 monthly rent Maximum 2 per unit.		
<b>Vacancy:</b>	1%		
<b>2019 Rental Rates:</b>	1-bedroom (32)	\$1,335	640 s.f.
	2-bedroom/1 ¼ -bath (32)	\$1,460-1660	840 s.f.
	2-bedroom/2 bath (32)	\$1,510-1710	840 s.f.
<b>APN</b>	016-410-008		
<b>Comments:</b>	<b>Section 8 not accepted</b>		

### **STANFORD COURT SENIOR APARTMENTS**

<b>Address:</b>	3220 Santa Fe Way		
<b>Phone:</b>	663-6090 (Ashley or Diego)		
<b>Year Constructed:</b>	2003		
<b>Total # of Units:</b>	120		
<b>Pets:</b>	25 pound maximum. \$300 deposit per pet w/maximum of 2 per unit.		
<b>Vacancy:</b>	0% no waitlist, first come first serve		
<b>2019 Rental Rates:</b>	1-bedroom (32)	50% AMI: \$691 60% AMI: \$841	577 s.f.
	2-bedroom (88)	50% AMI: \$820 60% AMI: \$1000	770 s.f.
<b>APN</b>	017-350-0458		
<b>Comments:</b>	36 units at 50% AMI and 84 units 60% of AMI for Placer County. <b>Section 8 is accepted.</b>		

## ***ROCKLIN APARTMENT PROJECTS***

### **STANFORD HEIGHTS APARTMENTS**

<b>Address:</b>	5801 Little Rock Road (at Little Rock/Sunset Blvd.)		
<b>Phone:</b>	630-7065 (Taylor)		
<b>Year Constructed:</b>	2000		
<b>Total # of Units:</b>	170		
<b>Pets:</b>	Small pets under 25lbs at least 12 months, indoor only. Maximum 2 per unit. \$400 deposit per pet. \$15 per month per pet		
<b>Vacancy:</b>	2%		
<b>2019 Rental Rates:</b>			
	1-bedroom/1-bath (26)	\$1,270-\$1,310	623 – 813 s.f.
	2-bedroom/1-bath (24)	\$1,430	852 – 985 s.f.
	2-bedroom/2-bath (68)	\$ 1,405	877 – 1100 s.f.
	3-bedroom/2-bath (44)	\$1,865	1022 – 1185 s.f.
<b>APN</b>	017-350-003		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Garages for \$105/month		

### **SUNSET STREETS APARTMENTS**

<b>Address:</b>	3655 Sunset Blvd. (Near Third Street)		
<b>Phone:</b>	624-0123 (Nicole)		
<b>Year Constructed:</b>	1978		
<b>Total # of Units:</b>	104		
<b>Pets:</b>	No, service animals are acceptable		
<b>Vacancy:</b>	0% approximately 2 year waitlist		
<b>2019 Rental Rates:</b>	1-bedroom (52)	30% of income or \$832 basic rent	
	2-bedroom (48)	30% of income or \$979 basic rent	
	3-bedroom (4)	30% of income or \$1,118 basic rent	
<b>APN</b>	010-350-004		
<b>Comments:</b>	Federal based programs subsidized rents with qualifications. <b>Income restrictions. Section 8 is accepted.</b> Applications are available inside leasing office.		

## ***ROCKLIN APARTMENT PROJECTS***

### **SUNSET SUMMIT APARTMENTS**

<b>Address:</b>	2151 Sunset Blvd. (between West Oaks Blvd. and Park Drive)		
<b>Phone:</b>	624-9044 (Jodie)		
<b>Year Constructed:</b>	1999		
<b>Total # of Units:</b>	344		
<b>Pets:</b>	Small pets under 25 lbs, full grown. Maximum 2 per unit. \$400 deposit per pet. \$15/month per pet.		
<b>Vacancy:</b>	2.5%		
<b>2019 Rental Rates:</b>	1-bedroom/1-bath	\$1335-\$1,530	664 - 802
	2-bedroom/1-bath	\$1,550-\$1,790	841 - 974
	2-bedroom/2-bath	\$1,605-\$1,880	877 - 1090
	3-bedroom/2-bath	\$1,835-\$2,005	1022 - 1174
<b>APN</b>	017-350-028		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Garages are \$105/month.		

