

Regional Housing Needs Allocation (RHNA) Sites Workshop

City Council Study Session
September 29, 1017



Regional Housing Needs Allocation (RHNA) Mandate

The Regional Housing Needs Allocation (RHNA) establishes the total number of housing units that each city and county must plan for within an eight-year planning period.

The Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan (RHNP), officially assigns the allocations to cities and counties in the six-county Sacramento region.

The current RHNP covers the planning period from January 1, 2013 to October 31, 2021. The allocation is based on the SACOG region's projected housing needs over the planning period.

The state-mandated RHNA process (Government Code Sections 65580 *et seq.*) requires SACOG to develop a methodology that determines how to divide and allocate an overall allocation that the region receives from the state.

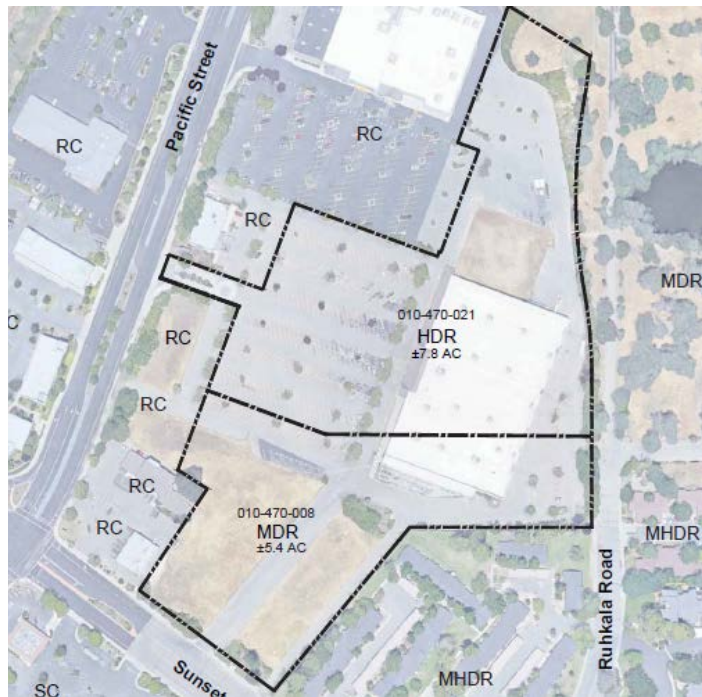
The California Department of Housing and Community Development (HCD) determined that the total regional housing need in the SACOG area for this planning period is 104,970 housing units.

Rocklin's RHNA Numbers for 2013-2021

Income Category (4 person household)	Number of Units Required	Percent	Number of Units Constructed As of January 2017
<u>Lower Income</u> <i>Extremely Low (520 Units) – Up to \$22,850</i> <i>Very Low (520 Units) – Up to \$38,050</i> <i>Low (729 Units) - Up to \$60,900</i>	1,769	46.4%	0
<u>Moderate Income</u> <i>Up to \$91,300</i>	709	18.6%	771
<u>Above Moderate</u> <i>\$91,301+</i>	1,335	35.0%	1,079
Total of All Combined	3,813	100.0%	

Note – The RHNA numbers must identify projected need in the very low and extremely low income categories. However, for purposes of identifying adequate available sites no separate accounting is required.

- **K-Mart Site** - Recently approved a land use designation change and rezoning. As proposed this project could provide up to 180 units at 50 to 60% AMI
- **Rocklin Gateway** – Recently approved - up to 40 units would be restricted to between 50 and 80% AMI



SB 35 Overview

Key Provisions

- Annual Report re affordable units to HCD
- HCD determination City “on pace” to meet RHNA
- Not “on pace” results in streamlined approval for qualifying projects

Qualifying Developments

- Applies only to certain sites
- Consistent with zoning and design review standards
- Contains a minimum number of below market rate housing

SB 166 Overview

Key Provisions

- Requires city maintain adequate sites at all times throughout the planning period for all levels of income
- City may not allow inventory of sites to be insufficient to meet its remaining unmet share of the RHNA
- Adequacy must include a quantification of the remaining unmet need for the city's share of RHNA at each income level
- If approval of a project results in fewer units by income category than identified in the city's housing element for that parcel and remaining sites are not adequate, identify and make available additional adequate sites within 180 days
- Nothing in this section shall authorize the city to disapprove a housing development project on the basis that approval of the housing project would require identification of alternate sites.

