



# CITY MEMORANDUM

**DATE:** 4/16/19

**TO:** Chair and Planning Commission

**FROM:** David Mohlenbrok, Community Development Director  
Laura Webster, Director of Long Range Planning

**SUBJECT:** Regional Housing Needs Allocation (RHNA) Workshop

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## Meeting Format

This item is intended to inform the Planning Commission and the public about the RHNA and Land Use Balance Committee's work efforts and preliminary recommendations for sites that could be added City's Housing Element Available Sites Inventory.

This portion of the Planning Commission's 4/16/19 meeting is intended to be conducted in a workshop format with no formal action taken.

It is recommended that the Planning Commission utilize the workshop environment as a forum to ask questions, make any preliminary comments and also provide the public, land owners, and other interested parties with the opportunity to comment.

## Background

The City is required by state law to identify and maintain an Available Sites Inventory that provides zoning and land use at densities considered feasible to accommodate the City's RHNA for all income levels, including affordable housing development. The current minimum density approved by the state for this purpose in Rocklin is 22 units per acre.

On July 24, 2018, the City Council directed staff to proceed with development of a strategy to address Non-Residential / Residential Land Use Balance and ongoing compliance with the City's RHNA requirements.

On August 14, 2018 the City Council also directed the formation of an Ad Hoc Committee to assist staff and the City Council in these efforts.

The Ad Hoc Committee membership was to consist of a good cross section of decision makers, housing and affordable housing developers, partner agencies and/or parties with land and use and development experience related to these topics. The Ad Hoc Committee was to be advisory only and not make any final decisions.

The focus of the group's efforts was to be on the following items:

1. Review and provide recommendations related to the Land Use Balance Assessment.
2. Develop guidelines to evaluate requests for rezoning/re-designation of property from non-residential to residential and/or increase residential densities to 22+ units per acre.
3. Develop recommendations to update the City's inventory of available sites for affordable residential development and any additional criteria for considering future changes to the inventory with the goal of meeting the City's RHNA.
4. Prepare recommendations to clarify the standards for development in Mixed Use zones.

The Committee as formed consists of two City Council Members, two Planning Commissioners, one former mayor, three housing developers (including those with expertise in affordable housing development) and a representative from the Building Industry Association. All meetings of the Committee have been open to and regularly attended by members of the public. The City also retained a professional meeting facilitator to assist throughout the process.

The pace of the Committee's work has been rigorous and they have met on average two times per month for the last six months (since October 19, 2018).

A large component of their work effort has been focused on Task 3 – Development of recommendations to update the City's inventory of available sites for affordable residential development. The Committee's recommendations so far have been in the form of a series of straw poll votes, the results of which staff will present in detail at the workshop.

It is hoped that the workshop conducted by the Planning Commission will provide additional feedback which could help inform the Committee as it moves forward to complete the remainder of its work products.

## **Individual Sites Review and List Development**

To help inform the development of a potential sites list, staff initially introduced a set of objective criteria (some which could be viewed as positive and others potentially negative) most of which could easily be mapped using the City's Geographic Information System (GIS). This was considered the most objective method possible to conduct the task.

When the initial map products resulted in very few sites being identified citywide, the Committee and staff determined that some of the criteria such as parcel size limitations, and avoiding locations that had any adjacent single family land uses were overly restrictive.

The criteria was modified to no longer restrict parcel sizes and allow for sites with approximately 10 or less adjacent single family residential parcels to be part of the screening process.

The Committee also made choices about the types of land use conversions they did and did not support. Factors such as whether or not properties had existing revenue or job generating land uses also began to come into play. Vacant land was preferred to developed land in general, but it was also recognized that redevelopment of some sites would have to be factored in as Rocklin has no new areas for expansion and is getting closer to buildout.

It is important to note that initial attempts involving the strict application of criteria through an objective application of the City's GIS resulted in the identification of a minority of the overall sites that the Committee has ultimately recommended thus far and that the majority of the overall sites that the Committee has actually supported for consideration were as a result of sites suggested by individual Committee members and/or staff.

To date, the Committee has identified 63 parcels consisting of 187 net acres for consideration.

The attached power point presentation (which staff will go over in detail at the meeting) provides:

- A listing of the various Objective Criteria discussed and utilized by the Committee in the GIS exercise.
- Overview maps of sites identified through the use of Objective Criteria alone.
- Overview maps of sites initially suggested by individual Committee Members.
- Overview maps of sites initially suggested by staff.

- An overview map of sites currently recommended by the Committee through the Straw Poll process.
- Individual site maps for each location recommended thus far.

### **Land Owner Outreach and FAQ's**

In advance of the Planning Commission workshop the City sent a letter of introduction and notification to each land owner regarding the Committee's initial recommendation involving their site(s) and an invitation to both speak with staff and participate in the 4/16/19 Workshop. This material was sent via direct mail as in most cases staff only had access to mailing addresses.

Notice of the Workshop was also published in the Placer Herald, on the City's website, at City Hall and through announcements at several RHNA Committee Meetings.

Below is a list of commonly asked questions and responses for the benefit of all parties:

#### ***What does it mean if a site is ultimately included on the City's Available Sites Inventory?***

A general plan amendment and rezone to High Density Residential or in some cases Mixed Use would likely be initiated by the City.

#### ***Would I be required to build affordable housing?***

The state requires the City to maintain an adequate Available Sites Inventory (i.e., a sufficient number of sites with land use and zoning at densities considered feasible to provide the opportunity for affordable housing to be built, which based on the City's existing certified Housing Element is a minimum of 22 units per acre). To date the state has not required the construction of affordable housing units and the City of Rocklin does not presently have an inclusionary housing ordinance. Unless the state passes other legislative mandates or the City adopts additional regulations in the future, there is no current requirement that a specific amount of affordable housing would be required to be developed at the time a site is placed on the Available Sites Inventory.

While the City cannot control the legislative actions of the state, any City ordinances or proposed requirements would be conducted with notification and a thorough public and landowner participation process.

***What happens if my site is put on the Available Sites Inventory and I want to develop something other than high density housing later?***

The City would need to evaluate the amount of land that is on the Available Sites Inventory in relationship to the Regional Housing Needs Allocation in effect at that time and determine if there is any “surplus” beyond the minimum amount of acreage required. If a surplus in inventory would continue to exist even if the site were removed, the City could act on the request based upon its merits alone. If the removal of the site from the inventory would create a deficit, the City (likely in consultation with the land owner and/or through separate City efforts) would have to address how the loss in inventory would be made up elsewhere.

***What if my site is already developed with another use?***

The details of future zoning that is applied would need to address the continuation of existing operations, as well as expansion and replacement of existing uses. It is not the City’s intention to penalize existing development and land owners, but to provide for additional housing development opportunities.

**Attachment**

1. Power Point Presentation