



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

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# APARTMENT SURVEY\*

## 2020

\* Apartment Survey prepared by Rocklin Community Development Department. Rents were obtained by telephone survey during the months of March-May 2020, and may not reflect current rents. Please contact the respective apartment manager for current rent schedule and conditions. (Total apartments: 40 projects- 5,503 units. Senior housing: 7 projects – 897 units)  
**Under SB 329 and SB 222, all landlords in California will be required to accept Section 8 and VASH vouchers and other forms of rental assistance and to consider them as part of an applicant's income.**

## ***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>	Cats and dogs under 50 lbs. 2 max per unit. \$500 deposit for the first pet and second pet is \$250, \$35/mo per pet		
<b>Vacancy:</b>	5%		
<b>2020 Rental Rates:</b>	1-bedroom/1-bath	\$1,479-\$1,709	770 – 796 sf
	2-bedroom/2-bath - smaller	\$1,658-\$1,909	1068 sf
	2-bedroom/2-bath- larger	\$1,622-\$1,966	1156 sf
	3-bedroom/2-bath	\$1,944-\$2,196	1306 – 1351 sf
<b>Comments:</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>	Pets are allowed with prior written consent of management. This does not apply to reasonable accommodation for service or therapeutic animals for the disabled.		
<b>Vacancy:</b>	0% - approximately 3 years waiting list		
<b>2020 Rental Rates:</b>	1-bedroom (10)	Starts at \$1,029	751 sf
	2-bedroom (22)	Starts at \$1,234	1005 sf
<b>APN</b>	045-090-009		
<b>Comments:</b>	<b>Rent is adjusted to be 30% of income. Applications can be sent electronically.</b>	Can't use both Section 8 & 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>	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>2020 Rental Rates:</b>	1-bedroom (2)	\$950	600 sf
	2-bedroom (29)	\$1,200-\$1,300	750 sf
	Studio (1)	\$1,300	350 sf
<b>APN</b>	045-120-052, 045-120-060		
<b>Comments:</b>	Month to month Applications are available in box outside office. You can drop off filled out applications there as well.		

### **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 1 <sup>st</sup> pet, \$250 2 <sup>nd</sup> pet and \$25/month pet rent per pet (2 pet maximum)		
<b>Vacancy:</b>	4.4%		
<b>2020 Rental Rates:</b>	2-bedroom/2-bath	Starts at: \$1,659	1040 sf
<b>APN</b>	016-410-017		
<b>Comments:</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- Pet deposit is \$300 for 1 and \$500 total for 2. \$25 pet rent per pet		
<b>Vacancy:</b>	7.3%		
<b>2020 Rental Rates:</b>	1-bedroom (48)	Starts at: \$1450	748 sf
	2-bedroom/2-bath (24)	Starts at: \$1695	1031 sf
	Large 2-bedroom/2-bath (68)	\$1725- \$1825	1072 sf
	3-bedroom (24)	\$1795- \$1925	1170 sf
	2-bedroom cottage (12)	Starts at: \$1795	1072 sf
<b>APN</b>	016-450-005		
<b>Comments:</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>	3.8%		
<b>2020 Rental Rates:</b>	1-bedroom/1-bath	\$1,400-\$1,460	761 sf
	2-bedroom/2-bath - larger	\$1,660- \$1,720	1001-1034 sf
	2-bedroom/2-bath - smaller	\$1,640-\$1,700	958-975 sf
<b>APN</b>	045-160-075		
<b>Comments:</b>	Garages for \$90/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/ per pet. Deposit of \$500 for the first pet, \$250 for second pet.		
<b>Vacancy:</b>	0%. 2 year Affordable Housing waitlist, shorter for conventional waitlist		
<b>2020 Rental Rates:</b>	1-bedroom (28)	Conventional starting at \$1,315; Affordable rent \$836	640 sf
	2-bedroom (44)	Conventional starting at \$1,585; Affordable rent \$941	836 sf
	3-bedroom (8)	Conventional starting at \$1,750; Affordable rent \$1,045	1008 sf
<b>APN</b>	016-020-020		
<b>Comments:</b>	<b>Bond program- apply online.</b> Storage available for rent		

