



# Application for Reduced Residential Development Impact Fee Rates for Affordable Housing Developments

*Approval of this fee reduction is subject to verification by the City. The reduction in fees shall only apply to those dwellings that qualify as an affordable unit as defined below. Dwellings in the affordable housing development which do not qualify as affordable housing units shall not qualify for the development impact fee reduction program. If approved, the fee reduction will apply only to the Park Improvement, Trail, Community and Recreation Facilities and Public Facilities Impact Fees. All other impact fees imposed by the City, and other entities or agencies shall be paid in accordance with applicable statutes, resolutions, ordinances and regulations.*

## **AFFORDABLE HOUSING DEVELOPMENT REQUIREMENTS**

To be eligible for this fee reduction, an “affordable housing development” means a development where any number of dwellings are sold at an affordable housing price or are rented at an affordable rent calculated as affordable for households earning 60% or less of the Area Median Income (AMI) for Placer County as determined by the California Department of Housing and Community Development.

The “affordable housing unit” or “affordable unit” means (a) rental dwelling unit to be occupied by low income at no greater than 60% AMI, very low and extremely low income households as defined in Health and Safety Code section 50079.5, and offered at an affordable rent for a period of at least (55) years; or (b) a dwelling unit sold at an affordable housing price for a period of at least thirty (30) years, and to be occupied by low income at no greater than 60% AMI, very low or extremely low income households as defined by Health and Safety Code section 50079.5

“Affordable rent” means: (1) for a unit whose occupancy is restricted to low income households, a monthly rent consisting of a maximum of one-twelfth of thirty (30) percent of sixty (60) percent of the median income applicable to the city; (2) for a unit whose occupancy is restricted to a very low income household, a monthly rent consisting of a maximum of one-twelfth of thirty (30) percent of fifty (50) percent of the median income applicable to the city; (3) for a unit whose occupancy is restricted to an extremely low income household, a monthly rent consisting of a maximum of one-twelfth of thirty (30) percent of thirty (30) percent of the median income applicable to the city. In all cases the median income applicable to city is as determined annually by the United States Department of Housing and Urban Development. Maximum rent is adjusted for household size appropriate to the unit, less a reasonable allowance for utilities, as published by the Roseville Housing Authority, or its successor agency.

“Affordable housing purchase price” means a sales price at which low income no greater than 60% AMI, very low income and extremely low-income households can qualify for the purchase off or-sale affordable units. Qualification shall be based on no more than thirty-five (35) percent of income at sixty (60) percent of the area median income, fifty (50) percent of the area median income or thirty (30) percent of area median income applicable to the City of Rocklin respectively, being applied to housing expenses, which shall include mortgage principal and interest, taxes, insurance, assessments, and homeowner fees, as applicable.

**CITY OF ROCKLIN, CITY MANAGER'S OFFICE**

3970 Rocklin Road, Rocklin, CA 95677

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# City of Rocklin Fee Reduction Program

## APPLICANT INFORMATION

Applicant Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## PARCEL INFORMATION

Entitlement Number(s): \_\_\_\_\_

Project Name: \_\_\_\_\_

Project Location: \_\_\_\_\_  
Street City State Zip

APN: \_\_\_\_\_

## PROJECT TYPE

- Multifamily – Affordable Rental Units
- Multifamily – Sold at an Affordable Housing Price
- Single Family – Affordable Rental Units
- Single Family – Sold at an Affordable Housing Price



# City of Rocklin Fee Deferral Program

## PROJECT INFORMATION – REQUIRED FOR CALCULATING REDUCED IMPACT FEES

Complete for each building (provide additional attachments as needed)

Number of affordable units <600 SF:		Number of market rate units <600 SF:	
Number of affordable units 600-1,000 SF:		Number of market rate units 600-1,000 SF:	
Number of affordable units >1,000-1,500 SF:		Number of market rate units >1,000-1,500 SF:	
Number of affordable units >1,500-2,500 SF:		Number of market rate units >1,500-2,500 SF:	
Number of affordable units >2,500-3,500 SF:		Number of market rate units >2,500-3,500 SF:	
Number of affordable units 3,500+ SF:		Number of market rate units 3,500+ SF:	
Number of affordable units Age Restricted:		Number of market rate units Age Restricted:	
Total number of affordable units:		Total number of market rate units:	

*Disclaimer: Inadequate documentation of required information will delay issuance of building permit.*

## PROCESS FOR VERIFYING ELIGIBILITY

1. Complete this form, and submit to the City Manager’s Office, including the following:
  - a. Copies of all approvals and entitlements for the development of the project.
  - b. A preliminary title report.
  - c. A copy of the tentative or final subdivision or parcel map identifying all units for which a reduction is sought as applicable.
  - d. Any other data and information which may be deemed necessary by the Director.
2. The Community Development Director shall approve or deny applications for development impact fee reduction
3. Approval of applications for development impact fee reduction shall be conditional and subject to the recordation, prior to the issuance of any building permits for the qualified residential project or within 60 days of approval, whichever is earlier, of the following documents:
  1. A site and project specific reduction agreement.
  2. An affordability covenant.