

EXHIBIT A

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# City of Rocklin

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Draft 2020 - 2024 Consolidated Plan

March 25, 2020





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# Section I: Executive Summary

## ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

### *Introduction*

The Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) of local jurisdictions who receive federal housing and community development funds through the Community Development Block Grant (CDBG) program. This plan addresses needs, resources, and planned activities for the period of July 2020 through June 2025. The City of Rocklin has adopted a July to June program year.

The Consolidated Plan was approved through Resolution 2020-NNN.

The Consolidated Plan consists of the following sections:

- The **Process** describes the consultation and citizen participation process undertaken to collect information from residents and stakeholders on community conditions and needs.
- The **Needs Assessment** analyzes needs related to affordable housing, special needs housing, community development, and homelessness.
- The **Market Analysis** examines demographics, the supply of affordable units, the regional housing market, and other conditions that impact community needs and the programs that address these needs.
- The **Strategic Plan** identifies specific goals for each jurisdiction based on the highest priority needs informed by the Needs Assessment, Market Analysis, and extensive consultation with community groups and citizens.

The plan will also include the first year (2020) Annual Action Plan for the City of Rocklin, which will describe the planned investment of federal resources to implement specific activities that meet the year's strategic goals.

Related to the Consolidated Plan, the City of Rocklin is required as a recipient of federal housing funds to assess barriers to fair housing choice at least every five years. This assessment is done through completion of a housing plan called an Analysis of Impediments to Fair Housing Choice, or AI. The primary outcome of an AI is for jurisdictions and Public Housing Authorities (PHAs) to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. The City of Rocklin AI was conducted as a regional effort among the following entities:

- The City of Citrus Heights,
- The City of Davis,
- The City of Elk Grove,

- The City of Folsom,
- The City of Galt,
- The City of Isleton,
- The City of Rancho Cordova,
- The City of Rocklin,
- The City of Roseville,
- The City of Sacramento,
- The Housing Authority of Sacramento,
- Sacramento County,
- The Sacramento Housing and Redevelopment Agency,
- The City of West Sacramento,
- The City of Woodland, and
- Yolo County Housing

Preparation of the Regional AI document included extensive analysis and community engagement. Although not a component of Rocklin’s 2020-2024 CDBG Consolidated Plan, the Regional AI has also been used to inform priorities within the CDBG Consolidated Plan and will be provided as an informational document concurrent with City Council approval of the Consolidated Plan.

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### **Summary of citizen participation process and consultation process**

Part of the 2020-2024 Consolidated Plan process included coordination and consultation with a diverse group of residents and stakeholders in and around the City of Rocklin. Stakeholders included nonprofit organizations, affordable housing providers, service providers, government agencies, and advocacy organizations, all of whom work with low- and moderate-income members of the community.

To identify local and regional stakeholders, the City of Rocklin began by reviewing and updating contact lists from prior Consolidated Planning efforts. During the current planning cycle, the City consulted over 50 organizations, including:

- Service providers that address the needs of low- and moderate-income households and targeted populations such as persons with special needs or disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works, public safety, and parks);
- Economic development and employment organizations; and
- Community and neighborhood groups.

The City sent notices of the Consolidated Plan development process as well as invitations to meetings and focus groups to each organization by email or phone. Specific agencies were also contacted to

obtain data in preparation of this Consolidated Plan. For example, the City coordinated with the Roseville Housing Authority to obtain information on public housing and Housing Choice Vouchers available to residents. Rocklin also maintained its relationships with various governmental health, mental health, and service organizations that operate within Placer County.

In October 2019, the City of Rocklin facilitated two community meetings, each involving the same three activities: a budget exercise, a priority needs exercise, and a share-your-thoughts activity. As with other community engagement methods, the City invited a group of identified stakeholders to attend one meeting and encouraged Rocklin residents to participate in the second.

On February 11, the City published a Notice of Annual Planning and Request for Public Comment. That notice provided the public with notice of opportunities for comment on the Consolidated Plan.

On February 14, 2020 the City published a draft 2020-2021 Action Plan and a draft 2020-2024 Consolidated Plan.

The City will accept public comment on the draft 2020-2021 Action Plan and draft 2020-2024 Consolidated Plan until 5:00 p.m. on March 16, 2020. The draft plan will be made available during normal business hours at City Hall at 3970 Rocklin Road, on the City's website at [www.rocklin.ca.us](http://www.rocklin.ca.us), and at the Rocklin Public Library at 4890 Granite Drive.

The City Council will hold a public hearing during its regularly scheduled meeting on April 14, 2020 beginning at 6:00 p.m. in the City Council Chambers (3970 Rocklin Road) to consider and adopt the Annual Action Plan and the Consolidated Plan.

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### **Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The overall goal of these housing and community development programs is to develop viable urban communities and to principally benefit low- and moderate-income persons. HUD's housing and community development programs are guided by three program objectives:

- Create suitable living environments;
- Provide decent housing; and
- Create economic opportunities.

The Consolidated Plan serves the following three functions:

1. Provide a planning document for the City of Rocklin which builds on a participatory process;
2. Serve as the application for federal funds under HUD's CDBG formula grant program; and
3. Offer a strategy to follow in carrying out CDBG programs.

The City identified the following priority needs and goals. Descriptions of the needs and goals can be found in the Strategic Plan.

## **Affordable Housing**

- AH1: Rehabilitation of existing units
  - AH1.1: Preserve existing housing through minor repairs.
  - AH1.2: Reduce residential energy costs through repairs and improvements.

## **Homelessness**

- HM1: Emergency shelter and transitional housing
  - HM1.1: Provide shelter for homeless persons.
- HM2: Homelessness prevention
  - HM2.1: Reduce the risk of homelessness and reduce chronic homelessness.

## **Non-Housing Community Development**

- CD1: Public improvements and infrastructure
  - CD1.1: Improve safety and accessibility in the public right-of-way.
- CD2: Public services
  - CD2.1: Improve the quality of life for low-income and vulnerable populations.
  - CD2.2: Meet the needs of youth for services and enrichment programs.
  - CD2.3: Meet the needs of seniors for basic nutrition and socialization.
  - CD2.4: Provide mental health services to vulnerable populations.
- CD3: Economic development
  - CD3.1: Support the formation and launch of micro-enterprise business.
  - CD3.2: Improve job skills and job readiness for low-income persons.

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### **Evaluation of past performance**

All projects and activities for plan years 2013-2020 progressed as anticipated.

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### **Summary of public comments**

The City will update this section after the public review period has been completed.

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### **Summary of comments or views not accepted and the reasons for not accepting them**

All comments are taken into consideration in preparing the Consolidated Plan.



## Section II: Process

### PR-05 Lead & Responsible Agencies – 24 CFR 91.200(b)

**Describe agency/entity responsibilities for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.**

The following agencies and entities are responsible for preparing the Consolidated Plan and for the administration of each grant program and funding source.

Table 2.1: Responsible Agencies

<i>Role</i>	<i>Name</i>	<i>Department/Agency</i>
<i>Lead Agency</i>	ROCKLIN	
<i>CDBG Administrator</i>	ROCKLIN	City of Rocklin
<i>HOPWA Administrator</i>		
<i>HOME Administrator</i>		
<i>HOPWA-C Administrator</i>		

#### *Narrative*

The City of Rocklin’s Community Development Department serves as the lead agency for administering Community Development Block Grant (CDBG) funds and implementing the Consolidated Plan.

#### *Consolidated Plan Public Contact Information*

Public inquiries and/or comments on the Consolidated Plan can be sent to:

Sharon Cohen, Housing and Environmental Services Specialist

City of Rocklin

Community Development Department

3970 Rocklin Rd. Rocklin, CA. 95677

[Sharon.Cohen@rocklin.ca.us](mailto:Sharon.Cohen@rocklin.ca.us)

(916) 625-5592

## PR-10 Consultation – 91.100, 91.200(b), 91.215(l)

### *Introduction*

Part of the 2020-2024 Consolidated Plan process included coordination and consultation with a diverse group of residents and stakeholders in and around the City of Rocklin. Stakeholders included nonprofit organizations, affordable housing providers, service providers, government agencies, and advocacy organizations, all of whom work with low- and moderate-income members of the community. Outreach efforts are summarized in the Executive Summary and Citizen Participation sections of this report. The results of the survey are summarized in Appendix C.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l)).**

To identify local and regional stakeholders, the City of Rocklin began by reviewing and updating contact lists from prior Consolidated Planning efforts. During the current planning cycle, the county consulted over 50 organizations, including:

- Service providers that address the needs of low- and moderate-income households as well as targeted populations such as persons with special needs or disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, and public works);
- Economic development and employment organizations; and
- Community and neighborhood groups.