### **SUTTER RIDGE APARTMENTS**

<b>Address:</b>	5800 Woodside Drive (Woodside Drive off of Sunset Blvd.) (Internal Street Ridgeview Circle)		
<b>Phone:</b>	624-0668 (Erin)		
<b>Year Constructed:</b>	1987		
<b>Total # of Units:</b>	152		
<b>Pets:</b>	Small pets under 25 lbs. Maximum 2 per unit. \$500 deposit and \$30/month pet rent per pet.		
<b>Vacancy:</b>	.7%		
<b>2019 Rental Rates:</b>	1-bedroom	\$1,300	688 sf
	2-bedroom/1-bath	\$1,500	922 sf
	2-bedroom/2-bath	\$1,600 - \$1,725	1012 sf
	2-bedroom cottage	\$1,725 - \$1,795	1012 sf
<b>APN</b>	046-010-061		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Waitlist for 1 bedrooms about few months long. Walking trails around quarry.		

## ***ROCKLIN APARTMENT PROJECTS***

### **THE WINSTED APARTMENTS**

<b>Address:</b>	101 Coppervale Circle (off of Pebble Creek Drive, south of Sunset Blvd.)		
<b>Phone:</b>	789-1114 (Kelly)		
<b>Year Constructed:</b>	2001		
<b>Total # of Units:</b>	208		
<b>Pets:</b>	Pet restrictions different for each pet, must see pet in person. Maximum 2 per unit up to 35 lbs only. \$500 deposit. \$35 per month additional rent per pet.		
<b>Vacancy:</b>	3%		
<b>2019 Rental Rates:</b>	1-bedroom/1-bath (128)	\$1,489-\$1,769	860 – 1062 sf.
	2-bedroom/2-bath (72)	\$1,829-\$1,999	1045-1060 sf.
	3-bedroom/2-bath (8)	\$2,219-\$2,229	1332 sf.
<b>APN</b>	364-010-028		
<b>Comments:</b>	Garages available for \$115/month. 24 hour maintenance. Monthly Resident Events. <b>Section 8 not accepted</b>		

### **WHITNEY RANCH APARTMENTS**

<b>Address:</b>	711 University Avenue		
<b>Phone:</b>	253-3460 (Joy)		
<b>Year Constructed:</b>	2011		
<b>Total # of Units:</b>	156		
<b>Pets:</b>	Under 25 lbs (except companion and service). 2 pet max. \$500 per pet deposit. \$50 per pet pet rent.		
<b>Vacancy:</b>	0%, no waitlist – first come first serve		
<b>2019 Rental Rates:</b>	1 bedroom/1 bath	50% AMI: \$686 60% AMI: \$836	678 sf
	2 bedroom/2 bath	50% AMI: \$815 60% AMI: \$995	963 sf
	3 bedroom/2 bath	50% AMI: \$934 60% AMI: \$1143	1232 sf and 1307 sf
<b>APN</b>	<b>017-172-011</b>		
<b>Comments:</b>	Water, sewer, trash included in rent. <b>Section 8 accepted.</b>		



## ***ROCKLIN APARTMENT PROJECTS***

### **WOODSTREAM TOWNHOMES**

<b>Address:</b>	6115 Brookside Circle (off of Springview Drive)		
<b>Phone:</b>	783-0555 (Maria)		
<b>Year Constructed:</b>	1985		
<b>Total # of Units:</b>	137		
<b>Pets:</b>	Maximum 2 per unit. Breed restrictions apply, Call for info. \$500 deposit, \$40 per month per pet		
<b>Vacancy:</b>	0% no waitlist, first come first serve		
<b>2019 Rental Rates:</b>	2-bedroom/1-bath/1-car attached garage (23)	\$1,799	845 sf
	2-bedroom/2-bath/1-car attached garage (23)	\$1,850	890 sf
	2-bedroom loft/2 ½ -bath/2-car attached garage (64)	\$1,950	1102 sf
	3-bedroom/2 ½ -bath/2-car attached garage (27)	\$2,150	1150 sf
<b>APN</b>	Multiple APNs		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Dog park, 24/7 gym		