Gov't Code 65583.2 - Criteria for Inventory

Residential Land Inventory – Suitable Sites

- Vacant sites zoned for residential use
- Vacant sites zoned for nonresidential that allows residential development
- Residential sites that can be developed at higher density
- Nonresidential sites that can be rezoned for residential development

Study Session Objectives

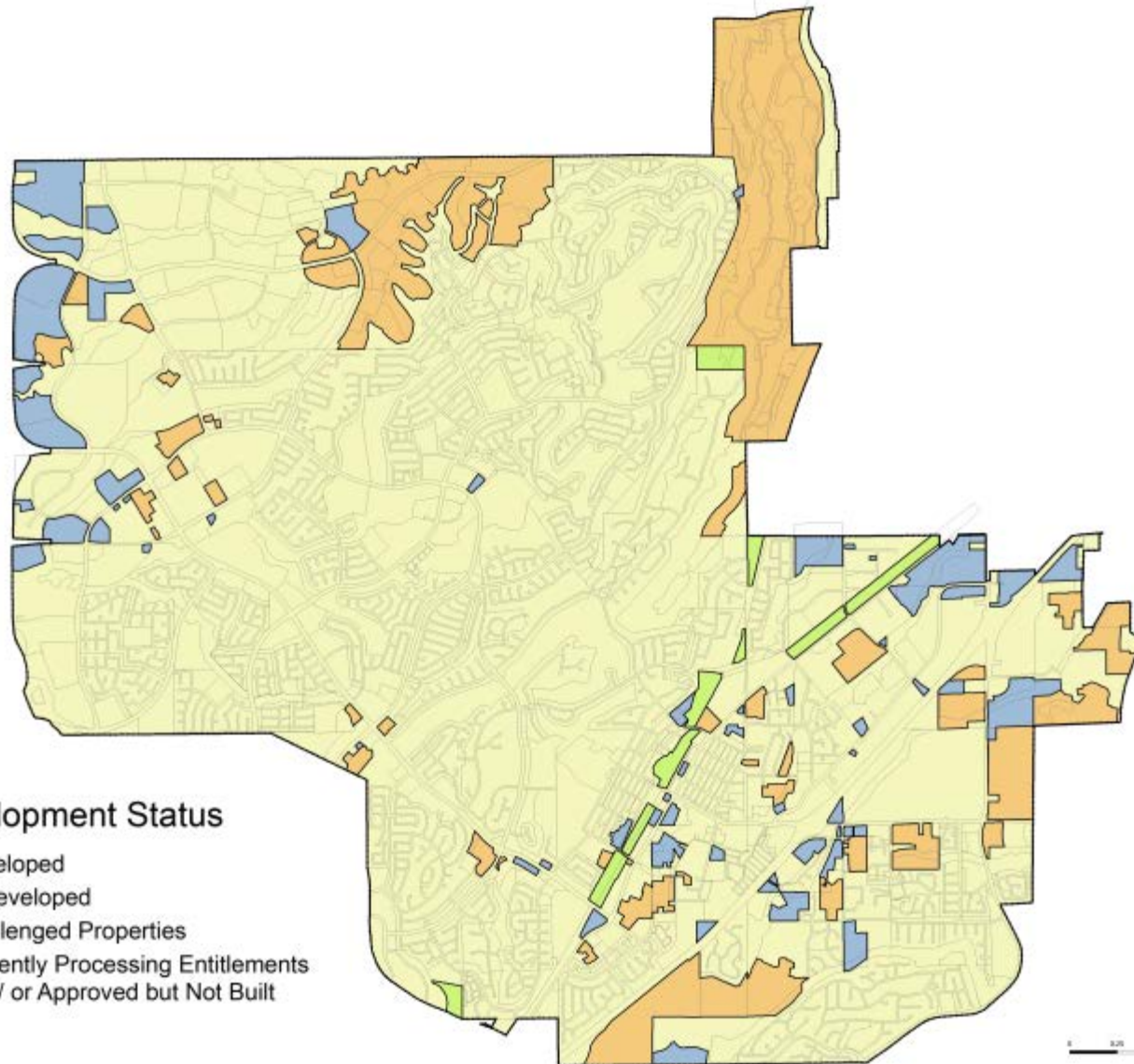
- This Study Session is a follow up to several prior discussions with Council
 - *January 24, 2015 (Strategic Plan Session)*
 - *November 13, 2015 (RHNA Workshop)*
 - *August 22, 2017 (RHNA and ROI Discussion)*
 - *September 12, 2017 (ROI Discussion)*
- The intent is to provide the opportunity for a more global discussion of various sites
- Information being presented includes sites already on the Available Sites Inventory and others to be considered
- The goal is working toward consensus on which sites should be pursued with revised land use designations and/or zoning