The complete outreach list is included in Appendix A. The City sent notices of the Consolidated Plan development process to organizations by email and the US Postal Service. The City also contacted organizations by email and/or phone to invite to meetings and to encourage survey responses. Specific agencies were also contacted directly to obtain data in preparation of this Consolidated Plan. For example, the City coordinated with the Roseville Housing Authority to obtain information on public housing and Housing Choice Vouchers available to residents. Rocklin also maintained its relationships with various governmental health, mental health, and service organizations that operate within Placer County.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly homeless individuals and families, families, with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

During the current planning cycle, the City of Rocklin continued to work with the Placer Consortium on Homelessness to better address the needs of local homeless populations, as well as, the Homeless

Resource Council of the Sierras (HRCS) which is Placer County’s Continuum of Care entity. Consultation with organizations serving homeless populations provided the City with valuable information on homelessness and available resources in the region. Several agencies and organizations that provided housing and/or supportive services for homeless populations also attended focus group workshops and community meetings. These organizations include Placer Rescue Mission, the Salvation Army, Rocklin Unified School District (RUSD) Foster and Homeless Youth Liaison, and The Gathering Inn.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies, and procedures for the administration of HMIS.**

The City of Rocklin does not receive ESG funds, develop performance standards, evaluate outcomes, or develop funding, policies, and procedures for the administration of HMIS, as it does not administer HMIS. However, the City does consult with the Placer County Continuum of Care (CoC) related to funding allocations.

**Describe agencies, groups, organizations, and others who participated in the process and describe jurisdictions consultations with housing, social service agencies, and other entities.**

Note that contact with all agencies/entities was attempted through email and/or telephone. Not all agencies responded.

Table 2.2: Participating Agencies

	<i>Agency/Entity</i>	<i>Organization Type</i>	<i>Section of Plan Addressed by Consultation</i>	<i>Method of Consultation</i>	<i>Anticipated Outcome of Consultation and/or Areas for Improved Coordination</i>
<b>1</b>	Advocates for Mentally Ill Housing (AMIH)	Housing Persons with Disabilities Services	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Unaccompanied Youth Homelessness Strategy	Completed stakeholder survey	Provided input on housing and community service needs
<b>2</b>	Agency on Aging	Elderly Persons Services	Non-Housing Community Development Strategy Anti-Poverty Strategy	Attended stakeholder meeting on 10/29/2019	Provided input on housing and community service needs
<b>3</b>	Blossom Place	Housing Housing Services Social Services for Women and/or former Foster Care Youth	Housing Need Assessment Homelessness Needs - Unaccompanied Youth Homelessness Strategy Non-Housing Community Development Strategy Anti-Poverty Strategy	Completed stakeholder survey	Provided input on housing and community service needs

	<i>Agency/Entity</i>	<i>Organization Type</i>	<i>Section of Plan Addressed by Consultation</i>	<i>Method of Consultation</i>	<i>Anticipated Outcome of Consultation and/or Areas for Improved Coordination</i>
<b>4</b>	CA Behavioral Health Planning Council	Other Government	Homeless Needs - Chronically Homeless Homelessness Strategy Non-Homeless Special Needs Non-Housing Community Development Strategy Anti-Poverty Strategy	Attended stakeholder meeting on 10/29/2019	Provided input on community behavioral health needs
<b>5</b>	Campaign for Community Wellness	Health Services Community Advocacy Organization	Homeless Needs - Chronically Homeless Non-Homeless Special Needs Non-Housing Community Development Strategy	Attended stakeholder meeting on 10/29/2019	Provided input on community mental health needs
<b>6</b>	City of Rocklin Parks and Recreation	Local Government	Non-Housing Community Development Strategy	Email correspondence	Provided input on community and economic development needs
<b>7</b>	County of Placer Library Services	Other Government	Non-Housing Community Development Strategy	Completed stakeholder survey	Provided input on community needs
<b>8</b>	Foothills Habitat for Humanity	Housing Community Advocacy Organization	Housing Need Assessment	Attended stakeholder meeting on 10/29/2019	Provided input on housing and community service needs

	<i>Agency/Entity</i>	<i>Organization Type</i>	<i>Section of Plan Addressed by Consultation</i>	<i>Method of Consultation</i>	<i>Anticipated Outcome of Consultation and/or Areas for Improved Coordination</i>
<b>9</b>	Gracepoint Church	Religious Organization	Non-Housing Community Development Strategy Anti-Poverty Strategy	Attended stakeholder meeting on 10/29/2019	Provided input on community service needs
<b>10</b>	Granite Wellness Centers	Health Services for Individuals with Substance Use Disorder	Non-Housing Community Development Strategy Anti-Poverty Strategy	Attended stakeholder meeting on 10/29/2019	Provided input on community service needs
<b>11</b>	Homeless Resource Council of the Sierras	Homeless Service Coalition	Housing Need Assessment Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy	Direct consultation through email and telephone calls	Provided data on homeless population and needs
<b>12</b>	Latino Leadership Council	Health Services Education Services Youth Development Services Latinx Advocacy Organization	Non-Housing Community Development Strategy	Email and/or telephone	Input on community service needs
<b>13</b>	Legal Services of Northern California	Legal Services for Low-Income Individuals involving housing, healthcare, employment, education, and special needs	Non-Housing Community Development Strategy	Attended stakeholder meeting on 10/29/2019	Provided input on community service needs

	<i>Agency/Entity</i>	<i>Organization Type</i>	<i>Section of Plan Addressed by Consultation</i>	<i>Method of Consultation</i>	<i>Anticipated Outcome of Consultation and/or Areas for Improved Coordination</i>
<b>14</b>	Lighthouse Counseling & Family Resource Center	Substance Use Disorder Treatment Facility Mental Health Counseling Services	Non-Homeless Special Needs Non-Housing Community Development Strategy	Email and/or telephone	Input on community service needs
<b>15</b>	Mental Health America	Community-Based Nonprofit Mental Health Advocacy Organization	Non-Homeless Special Needs Non-Housing Community Development Strategy	Email and/or telephone	Input on community service needs
<b>16</b>	Paratransit, Inc.	Private Nonprofit Organization Transportation Services for Low-Income Individuals	Non-Homeless Special Needs Non-Housing Community Development Strategy	Email and/or telephone	Input on community service needs
<b>17</b>	Placer Collaborative Network (PCN)	Community Network Organization Charitable Foundation	Non-Housing Community Development Strategy	Email and/or telephone	Input on community service needs
<b>18</b>	Placer Community Foundation	Charitable Foundation	Non-Housing Community Development Strategy	Attended stakeholder meeting on 10/29/2019 and completed stakeholder survey	Provided input on community service needs

	<i>Agency/Entity</i>	<i>Organization Type</i>	<i>Section of Plan Addressed by Consultation</i>	<i>Method of Consultation</i>	<i>Anticipated Outcome of Consultation and/or Areas for Improved Coordination</i>
<b>19</b>	Placer County Board of Supervisors	County Government Land Use and Zoning Policy for Unincorporated Areas	Housing Need Assessment Non-Housing Community Development Strategy	Completed stakeholder survey	Provided input on housing and community development needs
<b>20</b>	Placer County Health and Human Services	County Government Social Services	Homelessness Strategy Non-Homeless Special Needs Non-Housing Community Development Strategy Anti-Poverty Strategy	Email and/or telephone	Input on community service needs.
<b>21</b>	Placer County Public Housing Authority	PHA Housing Housing Services Other Government	Housing Need Assessment Public Housing Needs Market Analysis Anti-Poverty Strategy Lead-Based Paint Strategy	Consulted over email and shared PHA data.	Input on PHA residents and needs in Rocklin.
<b>22</b>	Placer County Transit	County Government Public Transportation Services	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-Housing Community Development Strategy	Email and/or telephone	Input on transportation needs



	<i>Agency/Entity</i>	<i>Organization Type</i>	<i>Section of Plan Addressed by Consultation</i>	<i>Method of Consultation</i>	<i>Anticipated Outcome of Consultation and/or Areas for Improved Coordination</i>
<b>23</b>	Placer People of Faith Together	Faith-Based Organization	Housing Need Assessment	Completed stakeholder survey	Provided input on housing needs
<b>24</b>	Placer Rescue Mission	Nonprofit Organization Homelessness Services	Housing Need Assessment Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy	Email and/or telephone	Provided input on homeless needs
<b>25</b>	Prosper Placer	Child Advocacy Organization Social Services	Non-Housing Community Development Strategy	Attended stakeholder meeting on 10/29/2019	Provided input on community service needs
<b>26</b>	Rocklin Chamber of Commerce	Other Government	Non-Housing Community Development Strategy Anti-Poverty Strategy	Email and/or telephone	Economic development needs
<b>27</b>	Rocklin Fire Department	Other Government	Non-Housing Community Development Strategy	Email and/or telephone	Disaster resiliency

	<i>Agency/Entity</i>	<i>Organization Type</i>	<i>Section of Plan Addressed by Consultation</i>	<i>Method of Consultation</i>	<i>Anticipated Outcome of Consultation and/or Areas for Improved Coordination</i>
<b>28</b>	Rocklin Police Department	Other Government	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Non-Housing Community Development Strategy	Completed stakeholder survey	Provided input on community service and housing needs
<b>29</b>	Roseville Public Housing Authority	PHA Housing Housing Services Other Government	Housing Need Assessment Public Housing Needs Market Analysis Anti-Poverty Strategy Lead-Based Paint Strategy	Attended stakeholder meeting on 10/29/2019	Provided input on housing needs
<b>30</b>	RUSD – English Language Development	School District Language Support Services	Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy	Email and/or telephone	Provided input on housing and community service needs
<b>31</b>	Sacramento Asian-Pacific Chamber of Commerce	Other Government Asian-Pacific Advocacy Organization	Non-Housing Community Development Strategy Anti-Poverty Strategy	Email and/or telephone	Provided input on housing and community service needs

