

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City Council of the City of Rocklin (“City”) will hold public hearings in the Council Chambers of the Rocklin City Hall, 3970 Rocklin Road, Rocklin, California on November 18, 2025, beginning at 6:00 P.M. or as soon thereafter as the matter can be heard, to consider, respectively: (i) a proposed Amended and Restated Affordable Housing Agreement, including a ground lease (the “4% Agreement”) between the City and Pacific Street Housing Associates Four, L.P., a California limited partnership (the 4% Developer), and (ii) a proposed Affordable Housing Agreement, including a ground lease (the “9% Agreement”) between the City and Pacific Street Housing Associates Nine, L.P., a California limited partnership (the 9% Developer). The purpose of the hearing on the 4% Agreement is to receive public testimony on the 4% Agreement; the purpose of the hearing on the 9% Agreement is to receive public testimony on the 9% Agreement. Specifically, each of the 4% Agreement and the 9% Agreement would provide for the development and operation of a rental housing project or projects to be located at a site bounded by Oak, Pine and Pacific; the area subject to the 4% Agreement is referred to as the “Portion A Site”; the area subject to the 9% Agreement is referred to as the “Portion B Area.” Each of the developments would be funded in part using low income housing tax credits.

Under the 4% Agreement, the 4% Developer would develop 50 apartment units, all of which would be restricted for availability at affordable rent to households as follows: 14 units to households earning not greater than 30% of median income, 13 units to households earning not greater than 50% of median income, and 23 to households earning not greater than 60% of median income.

Under the 9% Agreement, the 9% Developer would develop 60 apartment units, of which 59 units would be restricted for availability at affordable rent to households as follows: 14 units to households earning not greater than 30% of median income, 24 units to households earning not greater than 50% of median income, and 21 to households earning not greater than 60% of median income. One apartment unit would be occupied by an onsite manager.

Based upon the premise that each project would utilize funding from low income housing tax credits, rents will be based upon those determined under the tax credit program of the State of California.

Each of the 4% Developer and the 9% Developer is an entity formed by and initially controlled by Community HousingWorks, a California nonprofit public benefit corporation (“CHW”). The City previously entered into an agreement entitled “Affordable Housing Agreement” dated as of November 8, 2022 (the “Original Agreement”). Under the Original Agreement, it was contemplated that CHW would: (i) apply for tax credits to fund up to 110 apartment units at property generally consisting of what is now being referred to as the Portion A Site and the Portion B Area; and (ii) CHW would create separate, single asset entities to develop separate projects (one partly funded using 4% tax credits, and the other to be partly funded using 9% tax credits). CHW has applied for and has indicated it has secured preliminary reservations of tax credits for the developments addressed in each of the 4% Agreement and the 9% Agreement; in addition, CHW

has indicated that it has formed separate entities (namely, the 4% Developer and the 9% Developer) to implement the respective agreements described above.

All interested persons are invited and encouraged to contact City staff concerning the proposed projects and to appear and testify at one or both public hearings. A copy of each of the draft 4% Agreement and the draft 9% Agreement is available at the front counter located at Rocklin City Hall, 3970 Rocklin Road, Rocklin. Each of the draft Agreements contains additional provisions which may be reviewed in detail. Any person may submit written comments on one or both matters prior to the hearings and/or may appear and be heard in support of or opposition to the Agreement at the time of the hearings. The approval of each of the 4% Agreement and the 9% Agreement would constitute an approval of housing assistance benefiting persons of low income within the meaning of Sections 36000 through 36005 of the California Health and Safety Code. If you challenge the decision in this matter in court, you may be limited to raising only those issues that you or someone else raised either at the public hearing, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Furthermore, you must exhaust any administrative remedies prior to commencing a court challenge to City action.

Questions may be directed to Elizabeth Sorg, Assistant to the City Manager at Elizabeth.sorg@rocklin.ca.us