Department of Finance Estimates as of January 1, 2017

Agency	Total Number of Housing Units	Single Family Detached	Multi Family
Rocklin	24,155	18,148 75.14%	6,007 24.86%
Roseville	52,407	38,668 73.78%	13,739 26.22%
Lincoln	18,798	16,996 90.41%	1,802 9.59%
Folsom	27,613	20,592 74.57%	7,021 25.43%
Elk Grove	53,829	47,011 87.33%	6,818 12.67%
West Sacramento	19,746	13,758 69.67%	5,988 30.33%
Citrus Heights	35,151	21,194 60.30%	13,957 39.70%
Placer County (Unincorporated)	57,402	50,269 87.57%	7,133 12.43%
		Includes Detached Single Family Residences and Mobile Homes	Includes Apartments, Condominiums and Townhomes

Development Status

- Developed
- Undeveloped
- Challenged Properties
- Currently Processing Entitlements and / or Approved but Not Built



Sierra Lakes Mobile Home Park Site

NEW – Staff Recommended

Currently MDR and MU – Proposed HDR at 22+ Units/Acre

37.25 Acres - Potential Yield Up to 819 Units

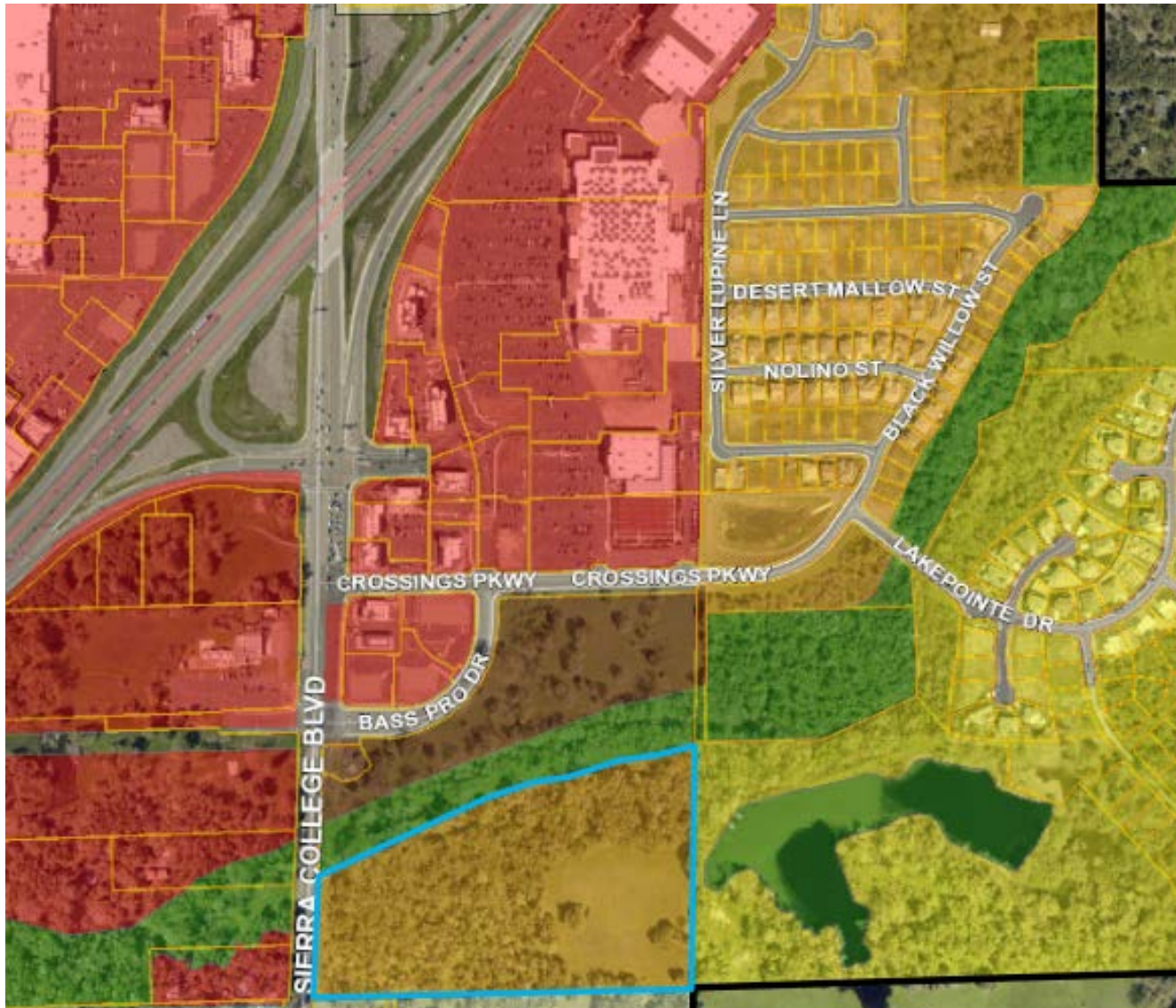


Sneecchi Site

NEW – Staff Recommended

Currently MDR – Proposed HDR at 22+ Units/Acre

14 Acres - Potential Yield Up to 308 Units



Par Place and Sunset Boulevard Site

Currently HDR – Proposed Rezone to 22+ Units/Acre

NEW – Staff Recommended

6.8 Acres - Potential Yield Up to 149 Units



RUSD Former Jr. High Site

Currently PQP – South Portion Proposed HDR at 22+ Units/Acre

NEW – Staff Recommended

10 acres - Potential Yield Up to 220 Units



Whitney Ranch Unit 3

Currently MU – On Current Inventory/Rezone Still Needed - Proposed HDR 22+ Units/Acre