	<i>Agency/Entity</i>	<i>Organization Type</i>	<i>Section of Plan Addressed by Consultation</i>	<i>Method of Consultation</i>	<i>Anticipated Outcome of Consultation and/or Areas for Improved Coordination</i>
<b>32</b>	Saint Vincent de Paul	Faith-Based Organization Housing Services Homeless Services	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Strategy Non-Homeless Special Needs Non-Housing Community Development Strategy Anti-Poverty Strategy	Email and/or telephone	Provided input on housing and homelessness needs
<b>33</b>	Seniors First!	Elderly Persons Services Persons with Disabilities Services Health Services	Housing Need Assessment Non-Homeless Special Needs Non-Housing Community Development Strategy Anti-Poverty Strategy	Attended stakeholder meeting on 10/29/2019	Provided input on housing and community service needs
<b>34</b>	Sierra College	Higher Education	Housing Need Assessment Non-Housing Community Development Strategy Anti-Poverty Strategy	Attended stakeholder meeting on 10/29/2019	Provided input on housing and community service needs
<b>35</b>	Sierra Native Alliance	Nonprofit Organization Native American Advocacy Organization Youth and Family Education Services	Non-Housing Community Development Strategy Anti-Poverty Strategy	Completed stakeholder survey	Provided input on community service needs

	<i>Agency/Entity</i>	<i>Organization Type</i>	<i>Section of Plan Addressed by Consultation</i>	<i>Method of Consultation</i>	<i>Anticipated Outcome of Consultation and/or Areas for Improved Coordination</i>
<b>36</b>	Stand Up Placer	Survivors of Domestic Violence/Sexual Assault Advocacy Organization Crisis Intervention Services	Non-Homeless Special Needs Non-Housing Community Development Strategy Anti-Poverty Strategy	Attended stakeholder meeting on 10/29/2019 and completed stakeholder survey	Provided input on community service needs
<b>37</b>	State Council on Developmental Disabilities (SCDD)	Independent State Agency Persons with Disabilities Services Advocacy for Persons with Disabilities	Non-Homeless Special Needs Non-Housing Community Development Strategy Anti-Poverty Strategy	Completed stakeholder survey	Provided input on community needs
<b>38</b>	The Gathering Inn	Homeless Services	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy	Attended stakeholder meeting on 10/29/2019	Provided input on housing and homeless service needs

	<i>Agency/Entity</i>	<i>Organization Type</i>	<i>Section of Plan Addressed by Consultation</i>	<i>Method of Consultation</i>	<i>Anticipated Outcome of Consultation and/or Areas for Improved Coordination</i>
<b>39</b>	The Salvation Army	Housing Services Homeless Services	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Non-Housing Community Development Strategy Anti-Poverty Strategy	Attended stakeholder meeting on 10/29/2019	Provided input on housing, homeless, and community service needs
<b>40</b>	Volunteers of America	Faith-Based Nonprofit Organization Housing Services Social Services	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Non-Housing Community Development Strategy Anti-Poverty Strategy	Completed stakeholder survey	Provided input on housing and community development needs

**Identify any agency types not consulted and provide rationale for not consulting.**

The City of Rocklin did not deliberately exclude any type of agency during its consultation process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan.**

Table 2.3: Other Planning Efforts Considered

<i>Name of Plan</i>	<i>Lead Organization</i>	<i>How do the goals of your Strategic Plan overlap with the goals of each plan?</i>
<i>Continuum of Care</i>	Homeless Resource Council of the Sierras (HRCS)/Placer Consortium on Homelessness (PCOH)	Point-in-Time count provided homeless data in the Consolidated Plan.
<i>City of Rocklin General Plan Housing Element</i>	City of Rocklin	Remove barriers to affordable housing.
<i>City of Rocklin 2019-2020 Strategic Plan</i>	City of Rocklin	Improve the physical environment. Encourage economic development.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)).**

The City of Rocklin consulted various government agencies in the development of its 2020-2024 Consolidated Plan including the Placer County Department of Health and Human Services, Placer County Housing Authority, and Roseville Housing Authority. Representatives from the Rocklin Police, Fire, and Public Services and Parks Departments also participated in the process.

**Narrative**

Refer to Appendix A for a complete outreach list, proof of publication, results of the Housing and Community Development Needs Survey, and summary of public comments received.

# Section III: Needs Assessment

## NA-05 Overview

The Needs Assessment examines needs related to affordable housing, special needs housing, community development, and homelessness for the City of Rocklin, CA (“the City”). The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priorities that form the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the 2011-2015 American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) datasets. CHAS datasets are developed for HUD by the U.S. Census Bureau based on the ACS. In addition to these data sources, the Needs Assessment is supplemented by more current data to provide context around the significant growth experienced by the City in recent years. The 2013-2021 City of Rocklin Housing Element, a housing study by the City of Rocklin, was consulted in preparation of the Needs Assessment. Qualitative data was gained from a consultation process that involved an online survey, public workshops, and individual stakeholder conversations. Other data sources are noted throughout the plan.

The 2013-2018 City of Rocklin Needs Assessment identified regional growth, growth and rising housing costs in the San Francisco Bay Area, and rising housing costs in general as the primary themes related to housing needs. As the data indicate in the following sections, rising housing costs continue to be a growing concern, and the most prominent problem experienced throughout the City.

The housing portion of the Needs Assessment focuses largely on households experiencing a housing problem. The U.S. Department of Housing and Urban Development (HUD) defines housing problems as:

- Units lacking complete kitchen facilities;
- Units lacking complete bathroom facilities;
- Housing cost burden of more than 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities, and for owners, housing costs include mortgage payments, taxes, insurance, and utilities); and

- Overcrowding, which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

The Community Development Block Grant (CDBG) housing and community development entitlement program operates under federally established income limits. These limits are based on median family income for Sacramento-Roseville-Arden-Arcade, CA HUD Metro Fair Market Rents (FMR) Area.

Generally, very low income refers to incomes at or below 30 percent of AMI; low income refers to incomes between 31 and 50 percent of AMI; and moderate income refers to incomes between 51 and 80 percent of AMI, all adjusted for family size. The CDBG program targets low- and moderate-income beneficiaries.

The following table provides the current income limits subject to annual adjustments by HUD. The City of Rocklin is a part of the Sacramento-Roseville-Arden-Arcade, CA HUD Metro FMR Area.

**Table 3.1: HUD Income Limits:**  
Sacramento-Roseville-Arden-Arcade, CA HUD Metro FMR Area

<i>Household Size</i>	<i>30% of Median (Very Low Income)</i>	<i>50% of Median (Low Income)</i>	<i>80% of Median (Moderate Income)</i>
<b>1</b>	\$17,600	\$29,300	\$46,850
<b>2</b>	\$20,100	\$33,450	\$53,500
<b>3</b>	\$22,600	\$37,650	\$60,250
<b>4</b>	\$25,750	\$41,800	\$66,900
<b>5</b>	\$30,170	\$45,150	\$72,300
<b>6</b>	\$34,590	\$48,500	\$77,650
<b>7</b>	\$39,010	\$51,850	\$83,000
<b>8</b>	\$43,430	\$55,200	\$88,350

Source: U.S. Department of Housing and Urban Development (HUD), effective June 28, 2019

<https://www.huduser.gov/portal/datasets/il/il2019/2019summary.odn>



## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

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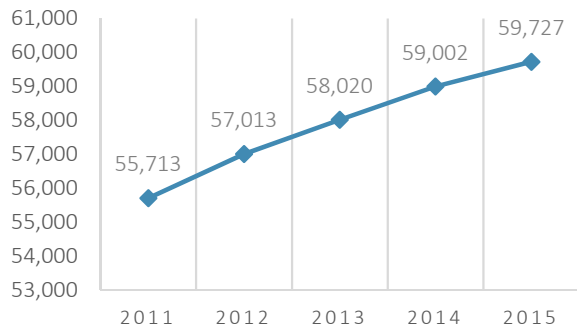
### Demographic Profile

The City of Rocklin is home to an estimated population of 69,249 people and 22,862 households. The City is located at the base of the Sierra Foothills just off Interstate 80 in Placer County, approximately 22 miles from Sacramento and approximately 100 miles from either Lake Tahoe, San Francisco, or Napa Valley. Rocklin is intersected by Interstate 80 (a heavily traveled freeway for both commerce and travelers) and Highway 65 (largely serving commuter and regional traffic). A major east-west rail line operated by Union Pacific runs through Rocklin, and the Rocklin train depot is served by Amtrak for regional, statewide, and interstate service. The City has the charm of small-town living, offering attractive amenities and opportunities to its community.

