

City of Rocklin – HCD Letter February 19, 2021

Finding	Where addressed
<p>Unaccommodated Need from the Prior Planning Period: As noted in HCD’s December 16, 2013 review letter of the 5th cycle housing element, Rocklin had a shortfall of sites to accommodate the housing need of 1,769 lower-income households. To address this shortfall, the element contained Program 11 to rezone sites at appropriate densities and permitting multifamily housing by-right pursuant to Government Code sections 65583, subdivision (c)(1), and 65583.2, subdivision (h) and (i). The element (page 7-144) mentions these requirements and some actions were taken but does not demonstrate whether the statutory requirements were met. Pursuant to Government Code section 65584.09, a jurisdiction that failed to identify or make available adequate sites to accommodate the previous cycle’s housing need must zone or rezone adequate sites to accommodate the previous cycle’s unaccommodated housing need within the first year of the 6th housing element cycle. As a result, the element must either demonstrate adequate sites were made available in the prior planning period or include a program to address the unaccommodated housing need in the first year of the planning period.</p>	<p>Starting on page 7-98, 7-155, and Program 10.</p>
<p>Accessory Dwelling Units (ADU): The element notes approximately 3 ADUs were permitted per year in 2019 and 2020, mentions some recent applications and proposed incentives such as prototype plans and then assumes 35 ADUs per year over the entire planning period. While HCD is fully supportive of the City’s efforts and goals to encourage ADUs, the analysis and programs do not support an over ten-fold increase from recent production. As a result, the element should reduce the number of ADUs assumed per year. In future years and upon demonstrating an increase in ADUs, the City may submit the housing element to recalculate the number of ADUs utilized to accommodate the regional housing need.</p>	<p>Starting on page 7-104 and Program 7.</p>

<p>Programs: Based on the results of complete analyses, the City may need to add or revise programs to address any unaccommodated need from the prior planning period</p>	
<p><i>Affirmatively further fair housing</i> Based on the outcome of the analysis, the element should include actions to enhance housing mobility strategies and encourage development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protect existing residents from displacement. While the element includes many meaningful actions such as expanding opportunities for housing choice vouchers in areas of high opportunity, it should include additional actions to enhance housing mobility and protect existing residents from displacement. HCD welcomes the opportunity to discuss additional actions with the City.</p>	<p>Refer to Program 2, Program 7</p>