REVISED – Staff Recommended

9.0 +/- Acres - Potential Yield Up to 198 Units



Willian Jessup University

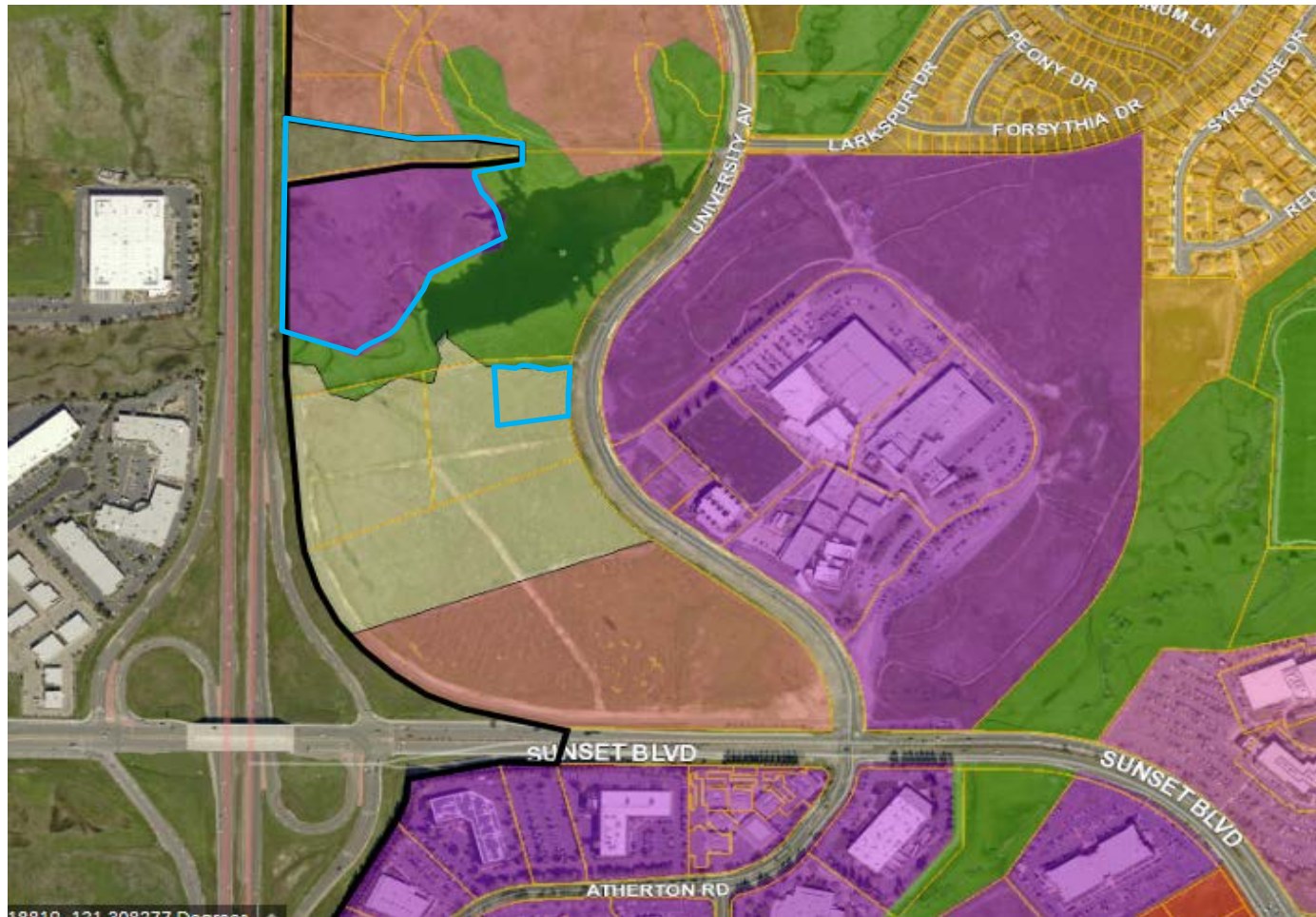
WJU North Site - Currently LI - Proposed HDR 22+ Units/Acre

13 +/- Acres - Potential Yield Up to 286 Units

WJU South Site – Currently MU - Proposed HDR at 22+ Units/Acre

2.5 Acres – Potential Yield 55 Units

NEW – Owner Requested
& Staff Recommended



West Oaks / Atherton / Lonetree

Currently LI - Proposed HDR 22+ Units/Acre

11.5 +/- Acres - Potential Yield Up to 254 Units

NEW – Owner Requested
& Staff Recommended



State Route 65 and West Oaks (Sunset West Lot 1)