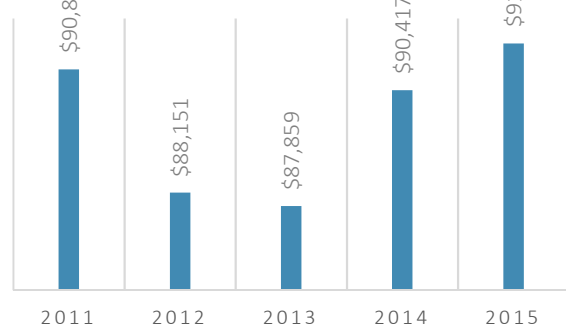
California's population experienced substantial growth between 2000 and 2011, increasing by more than three million to a total population of 36,969,200. The state's population is expected to grow by approximately 370,473 individuals each year. If present trends continue, California's population will likely exceed 40 million by 2020. After decades of limited or negative growth between 1900 and 1950, the City population began to increase in the 1960s. The number of residents increased 103 percent in the 1960s and another 142 percent in the 1970s. The City's annexation of the formerly unincorporated Sunset-Whitney area propelled the City's population growth yet another 159 percent in the 1980s. Rocklin has been one of the fastest-growing cities in California, with approximately 65 percent growth since 2000. Rocklin's population reached 36,330 by 2000; the 91 percent increase from 1990 was the largest proportional increase of all Placer County jurisdictions in the 1990s. By January 2008, the City's population had grown another 48 percent to 53,843. As of 2010, Rocklin had a population of 56,974 residents, representing a growth of 57 percent since 2000. Most of Rocklin's population growth since 2000 can be attributed to development in Whitney Oaks, Stanford Ranch, and Southeast Rocklin, along with the annexation and subsequent development of the Northwest Rocklin Annexation Area.

The median age in Rocklin is just over 36 years old, less than four years younger than the median age (40) in Placer County, and the same median age (36) as the Sacramento-Roseville-Arden-Arcade Metro Area. This is reflected by both a greater share of youth (0-18 years old) and a lower share of persons over the age of 65 when compared to the County and Metro Area.

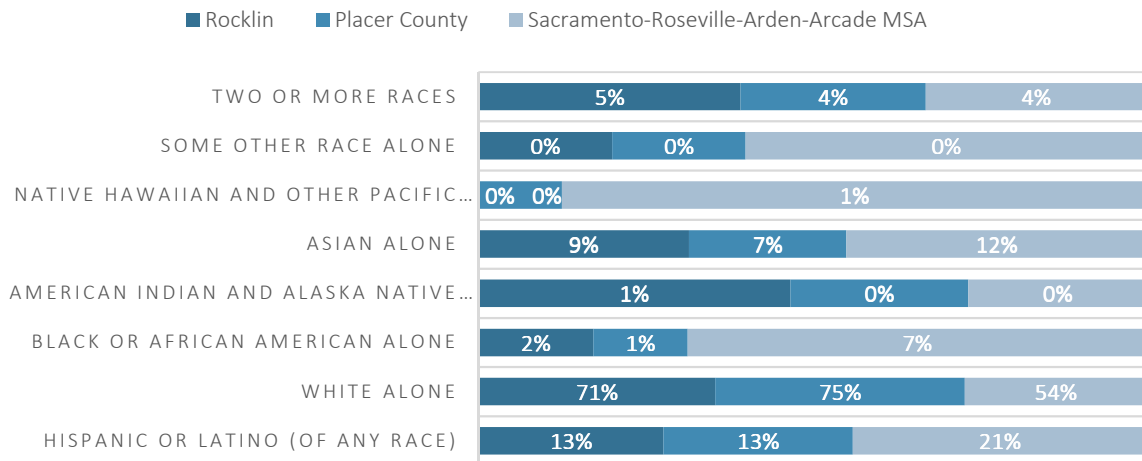
**Figure 3.1: Rocklin Population Change 2011-2015**



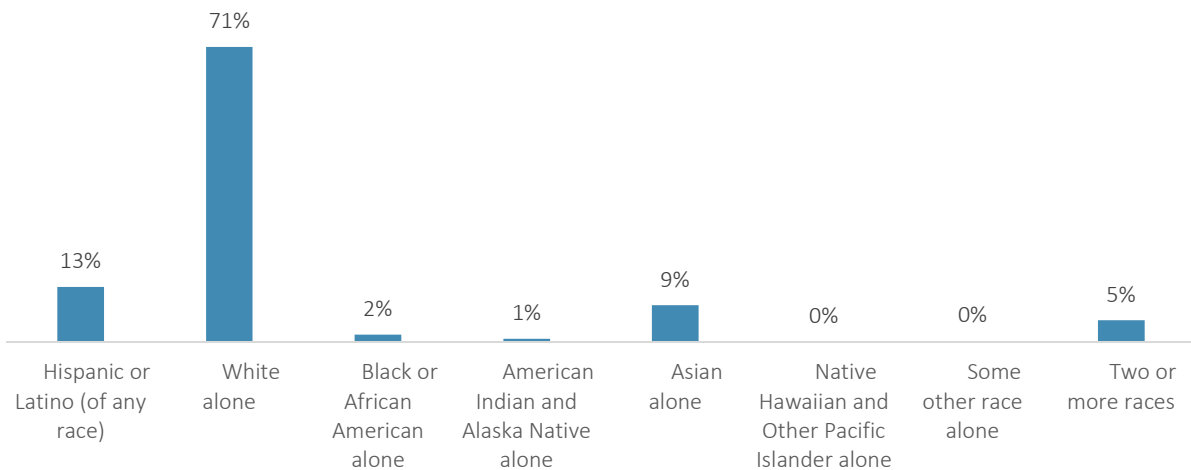
**Figure 3.2: Household Income 2011-2015**



**Figure 3.3: Race/Ethnicity 2011-2015**



**Figure 3.4: Rocklin Race/Ethnicity 2011-2015**



Source: 2011-2015 ACS estimates

- Much like California, the population in Rocklin has consistently grown from 2011 to 2015 overall by 7 percent.
- From 2011 to 2015, median household income (adjusted for inflation) fluctuated, resulting in a slight increase in 2015 (0.6 percent).
- Overall, there was a 5 percent population growth between 2011 and 2015.
- Recent forecasts show continued population growth in the region, approximately 6 percent, between 2020 and 2024 (*projections prepared by Demographic Research Unit, California Department of Finance, May 2019*).
- The majority of Rocklin’s population is White (71 percent). There is a modest population of Hispanics and Asians.
- Black or African American residents comprise of 2 percent of the population
- American Indian and Alaska Native residents make up 1 percent of Rocklin’s population.

### Household Profile

All persons living in a single unit are considered a household. If household members are related by blood or law, they are considered a family. The most common household type in Rocklin is small family households (defined as family households comprising two to four members). Approximately 17 percent of the total household types in Rocklin are small family households that have extremely low incomes (0-30 percent HUD Area Median Family Income [HAMFI]).<sup>1</sup> Non-family households comprise 26.8 percent of total households in Rocklin.

**Table 3.2: Number of Households by Household Type**

<i>Household Type</i>	<i>Rocklin</i>	<i>Placer County</i>
<i>Small family</i>	11,225	125,373
<i>Large family</i>	1,710	13,191
<i>Household contains at least one person 62-74</i>	3,695	8,236
<i>Household contains at least one person age 75+</i>	2,159	3,955
<i>Household with one or more children (6 or under)</i>	3,501	8,315
<b>Total households</b>	21,205	138,564

*NOTE: 1) Total counts for CHAS data differ slightly from ACS estimates due to variations in margin of error and how the data is sampled. 2) Each household type is not mutually exclusive. 3) This list of household types is not exhaustive and does not include all household types. Source: 2011-2015 CHAS*

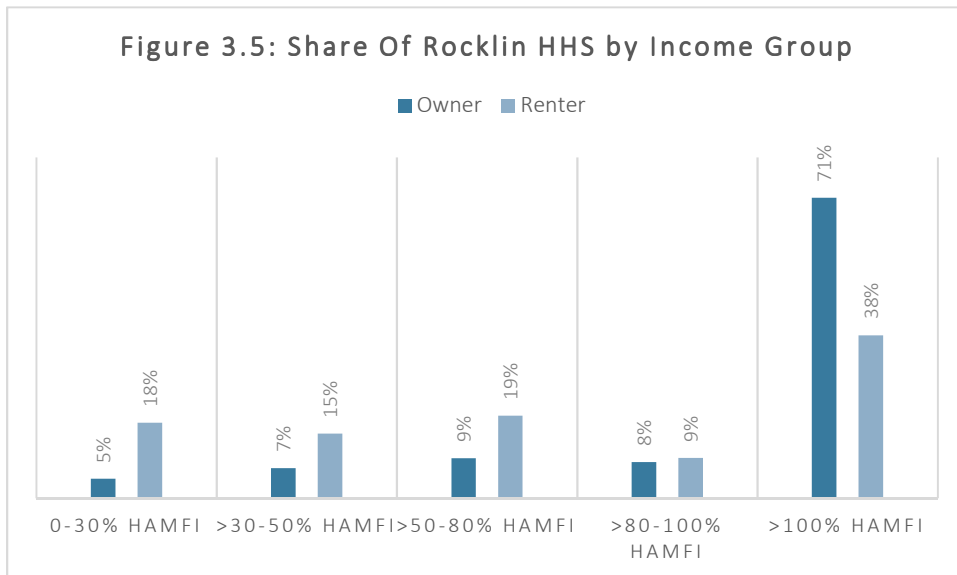
<sup>1</sup> HAMFI is HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number) due to a series of adjustments that are made.