### **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>	Breed restrictions, up to 40 lbs. Max 2/unit. \$20/cat. \$25/ dog pet rent. Deposit of \$500, \$250 for second pet.		
<b>Vacancy:</b>	7%		
<b>2020 Rates:</b>	1-bedroom (60)	Afford \$836 Market: \$1,241 - \$1,841	630
	2-bedroom (48)	Afford \$941 Market: \$1,326 -\$2,172	900
	2-bedroom cottage (16)	Market- \$1,328	900
<b>APN</b>	010-270-009		
<b>Comments:</b>	<b>Income restrictions on some units</b> -call 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>	3.5%		
<b>2020 Rental Rates:</b>	1-bedroom/1 bath (252)	From \$1,507 - \$1,585	714 – 819 sf
	1-bedroom (160)/1-bath w/den	From \$1,693	944 sf
	2-bedroom/2 bath	From \$1,911	1042 sf
	2-bedroom/2 bath	From \$1,781-\$1,816	1060 sf
<b>APN</b>	017-350-029		
<b>Comments:</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>	5.85%		
<b>2020 Rental Rates:</b>	1-bedroom/1-bath	\$1,605- \$1,635	831 sq
	2-bedroom/2-bath	\$1,785-\$2,275	1018-1157 sq
	3-bedroom/2-bath	From \$2,260	1265 sq
<b>APN</b>	489-190-001 to 489-190-005		
<b>Comments:</b>	1 Car garages included in rent.		

## ***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>	1%. Up to 2 year waitlist		
<b>2020 Rental Rates:</b>	1-bedroom/1-bath	\$908-972	678 sf
	2-bedroom/1-bath	\$1,079-\$1,165	848 sf
	3-bedroom/2-bath	\$1,236-\$1,437	1076 sf
	4-bedroom/2-bath	\$1,368-\$1,503	1334 sf
<b>APN</b>	800-035-310		
<b>Comments:</b>	Reserved for 60% Average Median Income in Placer County.		

### **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 pet rent		
<b>Vacancy:</b>	6.3% - Calls everyone on interest list when unit available to give everyone a chance to apply.		
<b>2020 Rental Rates:</b>	1-bedroom/1-bath	\$1,250 - \$1,350	678 sf
	2-bedroom/1-bath	\$1,450 - \$1,550	848 sf
	3-bedroom/2-bath	\$1,650-1,750	1076 sf
<b>APN</b>	800-035-310		
<b>Comments:</b>	Access to dog park, pool and car wash. Some units are upgraded w/hardwood flooring.		

## ***ROCKLIN APARTMENT PROJECTS***

### **EDGEWOOD APARTMENTS**

<b>Address:</b>	5761 Shannon Bay Drive (off of Springview Dr, south of Sunset Blvd.)		
<b>Phone:</b>	672-6061		
<b>Year Constructed:</b>	1989		
<b>Total # of Units:</b>	44		
<b>Pets:</b>	\$250 deposit per pet, dogs and cats under 25 pounds		
<b>Vacancy:</b>	4.5%		
<b>2020 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>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% Waitlist, 3-5 years.		
<b>2020 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.		



## ***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 max 2 pets per apartment. \$400 deposit per pet. \$25 per month rent/pet.		
<b>Vacancy:</b>	4.8%		
<b>2020 Rental Rates:</b>	1-bedroom (44)	\$1,470-\$1,485	784 sf
	2-bedroom/2-bath (77)	\$1,620-\$1,770	1074 sf
<b>APN</b>	016-020-052		
<b>Comments:</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/pet		
<b>Vacancy:</b>	6%		
<b>2020 Rental Rates:</b>	1-bedroom (48)	\$1,427-\$1,480	606 s.f.
	2-bedroom / 1-bath(80)	\$1,590-\$1,660	774 s.f.
	2-bedroom/2-bath (29)	\$1,858-\$1,898	845 s.f.
<b>APN</b>	045-160-066		
<b>Comments:</b>	Dog park, pet wash, pool and fitness room & 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. No pet rent.		
<b>Vacancy:</b>	5.7%		
<b>2020 Rental Rates:</b>	1-bedroom	\$1,470-\$1,990	750 s.f.
	2-bedroom/1-bath	\$1,640-\$1,680	1005 s.f.
	2-bedroom/2-bath (small)	\$1,625-\$1,665	1060 s.f.
	2-bedroom/2-bath (larger)	\$1,695-\$1,775	1105 s.f.
<b>APN</b>	356-010-040		
<b>Comments:</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>	Maximum 2 pets with some breed restrictions. \$500 deposit first pet, none for the second with a \$20/pet rent		
<b>Vacancy:</b>	4%		
<b>2020 Rental Rates:</b>	1-bedroom (52)	\$1,350 - \$1,650	866 s.f.
	2-bedroom/1 ¼ bath (24)	\$1,600 - \$1,750	1050 s.f.
	2-bedroom/2-bath (76)	\$1,650 - \$2,000	1127 s.f.
<b>APN</b>	045-160-067		
<b>Comments:</b>	Garages available for extra. Renovated apartments available.		