Currently BP/C/LI – Proposed HDR 22+ Units/Acre

NEW – Not Recommended

12.0 +/- Acres - Potential Yield Up to 264 Units



The Shops at Stanford Ranch/CVS Center Area

Currently BP/C/LI – Proposed HDR 22+ Units/Acre

NEW – Staff Recommended

4.8 +/- Acres - Potential Yield Up to 105 Units



Yankee Hill MU Site

Currently MU and LI – On Current Inventory - Proposed 50% at 22+ Units/Acre

11.5 +/- acres – Potential Yield Up to 126 Units

EXISTING – Owner Requested
& Staff Recommended



Del Mar Sites

Currently LI – Proposed HDR at 22+ Units/Acre

NEW - Staff Recommended

2.95 +/- useable acres – Potential Yield Up to 64 Units



Yankee Hill Rd / Pacific Street

Currently LI – Proposed HDR 22+ Units/Acre

NEW – Staff Recommended

8.0 +/- Acres - Potential Yield Up to 176 Units



Sunset and Pacific Street

Currently Service Commercial (SC) – Proposed HDR 22+ Units/Acre

NEW – Staff Recommended

2.45 +/- Acres - Potential Yield Up to 53 Units



China Garden Site

Currently HDR – On Current Inventory/Rezone Still Needed - Proposed Zone 22+ Units/Acre