Table 3.3: Number of Households by Household Type

Household Type	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
<i>Small family</i>	17%	7%	10%	8%	70%
<i>Large family</i>	7%	5%	8%	12%	68%
<i>Household contains at least one person 62-74</i>	9%	12%	16%	10%	53%
<i>Household contains at least one person age 75+</i>	23%	19%	17%	6%	35%
<i>Household with one or more children (6 or under)</i>	5%	6%	13%	14%	62%

The following figures provide a more detailed profile of Rocklin households by income level and household type.

- Nearly 32 percent of all Rocklin households have incomes between 0-80 percent AMI. Of these households:
  - 12 percent are extremely low-income
  - 11 percent are low-income
  - 14 percent are moderate-income
- More than 37 percent of households containing at least one person age 75 or older are low- or moderate-income, and approximately 59 percent of households containing at least one person between ages 62-74 are low- or moderate-income.
- Nearly 24 percent of households with young children are at or below 80 percent AMI.



## Housing Problems

The most substantial housing issue in Rocklin is high housing costs. Primarily low-income households are adversely impacted by the rising cost of housing throughout the City. Lower income households have higher rates of housing problems. Housing problems are defined as houses: 1) Lacking complete kitchen facilities; 2) Lacking complete plumbing facilities; 3) Cost burden greater than 30 percent (share of income devoted to housing costs); and 4) More than one person per room (overcrowding).

8,330 households, or 43 percent of all households within the City, are experiencing at least one housing problem. 54 percent of renter households and 32 percent of owner households are experiencing at least one housing problem.

1,930 households, or 9 percent of the total households, were in the extremely low-income range of 0-30 percent HAMFI.

Table 3.4: Households with a Housing Problem (Rocklin)

Housing Problem	Renter Households					Owner Households				
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total
Substandard	10	20	4	-	75	-	-	-	-	15
Severely overcrowded (and none of the above)	-	15	-	10	35	25	10	-	-	45
Overcrowded (and none of the above)	15	65	100	30	275	-	-	4	4	15
Severe cost burden (and none of the above)	860	675	140	-	1,695	440	625	305	220	1,705
Cost burden (and none of the above)	85	285	940	330	1,850	55	180	435	375	2,620
Zero income (and none of the above)	160	-	-	-	160	100	-	-	-	100

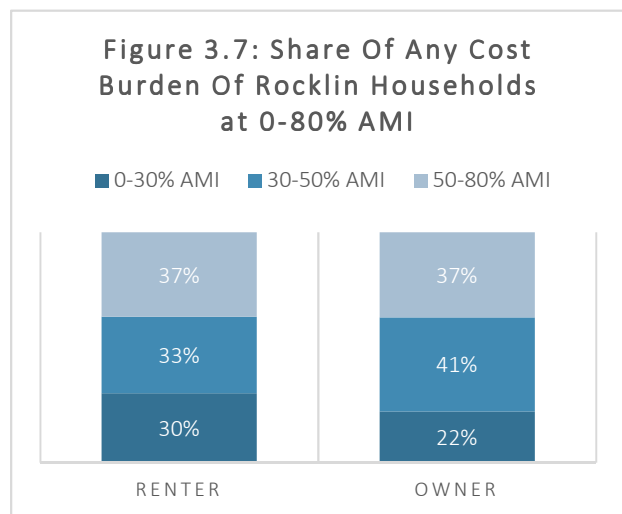
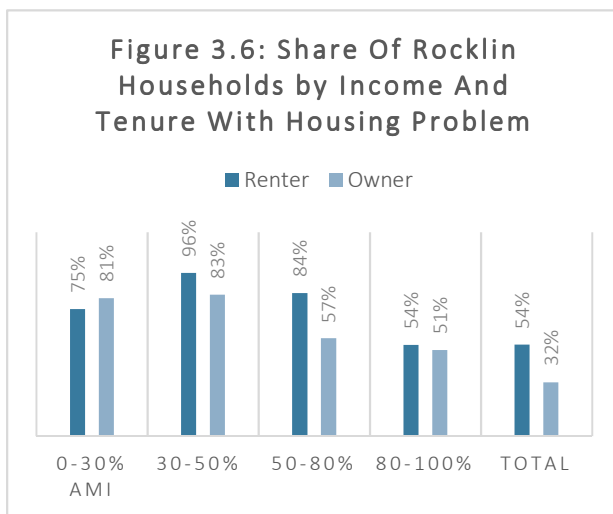
Housing Problem	Renter Households				Owner Households			
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Substandard	13%	27%	5%	-	-	-	-	-
Severely overcrowded (and none of the above)	-	43%	-	29%	56%	22%	-	-
Overcrowded (and none of the above)	50%	24%	36%	11%	-	-	27%	27%
Severe cost burden (and none of the above)	51%	40%	8%	-	26%	37%	18%	13%

	Renter Households				Owner Households			
Cost burden (and none of the above)	5%	15%	51%	18%	2%	7%	17%	14%
Zero income (and none of the above)	100%	-	-	-	100%	-	-	-

Note: Each housing problem count is exclusive of other housing problems and is listed in sequential order, meaning that the count for each row indicates that those households have none of the problems listed above it, but may also have one of the problems listed below it. For example, households with substandard conditions may also be cost burdened, but would only be counted in the substandard row. Source: CHAS 2011-2015

## Cost-Burdened Households

Given the high rate of cost burden and severe cost burden in Rocklin, the following figures provide greater detail on the share of households experiencing cost burden by income level and housing tenure for the City.



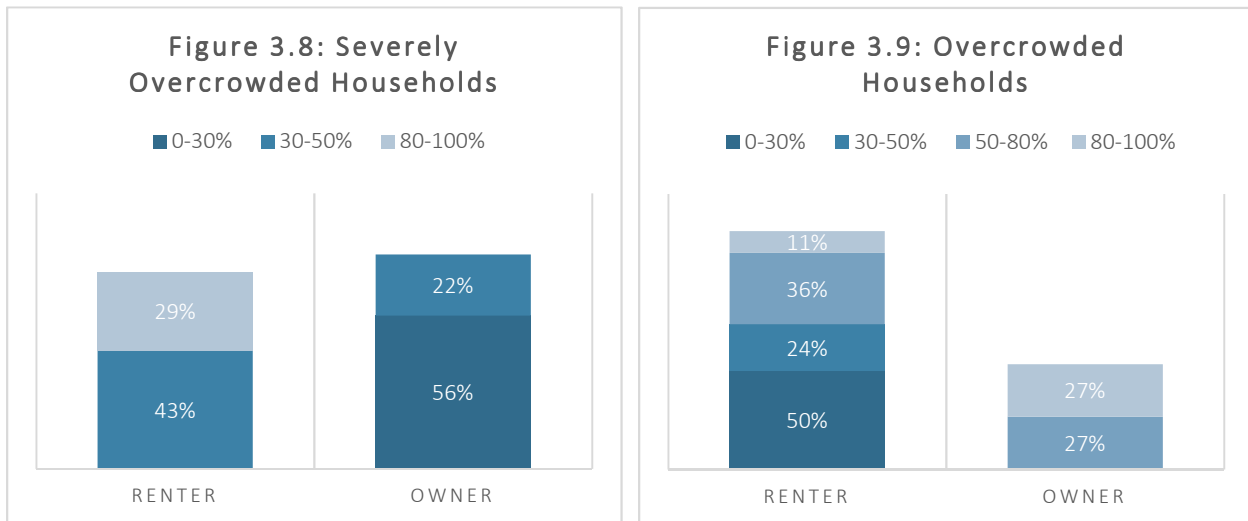
Source: 2011-2015 CHAS

In Rocklin, just over 7,870 households (nearly 37 percent of all households) are low- to moderate-income (LMI) and cost-burdened. Just over 3,545 (45 percent) renter LMI households are cost burdened. Approximately 2,985 (38 percent) LMI households are encountering housing cost burden greater than 30 percent of income. The largest share of renter LMI households experiencing a cost burden greater than 30 percent of income are low-income households (>50-80 percent AMI) at 51 percent. The largest share of owner households experiencing a cost burden greater than 30 percent of income are low-income households (>50-80 percent AMI) at 17 percent.

The largest share of renter households experiencing a cost burden greater than 50 percent of income are extremely low-income households (0-30 percent AMI) at 51 percent. The largest share of owner households experiencing a cost burden greater than 50 percent of income are very low-income households (>30-50 percent AMI) at 37 percent.

## Overcrowding (More than One Person per Room)

Compared to cost burdened households, the share of overcrowded and severely overcrowded renter and owner households is relatively low.



Source: 2011-2015 CHAS

### Describe the number and type of single person households in need of housing assistance.

There are an estimated 4,496 single-person households (householder living alone) and 5,598 non-family households (the householder shares the home exclusively with people to whom he/she is not related) in Rocklin. Single-person households account for 20 percent of households and 80 percent of Rocklin non-family households.