## ***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. Applications on website.		

### **SILVER OAKS APARTMENTS**

<b>Address:</b>	5780 Springview Drive (NW Springview/Shannon Bay)		
<b>Phone:</b>	751-1965 (Melody)		
<b>Year Constructed:</b>	1976		
<b>Total # of Units:</b>	59		
<b>Pets:</b>	Small to medium pets, breed restrictions. \$500 deposit.		
<b>Vacancy:</b>	0%. Waitlist- call when available (usually <1 turnover/month)		
<b>2020 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>	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>	6%		
<b>2020 Rental Rates:</b>	1-bedroom (16)	\$1295	885 sq. ft.
	2-bedroom (36)	\$1495	890 sq. ft.
<b>APN</b>	016-030-019		
<b>Comments:</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. No pet rent.		
<b>Vacancy:</b>	5%		
<b>2020 Rental Rates:</b>	2-bedroom/2-bath (36)	\$1,900-\$1,975	960 – 1000 s.f.
	3-bedroom/2-bath (36)	\$2,230	1130 – 1160 s.f.
<b>APN</b>			
<b>Comments:</b>	Only 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. \$30 monthly rent Maximum 2 per unit.		
<b>Vacancy:</b>	3%		
<b>2020 Rental Rates:</b>	1-bedroom (32)	Start at \$1,315	640 s.f.
	2-bedroom/1 ¼ -bath (32)	Start at \$1,395	840 s.f.
	2-bedroom/2 bath (32)	Start at \$1,495	840 s.f.
<b>APN</b>	016-410-008		
<b>Comments:</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>2020 Rental Rates:</b>	1-bedroom (32)	50% AMI: \$746 60% AMI: \$908	577 s.f.
	2-bedroom (88)	50% AMI: \$885 60% AMI: \$1079	770 s.f.
<b>APN</b>	017-350-0458		
<b>Comments:</b>	18 1 bedroom units at 50% AMI, 14 units at 60% AMI, 18 units at 50% AMI and 70 units 60% at AMI for Placer County.		

## ***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. \$25 per month per pet		
<b>Vacancy:</b>	5%		
<b>2020 Rental Rates:</b>			
	1-bedroom/1-bath (26)	\$1,315-\$1,480	623 – 813 s.f.
	2-bedroom/1-bath (24)	\$1,495-\$1,585	852 – 985 s.f.
	2-bedroom/2-bath (68)	\$1,495-\$1,585	877 – 1100 s.f.
	3-bedroom/2-bath (44)	\$1,650-\$1,855	1022 – 1185 s.f.
<b>APN</b>	017-350-003		
<b>Comments:</b>	Garages for \$105/month		

### **SUNSET STREET 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% 3-4 year waitlist		
<b>2020 Rental Rates:</b>	1-bedroom (52)	30% of income	or \$859 basic rent
	2-bedroom (48)	30% of income	or \$1,006 basic rent
	3-bedroom (4)	30% of income	or \$1,145 basic rent
<b>APN</b>	010-350-004		
<b>Comments:</b>	Federal based programs subsidized rents with qualifications. <b>Income restrictions.</b> Applications are available inside leasing office or email <a href="mailto:sunsetstreet@tmo.com">sunsetstreet@tmo.com</a>		

## ***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, Minimum age is 1 year. Maximum 2 per unit. \$400 deposit per pet. \$25/month per pet.		
<b>Vacancy:</b>	4.6%		
<b>2020 Rental Rates:</b>	1-bedroom/1-bath	\$1,285-\$1,465	664 - 802
	2-bedroom/1-bath	\$1,510-\$1,655	841 - 974
	2-bedroom/2-bath	\$1,680-\$1,695	877 - 1090
	3-bedroom/2-bath	\$1,660-\$1,740	1022 - 1174
<b>APN</b>	017-350-028		
<b>Comments:</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>2020 Rental Rates:</b>	1-bedroom	\$1,350	688 sf
	2-bedroom/1-bath	\$1,550	922 sf
	2-bedroom/2-bath	\$1,650	1012 sf
	2-bedroom cottage	\$1,775	1012 sf
<b>APN</b>	046-010-061		
<b>Comments:</b>	Serene path 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 \$500 deposit. \$35 pet rent per pet.		
<b>Vacancy:</b>	5%		
<b>2020 Rental Rates:</b>	1-bedroom/1-bath (128)	\$1,450	860 – 1062 sf.
	2-bedroom/2-bath (72)	\$1,849	1045-1060 sf.
	3-bedroom/2-bath (8)	\$2,150	1332 sf.
<b>APN</b>	364-010-028		
<b>Comments:</b>	Garages available for \$115/month. 24 hour maintenance. Resident Community Events.		