EXISTING – Staff Recommended

8.1 +/- Acres - Potential Yield Up to 178 Units

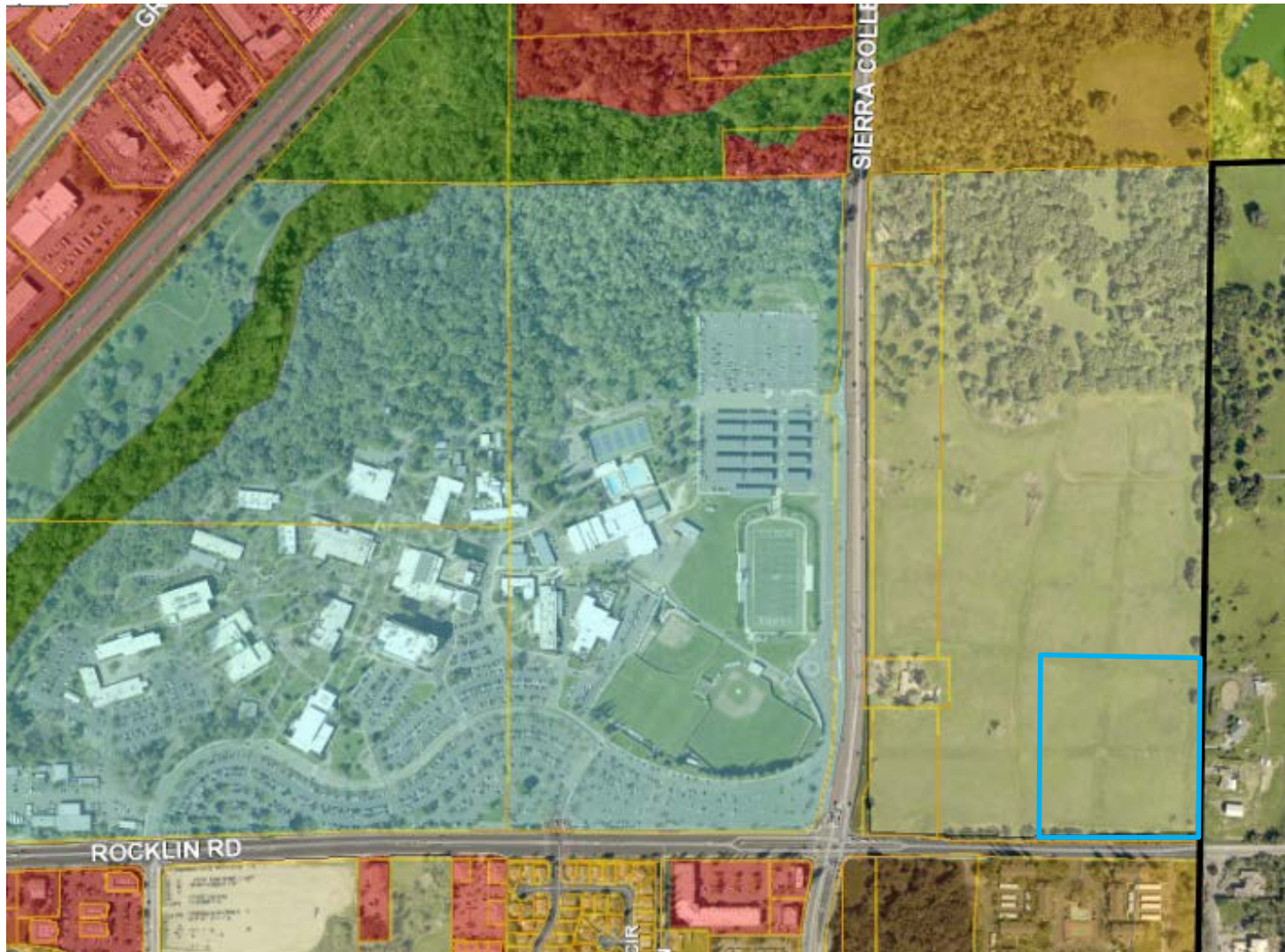


Sierra College Site – East of Sierra College Boulevard (SCB)

REVISED – Staff Recommended

Currently MU – On Current Inventory – Revised Portion Proposed HDR at 22+ Units/Acre