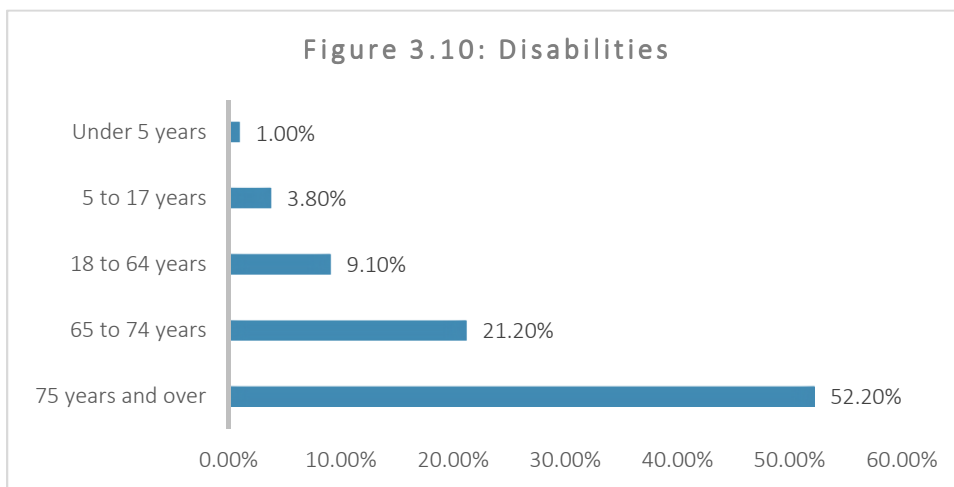
Applying this share (80 percent in Rocklin) to the “Other” category (the category for non-family households) in the cost-burdened tables, it is estimated that 815 single-person households are most in need of housing assistance.

It is reasonable to assume that single-person households’ needs are similar to those of other households. That being the case, it is presumed that the single-person households in Rocklin are most impacted by cost burden. Single-person households are most commonly either elderly households or college students. In both cases, these households are more likely to have fixed incomes and, if working, are more likely to be working on part-time wages without health benefits. These types of single-person households are most in need of rental assistance if renting, or mortgage and utility assistance if owners.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.**

**Disability**

- The ACS estimates 5,356 individuals are living with a disability, accounting for 9 percent of the total population:
  - Population under 5 years old with a disability – 31 individuals (1 percent of the population within this age range)
  - Population 5 to 17 years old with a disability – 475 individuals (3.8 percent of the population within this age range)
  - Population 18 to 64 years old with a disability – 644 individuals (12.6 percent of the population within this age range)
  - Population 65 years old and over with a disability – 2,385 individuals (73.4 percent of the population within this age range)



Source: ACS 2008-2012

**Domestic Violence**

A total of 55 unduplicated victims of domestic violence and human trafficking received a total of 1,840 unique instances of CDBG-funded service in fiscal year 2019-2020. Overall, Rocklin residents received 2,994 unique instances of services from Stand Up Placer in 2019-2020.

CDBG-eligible victims represented 26 percent of the beneficiaries but utilized 61 percent of the total services. This is typical in Stand Up Placer’s experience, as those with the fewest means have the most need for assistance, whereas victims with more means are more likely to be able to secure services like legal representation and relocate on their own. CDBG funding allows Stand Up Placer to provide more victims with assistance.



**What are the most common housing problems? Are any populations/household types more affected than others by these problems?**

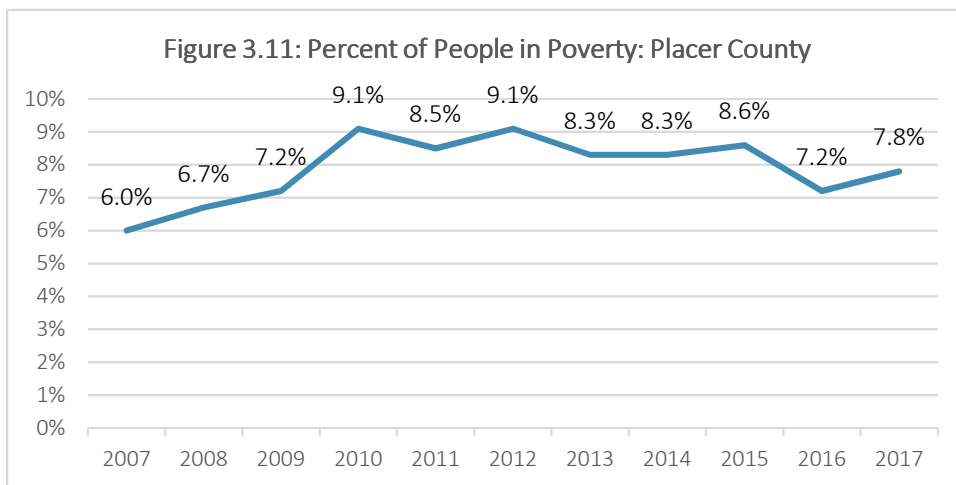
Low-income renters are most affected by housing problems. 51 percent or more of low-income households (>50-80 percent AMI), approximately 940 households, are experiencing a cost burden greater than 30 percent of income.

Owner households in Rocklin are most affected by housing cost burden greater than 50 percent of income. Very low-income owners are most affected by housing problems. 37 percent or more of very low-income households (>30-50 percent AMI), approximately 625 households, are experiencing a cost burden greater than 50 percent of income.

**Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

According to the ACS, 7 percent of individuals and 5.4 percent of families live below the poverty level. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

- The households most susceptible to becoming homeless are households with income less than 30 percent of the AMI that are severely cost-burdened (paying more than 50 percent of their income for rent).
- Other populations disproportionately at risk of becoming homeless are victims of domestic violence, substance abuse, those with severe mental health problems and people exiting incarceration.



**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

In addition to the at-risk characteristic indicated above, the characteristics most commonly linked with housing instability and an increased risk of homelessness include rising housing costs.

Severe cost burden (where more than 50 percent of income goes towards housing costs) is the greatest predictor of homelessness risk, especially for persons having incomes at or below 50 percent AMI.

**Broadband Access**

Per HUD guidance, all Consolidated Plans submitted after January 1, 2018, must address broadband needs within the jurisdiction. Below is a map outlining the City of Rocklin’s access to providers offering broadband services. The speeds identified are 25Mbps download and 3Mbps upload, the minimum speeds to be considered broadband.

Figure 3.12: Broadband Access

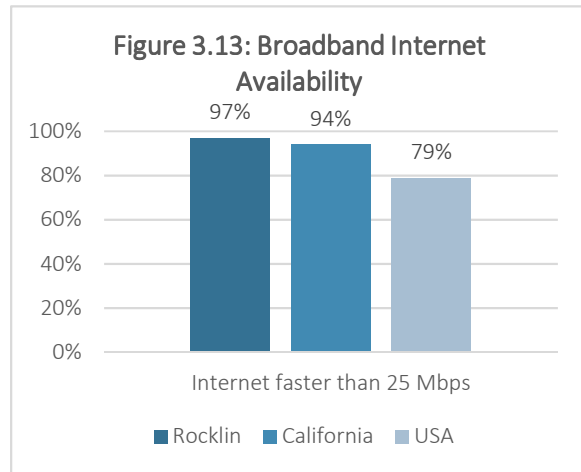
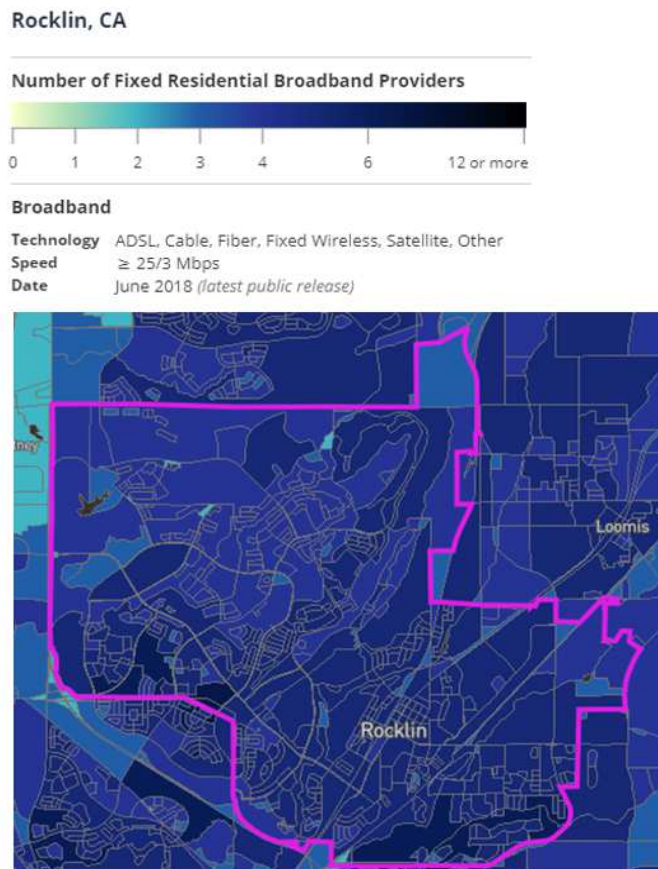


Table 3.5: Broadband Providers

Jurisdiction	No Providers	1 or more providers	2 or more providers	3 or more providers
<b>Nationwide</b>	0.10%	99.9%	98.7%	89.3%
<b>Rocklin</b>	0.00%	100.0%	100.0%	99.14%

Source: FCC Broadband Mapping - [broadbandmap.fcc.gov](http://broadbandmap.fcc.gov); [highspeedinternet.com](http://highspeedinternet.com)

The City of Rocklin compares well above the national average. Compared with 94 percent in California, 97 percent of Rocklin residents can connect to high-speed internet. Residents of Rocklin depend on their internet services to connect with the community and pursue professional goals. Cable internet from Wave Broadband reaches 96 percent of Rocklin residents. Commercial offerings in the area are similar to those given to residents.