### **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>2020 Rental Rates:</b>	1 bedroom/1 bath	50% AMI: \$742 60% AMI: \$904	678 sf
	2 bedroom/2 bath	50% AMI: \$879 60% AMI: \$1073	963 sf
	3 bedroom/2 bath	50% AMI: \$1010 60% AMI: \$1235	1232 sf and 1307 sf
<b>APN</b>	<b>017-172-011</b>		
<b>Comments:</b>	Water, sewer, trash included in rent. Sign up for interest list online. Garages available.		



## ***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>	5.5% no waitlist, first come first serve		
<b>2020 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>	Dog park, 24/7 gym, basketball court, pool		

### **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>	7%		
<b>2020 Rental Rates:</b>	1 bedroom/1 bath	\$1,585-\$1,685	795 sf
	2 bedroom/2 bath	\$1,805-\$1,830	1160 sf
	3 bedroom/2 bath	\$2,400-\$2,500	1363 sf
<b>APN</b>	Multiple APNs		
<b>Comments:</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>	(916) 435-2111 (Brea)		
<b>Year Constructed:</b>	2019		
<b>Total # of Units:</b>	187 total		
<b>Pets:</b>	100 pound weight limit. \$500 deposit for first pet, \$250 second pet. 2 pet max. \$35-\$55/pet pet rent depending on size.		
<b>Vacancy:</b>	1.6%		
<b>2020 Rental Rates:</b>	1 bedroom, 1 bathroom	Starting at \$1,730	691 sf
	2 bedroom, 2 bathroom	Starting at \$1,895	997 sf
	3 bedroom, 2.5 bathroom	Starting at \$2,245	1374 sf
<b>APN</b>	Multiple APNs		
<b>Comments:</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>	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. Under 25 pounds. \$1,000, \$50/month pet rent.		
<b>Vacancy:</b>	69% IL, 80% AL		
<b>2020 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 sf
Assisted Living	Studio	\$4,225	401, sq ft
	Small 1 Bedroom	\$5,275,	498, sq ft
	Large 1 Bedroom	\$5,500,	596, sq ft
	2 Bedroom	\$6,500	773 sq ft
Memory Care	Private studio	\$6,500	
	Shared studio	\$5,800	
<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>	No pet deposit or pet rent.		
<b>Vacancy:</b>	IL: 96% occupied AL: 65% occupied MC: 65% occupied		
<b>2020 Rental Rates:</b>	Independent Living 1-bedroom (12); 2-bedroom with Garages (12)	\$5,300; \$5,700	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. Offer Pet Care for a fee.		

### **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>	No pets unless service or companion animal. Indoor cats / dogs under 25lbs. Maximum 2 per unit. \$300 deposit per pet.		
<b>Vacancy:</b>	1% - 1 year or longer waiting list		
<b>2020 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 with a need of an ADA unit		

## **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>2020 Rental Rates:</b>	1-bedroom (42)	30% of adjusted income	540 sf
		(max. income \$28,050/yr)	
<b>APN</b>	010-191-033	in 2019	
<b>Comments:</b>	This is a Volunteers of America project, for persons 62 and older with limited incomes. 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, unless companion or service animal and no deposit; \$300 deposit per pet/1 pet per unit. No deprent		
<b>Vacancy:</b>	5% 1.5-2 years waiting list		
<b>2020 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		

## **ROCKLIN APARTMENT PROJECTS**

### **VILLA SERENA APARTMENTS**

<b>Address:</b>	101 Villa Serena Circle (off Park Drive)		
<b>Phone:</b>	632-2700 (Serena)		
<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>2020 Rental Rates:</b>	1-bedroom (144): Upstairs Downstairs Cottage	\$ 908 \$ 908 \$908	560 s.f.
	2-bedroom (92)	\$ 1079	760 s.f.
<b>APN</b>	017-350-049		
<b>Comments:</b>	55 and older. <b>Income restricted:</b> 1 occupant \$36,300; 2 occupants \$41,460; 3 occupants \$46,620; 4 occupants \$51,780.		

### **The Pines, a Merrill Gardens Community**

<b>Address:</b>	500 W Ranch View Drive		
<b>Phone:</b>	672 5019		
<b>Year Constructed:</b>	2015		
<b>Total # of Units:</b>	134		
<b>Pets:</b>	Small pets under 30 lbs. at full growth. Maximum 2 pets. No deposit. \$55 pet rent/pet		
<b>Vacancy:</b>	10% Waitlist, first come first serve		
<b>2020 Rental Rates:</b>	Independent Living Studio Independent Living 1 bedroom 2-bedroom (92)	\$3,495 \$4,995 \$5,995	
	Memory Care 1 Bedroom (55)	\$3,050-\$4,995	
	Assisted Living	Base price for floorplan interested in + care costs depending on assessment	
<b>APN</b>	017-173-001-000		
<b>Comments:</b>	55 and older. Licensed Residential Care For The Elderly		

***ROCKLIN APARTMENT PROJECTS***