10 Acres - Potential Yield Up to 220 Units



Sierra College Site – South of Rocklin Road

REVISED – Staff Recommended

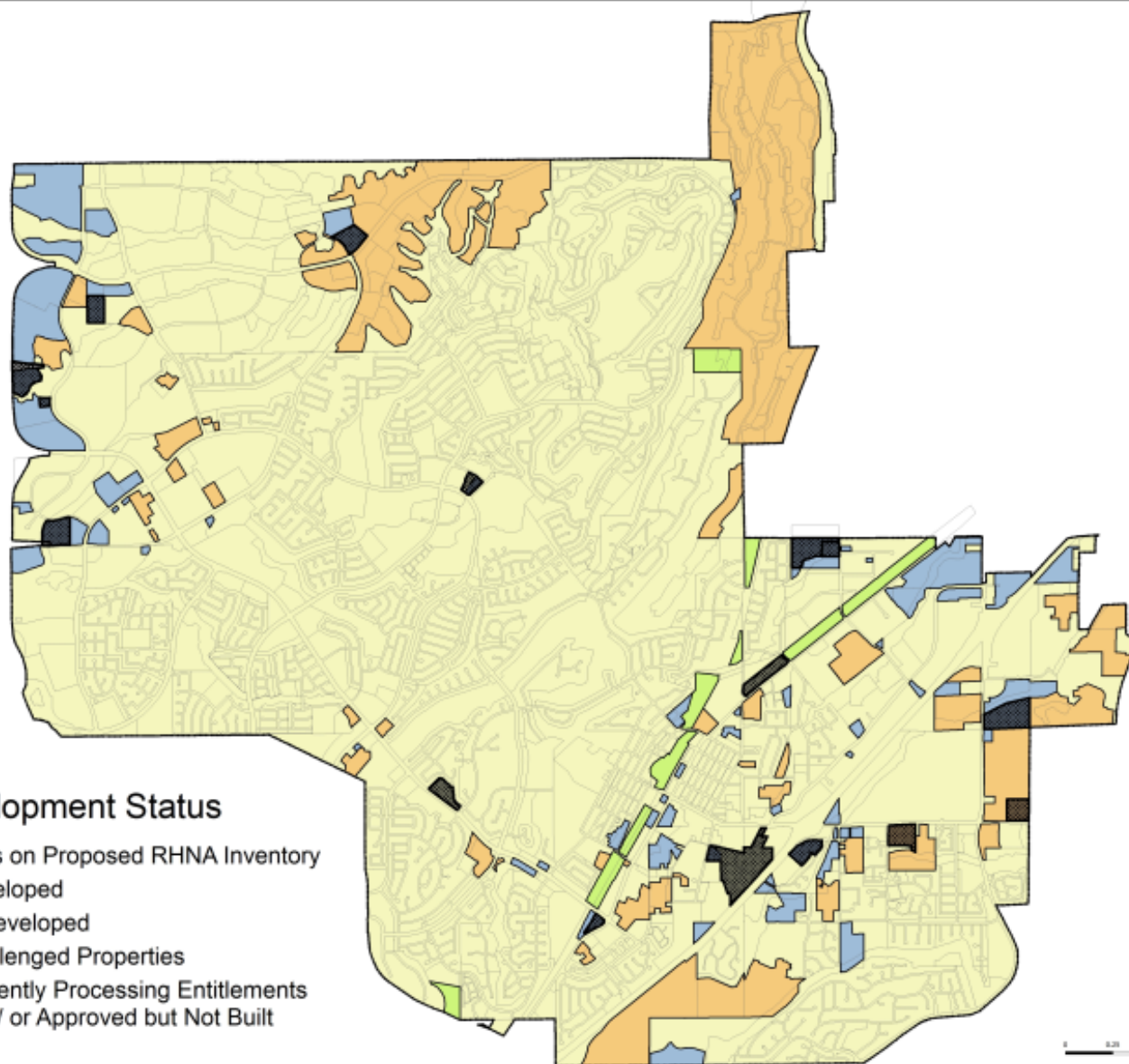
Currently MU – On Current Inventory – Revised Portion Proposed HDR at 22+ Units/Acre

8.0 Acres - Potential Yield Up to 176 Units



Development Status

- Sites on Proposed RHNA Inventory
- Developed
- Undeveloped
- Challenged Properties
- Currently Processing Entitlements and / or Approved but Not Built



Proposed RHNA Sites - Assuming All Would Be Hard Designated HDR and Zoned Minimum 22 Units Per Acre**RHNA Requirement for Lower Income Category = 1,769 units****Potential Surplus = 1,618 units**

Site Name	Acreage +/-	Potential Yield	Current GP	Current Zoning
Sierra Lakes Mobile Home Park Site	37.25	819	MDR and MU	PD-R
Snechi Site	14.0	308	MDR	PD-3.6
Par Place and Sunset Blvd	6.8	149	HDR	PD-20
Portion Whitney Ranch Jr. High	10.0	220	PQP/MDR	School/PD-5
Whitney Ranch Unit 3	9.0	198	MU	PD-C
WJU LI Site	13.0	286	LI	PD-LI
WJU MU Site	2.5	55	MU	PD-LI
W. Oaks/Atherton/Lonetree	11.5	254	LI	PD- LI
Shops @ Stanford Ranch/CVS Center	4.8	105	BP/C/LI	PD-BP/C
Yankee Hill MU Site	11.5 / 5.7	126	MU	PD-LI
Del Mar Sites	2.95	64	LI	PD-LI
Yankee Hill Rd / Pacific Street	8.0	176	LI	PD-LI
Sunset and Pacific Street	2.45	53	SC	C-3
China Garden Site	8.1	178	HDR	PD-C
Sierra College Site – East Side of SCB (Revised Portion)	10.0	220	MU	PD-CC
Sierra College Site – South of Rocklin Road (Revised Portion)	8.0	176	MU	PD-C
Totals	154.05	3,387		