### **GARNET CREEK APARTMENTS**

<b>Address:</b>	5002 Jewel Street, Rocklin		
<b>Phone:</b>	625-9121		
<b>Year Constructed:</b>	2019		
<b>Total # of Units:</b>	260		
<b>Pets:</b>	2 pets per unit, breed restrictions but no weight limit. \$500 deposit for 1 <sup>st</sup> pet and \$150 for 2 <sup>nd</sup> . \$20/first, \$15/second for pet rent		
<b>Vacancy:</b>	3%		
<b>2019 Rental Rates:</b>	1 bedroom/1 bath	\$1,705 - \$2,555	795 sf
	2 bedroom/2 bath	\$2,150 - \$4,330	1160 sf
	3 bedroom/2 bath	Starting at \$2,500	1363 sf
<b>APN</b>	Multiple APNs		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Garages and carports w/some units. EV charging stations		

## ***ROCKLIN APARTMENT PROJECTS***

### **THE JAMES APARTMENTS**

<b>Address:</b>	6201 W. Oaks Boulevard		
<b>Phone:</b>	(844) 368-3954 (Kim)		
<b>Year Constructed:</b>	2019		
<b>Total # of Units:</b>	187 total, 118 built		
<b>Pets:</b>	100 pound weight limit. \$500/pet deposit. 2 pet max per apartment. \$35-\$55/month pet fee depending on size.		
<b>Vacancy:</b>	3%		
<b>2019 Rental Rates:</b>	1 bedroom, 1 bathroom	Starting at \$1,695	691 sf
	2 bedroom, 2 bathroom	Starting at \$2,095	997 sf
	3 bedroom, 2.5 bathroom	Starting at \$2,395	1374 sf
<b>APN</b>	Multiple APNs		
<b>Comments:</b>	<b>Section 8 not accepted.</b> Balconies, patios and garages with every unit. Pet friendly amenities.		

### **ANSEL PARK SENIOR LIVING**

<b>Address:</b>	1250 (IL) & 1200 (AL) Orchid Drive		
<b>Phone:</b>	916-407-5970 (IL) 916-250-0770 (AL)		
<b>Year Constructed:</b>	In construction, projected to be completed in fall 2019		
<b>Total # of Units:</b>	226 14 IL cottage homes, 130 IL apts, 60 AL apts., 22 Memory care apts.		
<b>Pets:</b>	Yes. \$1,000 pet fee		
<b>Vacancy:</b>	100%		
<b>2019 Rental Rates:</b>	Cottages	\$5,200, \$5,400, \$5,600	1400, 1500, 1600 sq ft
	Independent	\$3,875, \$4,100, \$5,070	644-673, 755, 953-1121 ft
	Assisted Living	\$4,225, \$5,275, \$5,500, \$6,500	401, 498, 596, 773 sq ft
<b>APN</b>			
<b>Comments:</b>	IL 55 and over AL 60 years and older		

## ***ROCKLIN APARTMENT PROJECTS***

### **STANFORD RANCH CONGREGATE CARE FACILITIES**

<b>Address:</b>	1430 West Stanford Ranch Rd. Rocklin, CA 95765		
<b>Phone:</b>	741-7050 (Landon)		
<b>Year Constructed:</b>	2019		
<b>Total # of Units:</b>	70 assisted living beds, 20 memory care units, 24 independent living units		
<b>Pets:</b>	Small dogs 25 pounds or less, cats, birds, fish. No pet deposit or pet rent.		
<b>Vacancy:</b>	58%		
<b>2019 Rental Rates:</b>	Independent Living 1-bedroom (12); 2-bedroom with Garages (12)	\$5,000; \$5,400	843 – 1207 sf
	Assisted Living Studio (8)	\$4,850	438 sf
	Assisted Living Small 1 Bedroom (32); Large 1 Bedroom (4); 2 Bedroom (32)	\$5,600; \$5,850;\$7,850	532 – 785 sf
	Memory Care 1 Bedroom (10); 1 Bedroom Private Shower (10)	\$6,300; \$6,400	340 & 348 sf
<b>APN</b>	017-081-067		
<b>Comments:</b>	60 years and older <b>Section 8 is not accepted.</b>		