Lack of broadband competition leaves room for market rigidity, allowing providers to not offer affordable options for low- or moderate-income families. Ultimately, the lack of market options when considering broadband access disproportionately impacts low- and moderate-income households because they often have few financial resources to spend on what may be deemed non-essentials, such as broadband services. However, Rocklin has relatively high broadband coverage with multiple providers. For those households that do struggle for broadband access, the Rocklin Library offers 13 internet workstations free of charge. At the time of this report, free Wi-Fi is also provided by the City in several community parks.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

### *Introduction*

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race/ethnicity and income level experiencing one or more of the four housing problems. The four housing problems are: 1) Housing unit lacks complete kitchen facilities; 2) Housing unit lacks complete plumbing facilities; 3) More than one person per room (overcrowded); and 4) Household is cost burdened (between 30 and 50 percent of income is devoted to housing costs).

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of households with one or more housing problems from each race/ethnicity and comparing that figure to the share of all Rocklin households at that income level that experience the problem. (Share of race/ethnicity = the number of households for that race/ethnicity with one or more housing problem, divided by the total number of households for that race/ethnicity.)

### **0-30% of AMI**

Table 3.6: 0-30% of AMI

<i>Race/Ethnicity</i>	<i>Housing Problems</i>	<i>No Housing Problems</i>	<i>Zero Income</i>	<i>Share</i>
<b>All</b>	1,485	190	260	77%
<i>White, Non-Hispanic</i>	945	120	200	75%
<i>African American, Non-Hispanic</i>	80	0	0	100%
<i>Asian, Non-Hispanic</i>	90	40	55	49%
<i>American Indian, Alaska Native, Non-Hispanic</i>	20	0	0	100%
<i>Pacific Islander, Non-Hispanic</i>	10	0	0	100%
<b>Hispanic</b>	265	24	4	90%

*Source: 2011-2015 CHAS Data*

Most Rocklin households (77 percent) in the 0-30 percent AMI bracket experience at least one housing problem.

Nearly 1,485 households with incomes between 0 and 30 percent of AMI experience a housing problem. The share for Hispanic households is 13 percent higher than the incidence for all households and therefore represents a potential disproportionate greater need at this income level.

Note that 100 percent of African American, Non-Hispanic; American Indian, Alaska Native, Non-Hispanic; and Pacific Islander, Non-Hispanic households experience a housing problem. However, the small population size makes drawing conclusions unreliable.

### 30-50% of AMI

Table 3.7: 30-50% of AMI

<i>Race/Ethnicity</i>	<i>Housing Problems</i>	<i>No Housing Problems</i>	<i>Zero Income</i>	<i>Share</i>
<b>All</b>	1,880	210	0	90%
<b>White, Non-Hispanic</b>	1,245	210	0	86%
<b>African American, Non-Hispanic</b>	0	0	0	0%
<b>Asian, Non-Hispanic</b>	90	0	0	100%
<b>American Indian, Alaska Native, Non-Hispanic</b>	0	0	0	0%
<b>Pacific Islander, Non-Hispanic</b>	0	0	0	0%
<b>Hispanic</b>	520	0	0	100%

Source: 2011-2015 CHAS Data

The share of households in Rocklin at 30-50 percent AMI experiencing at least one housing problem is 90 percent or 1,880 households. The shares for each race/ethnicity are not greater than 10 percentage points of the total share and therefore do not represent a disproportionate greater need at this income level.

Note that 100 percent of Hispanic households experience a housing problem in this income category.

Note that 100 percent of Asian, Non-Hispanic households experience a housing problem. However, the small population size makes drawing conclusions unreliable.

### 50-80% of AMI

Table 3.8: 50-80% of AMI

<i>Race/Ethnicity</i>	<i>Housing Problems</i>	<i>No Housing Problems</i>	<i>Zero Income</i>	<i>Share</i>
<b>All</b>	1,940	780	0	71%
<b>White, Non-Hispanic</b>	1,455	670	0	68%
<b>African American, Non-Hispanic</b>	40	0	0	100%
<b>Asian, Non-Hispanic</b>	110	60	0	65%
<b>American Indian, Alaska Native, Non-Hispanic</b>	0	4	0	0%
<b>Pacific Islander, Non-Hispanic</b>	0	0	0	0%
<b>Hispanic</b>	245	35	0	88%

Source: 2011-2015 CHAS Data

The share of households in Rocklin at 50-80 percent AMI experiencing at least one housing problem is 71 percent.

Hispanic households are over-represented with 88 percent at 50-80 percent AMI experiencing a housing problem.

Note that 100 percent of African American, Non-Hispanic households experience a housing problem. However, the small population size makes drawing conclusions unreliable.

## 80-100% of AMI

Table 3.9: 80-100% of AMI

<i>Race/Ethnicity</i>	<i>Housing Problems</i>	<i>No Housing Problems</i>	<i>Zero Income</i>	<i>Share</i>
<i>All</i>	970	905	0	52%
<i>White, Non-Hispanic</i>	715	725	0	50%
<i>African American, Non-Hispanic</i>	40	0	0	100%
<i>Asian, Non-Hispanic</i>	135	19	0	88%
<i>American Indian, Alaska Native, Non-Hispanic</i>	0	10	0	0%
<i>Pacific Islander</i>	0	0	0	0%
<i>Hispanic</i>	70	110	0	39%

*Source: 2011-2015 CHAS Data*

The share of total households at 80-100 percent AMI experiencing at least one housing problem is 52 percent.

Asian households are over-represented with 88 percent at 80-100 percent AMI experiencing a housing problem.

Note that 100 percent of African American, Non-Hispanic households experience a housing problem. However, the small population size makes drawing conclusions unreliable.

## Summary

The following groups have disproportionately greater needs:

1. The share for Hispanic households in the 0-30 percent AMI range is 13 percent higher than the incidence for households of any race and therefore represents a potential disproportionate need at this income level. The absolute number of Hispanic households experiencing housing problems compared to the total number of households at this income level is approximately 14 percent (265 households).
2. The share for Hispanic households in the 50-80 percent AMI range is 17 percent higher than the incidence for households of any race and therefore represents a potential disproportionate need at this income level. The absolute number of Hispanic households experiencing housing problems compared to the total number of households at this income level is approximately 9 percent (245 households).
3. The share for Asian households in the 80-100 percent AMI range is 36 percent higher than the incidence for households of any race and therefore represents a potential

disproportionate need at this income level. The absolute number of Asian households experiencing housing problems compared to the total number of households at this income level is approximately 7 percent (70 households).

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

### *Introduction*

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race/ethnicity and income level experiencing one or more of the four severe housing problems. The four severe housing problems are: 1) Housing unit lacks complete kitchen facilities; 2) Housing unit lacks complete plumbing facilities; 3) More than 1.5 persons per room (overcrowded); and 4) Household is severely cost burdened (greater than 50 percent of income is devoted to housing costs).

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of households with one or more severe housing problems from each race/ethnicity and comparing that figure to the share of all Rocklin households at that income level that experience the problem. (Share of race/ethnicity = the number of households for that race/ethnicity with one or more severe housing problem divided by the total number of households for that race/ethnicity.)

### **0-30% of AMI**

Table 3.10: 0-30% of AMI

<i>Race/Ethnicity</i>	<i>Housing Problems</i>	<i>No Housing Problems</i>	<i>Zero Income</i>	<i>Share</i>
<i>All</i>	1,345	325	260	70%
<i>White, Non-Hispanic</i>	865	200	200	68%
<i>African American, Non-Hispanic</i>	80	0	0	100%
<i>Asian, Non-Hispanic</i>	75	60	55	39%
<i>American Indian, Alaska Native</i>	20	0	0	100%
<i>Pacific Islander</i>	10	0	0	100%
<i>Hispanic</i>	255	35	4	87%

*Source: 2011-2015 CHAS Data*

The share of total households in Rocklin at 0-30 percent AMI experiencing at least one severe housing problem is 70 percent. More than 1,345 households in the region experience at least one severe housing problem at this income level.

The data indicate that Hispanic households in Rocklin are seventeen percentage points above the total need and therefore show a disproportionate greater need at this income level.



Note that 100 percent of African American, Non-Hispanic; Asian, Non-Hispanic; and Pacific Islander households experience a housing problem. However, the small population size makes drawing conclusions unreliable.