### **LYN ROC APARTMENTS**

<b>Address:</b>	6105 Sunset Blvd. (between Pacific St. & Woodside Dr)		
<b>Phone:</b>	624-1388 (Renee)		
<b>Year Constructed:</b>	1978		
<b>Total # of Units:</b>	67		
<b>Pets:</b>	Indoor cats / dogs under 25lbs. Maximum 2 per unit. \$300 deposit per pet. No deposit for special needs pet.		
<b>Vacancy:</b>	0% - 18-24 month waiting list		
<b>2019 Rental Rates:</b>	1-bedroom (60)	30% of income	620 sf
	2-bedroom (7)	30% of income	691 sf
<b>APN</b>	046-010-062		
<b>Comments:</b>	62 years and older / Disabled persons from 18 years of age and up. <b>Section 8 accepted.</b>		

## ***ROCKLIN APARTMENT PROJECTS***

### **QUARRY OAKS APARTMENTS**

<b>Address:</b>	3950 Evelyn Avenue (off of Woodside Drive)		
<b>Phone:</b>	624-6512 (Melissa)		
<b>Year Constructed:</b>	1994		
<b>Total # of Units:</b>	42		
<b>Pets:</b>	Dogs under 30lbs. \$300 deposit. 1 pet per unit.		
<b>Vacancy:</b>	0% 3 year waist list		
<b>2019 Rental Rates:</b>	1-bedroom (42)	30% of adjusted income (max. income \$28,050/yr) in 2019	540 sf
<b>APN</b>	010-191-033		
<b>Comments:</b>	This is a Volunteers of America project, for persons 62 and older with limited incomes. <b>Section 8 is not accepted.</b> HUD subsidized.		

### **ROLLING OAKS APARTMENTS**

<b>Address:</b>	5725 Shannon Bay Drive (off of Springview Drive)		
<b>Phone:</b>	630-9415 (Rochelle)		
<b>Year Constructed:</b>	1996-1997		
<b>Total # of Units:</b>	78		
<b>Pets:</b>	Small pets under 30 lbs. and companion or service animals; \$300 deposit per pet/1 pet per unit; no deposit for companion/service animals		
<b>Vacancy:</b>	2.6% 3 years waiting list		
<b>2019 Rental Rates:</b>	1-bedroom (78)	30% of adjusted income	Average of 550 s.f.
<b>APN</b>	016-230-016		
<b>Comments:</b>	This is a Volunteers of America project for persons 62 and older with limited incomes. The senior nutrition lunch program sponsored by the Area 4 Council on Aging meets here. HUD PRAC. 202 – <b>Section 8 not accepted.</b>		

## ***ROCKLIN APARTMENT PROJECTS***

### **VILLA SERENA APARTMENTS**

<b>Address:</b>	101 Villa Serena Circle (off Park Drive)		
<b>Phone:</b>	632-2700 (Erin)		
<b>Year Constructed:</b>	1999		
<b>Total # of Units:</b>	236		
<b>Pets:</b>	Small pets under 25 lbs. at full growth. \$300 deposit per pet. \$25 pet rent/pet Maximum 2 pets.		
<b>Vacancy:</b>	0% No waitlist, first come first serve		
<b>2019 Rental Rates:</b>	1-bedroom (144): Upstairs Downstairs Cottage	\$845 \$845 \$845	560 s.f.
	2-bedroom (92)	\$1004	760 s.f.
<b>APN</b>	017-350-049		
<b>Comments:</b>	55 and older. Income restricted: 1 occupant \$33,660; 2 occupants \$38,460; 3 occupants \$43,260; 4 occupants \$48,060. <b>Section 8 is accepted</b>		