### 30-50% of AMI

Table 3.11: 30-50% of AMI

<i>Race/Ethnicity</i>	<i>Housing Problems</i>	<i>No Housing Problems</i>	<i>Zero Income</i>	<i>Share</i>
<b>All</b>	1,415	680	0	68%
<b>White, Non-Hispanic</b>	840	620	0	58%
<b>African American, Non-Hispanic</b>	0	0	0	0%
<b>Asian, Non-Hispanic</b>	70	20	0	78%
<b>American Indian, Alaska Native</b>	0	0	0	0%
<b>Pacific Islander</b>	0	0	0	0%
<b>Hispanic</b>	495	25	0	95%

Source: 2011-2015 CHAS Data

The share of total Rocklin households at 30-50 percent AMI experiencing at least one severe housing problem is 68 percent.

Nearly 1,415 households with incomes between 30 and 50 percent of AMI experience a housing problem. The share for Hispanic households is 27 percent higher than the incidence for all households and therefore represents a potential disproportionate greater need at this income level.

### 50-80% of AMI

Table 3.12: 50-80% of AMI

<i>Race/Ethnicity</i>	<i>Housing Problems</i>	<i>No Housing Problems</i>	<i>Zero Income</i>	<i>Share</i>
<b>All</b>	560	2,160	0	21%
<b>White, Non-Hispanic</b>	370	1,755	0	17%
<b>African American, Non-Hispanic</b>	15	25	0	38%
<b>Asian, Non-Hispanic</b>	40	135	0	23%
<b>American Indian, Alaska Native</b>	0	4	0	0%
<b>Pacific Islander</b>	0	0	0	0%
<b>Hispanic</b>	95	185	0	34%

Source: 2011-2015 CHAS Data

The share of total households in Rocklin at 50-80 percent AMI experiencing at least one severe housing problem is 21 percent. Just over 560 households at this income level experience at least one severe housing problem.

The data indicate that African American, Non-Hispanic households are 17 percentage points and Hispanic households are 13 percentage points above the total need and therefore show a disproportionate greater need at this income level.

## 80-100% of AMI

Table 3.13: 80-100% of AMI

Race/Ethnicity	Housing Problems	No Housing Problems	Zero Income	Share
All	265	1,605	0	14%
White, Non-Hispanic	205	1,240	0	14%
African American, Non-Hispanic	0	40	0	0%
Asian, Non-Hispanic	45	110	0	29%
American Indian, Alaska Native	0	10	0	0%
Pacific Islander	0	0	0	0%
Hispanic	15	170	0	88%

Source: 2011-2015 CHAS Data

The share of total households in Rocklin at 80-100 percent AMI experiencing at least one severe housing problem is 15 percent (265 households).

Asian households are over-represented with 88 percent at 80-100 percent AMI experiencing a housing problem.

## Summary

The following groups are experiencing a severe housing problem as a disproportionate need:

1. The share for Hispanic households in the 0-30 percent AMI range is 17 percentage points higher than the incidence for households of any race and therefore represents a potential disproportionate need at this income level. The absolute number of Hispanic households experiencing housing problems compared to the total number of households at this income level is approximately 13 percent (255 households).
2. The share for Hispanic households in the 30-50 percent AMI range is 27 percentage points higher than the incidence for households of any race and therefore represents a potential disproportionate need at this income level. The absolute number of Hispanic households experiencing housing problems compared to the total number of households at this income level is approximately 24 percent (495 households).
3. The share for Hispanic households in the 50-80 percent AMI range is 13 percentage points higher than the incidence for households of any race and therefore represents a potential disproportionate need at this income level. The absolute number of Hispanic households experiencing housing problems compared to the total number of households at this income level is approximately 3 percent (95 households).

4. The share for African American, Non-Hispanic Households in the 50-80 percent AMI range is 17 percentage points higher than the incidence for households of any race and therefore represents a potential disproportionate need at this income level. The absolute number of African American households experiencing housing problems compared to the total number of households at this income level is approximately 1 percent (15 households).
5. The share for Asian households in the 80-100 percent AMI range is 15 percentage points higher than the incidence for households of any race and therefore represents a potential disproportionate need at this income level. The absolute number of Asian Households experiencing housing problems compared to the total number of households at this income level is approximately 2 percent (45 households).

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

### *Introduction*

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level. The table below indicates the share of households by race/ethnicity experiencing cost burden (paying between 30-50 percent of household income for housing costs) and severe cost burden (paying more than 50 percent of household income for housing costs).

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of cost-burdened and severely cost-burdened households from each race/ethnicity and comparing that figure to the share of all Rocklin households. (Share of race/ethnicity = the number of households for that race/ethnicity with cost burden divided by the total number of households for that race/ethnicity.)

According to the 2010 Decennial Census, only 0.3 percent of the total population in Rocklin is American Indian and Alaska Natives and less than one-tenth of one percent is Pacific Islander. Given the low share of these populations, the estimates from the ACS and CHAS datasets for specific income levels present skewed data with relatively large margins of error. As such, these populations are not included as independent categories in the analysis and are included in the “Other” category. The “Other” category also includes households with two or more races and households that identify with another race.

**Table 3.14: Housing Cost Burden Disproportionately Greater Need (Rocklin)**

<i>Race/Ethnicity</i>	<i>Share of Income to Housing Costs</i>			
	<i>&lt; than 30%</i>	<i>30-50%</i>	<i>&gt; than 50%</i>	<i>No Income</i>
<i>All</i>	12,800	4,665	3,490	259
<i>White, Non-Hispanic</i>	10,040	3,450	2,295	200
<i>African American, Non-Hispanic</i>	190	65	90	0
<i>Asian, Non-Hispanic</i>	1,100	365	215	55
<i>American Indian, Alaska Native</i>	50	20	0	90
<i>Pacific Islander</i>	0	15	10	0
<i>Hispanic</i>	1,105	535	750	4

*Source: 2011-2015 CHAS Data*

In Rocklin, 38 percent of households are considered to have any cost burden because they pay more than 30 percent of income for housing. 36 percent of total households are “cost-burdened” (30-50 percent income spent on housing costs), and 16 percent of total households are “severely cost-burdened” (more than 50 percent of income spent on housing costs). The share for each race/ethnicity follows:

**Table 3.15: Cost Burden by Race/Ethnicity**

<i>Race/Ethnicity</i>	<i>Cost Burden</i>		
	<b>Any Cost Burden (&gt;30%)</b>	<b>Cost-Burdened (30-50%)</b>	<b>Severely Cost-Burdened (&gt;50%)</b>
<b><i>All</i></b>	38%	36%	16%
<b><i>White, Non-Hispanic</i></b>	36%	36%	14%
<b><i>Black/African American</i></b>	45%	45%	26%
<b><i>Asian</i></b>	33%	33%	12%
<b><i>Hispanic</i></b>	54%	48%	31%
<b><i>Other</i></b>	72%	XX%	31%

*Source: 2011-2015 CHAS Data*

## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The housing problem data revealed that housing problems were experienced by race and ethnic categories within specific income ranges at relatively similarly levels in Rocklin. A racial or ethnic group can have a disproportionately greater need and still have significantly fewer households experiencing a housing problem than households in other racial or ethnic groups. The racial and ethnic groups that have disproportionately greater needs than the needs of Rocklin’s population as a whole in specific income categories include:

### **Housing Problems**

#### **0-30% AMI**

- Hispanic

#### **50-80% AMI**

- Hispanic

#### **80-100% AMI**

- Asian

### **Severe Housing Problems**

#### **0-30% AMI**

- Hispanic

#### **30-50% AMI**

- Hispanic

#### **50-80% AMI**

- African American
- Hispanic

#### **80-100% AMI**

- Asian

### **Any Cost Burden**

- African American
- Hispanic

**If they have needs not identified above, what are those needs?**

Per the CHAS estimates used for the development of this Consolidated Plan, the needs for races/ethnicities are indicated above. Income categories have other, more general needs, as described in the Housing Needs Assessment and the Housing Market Analysis.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The Housing Needs section above provides an overview of demographic conditions and housing problems in Rocklin.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Roseville Housing Authority serves the City of Rocklin through contract and the City of Roseville in its entirety. There are currently 116 Rocklin residents assisted through the Section 8 Voucher Program administered by the Roseville Housing Authority. The Placer County Housing Authority also serves individuals living in Rocklin and is currently has 77 vouchers in the City in use. Tables 3.16 through 3.19 include the combined information for both housing authorities.

According to the City of Rocklin 2013-2021 Housing Element, to maintain the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. The City has identified the following as preservation options: 1) transfer of project to non-profit ownership; 2) provision of rental assistance to tenants using non-federal funding sources; and 3) purchase of affordability covenants. In terms of replacement, the City has noted the most direct option is the development of new assisted multi-family housing units.

The construction of new low-income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location land costs, and type of construction.

**Table 3.16: Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
<b># of units/vouchers in use</b>	0	0	0	195	0	146	28	0	22

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition.*

*Source: PIC (PIH Information Center) for the four housing commissions*



Table 3.17: Characteristics of Residents

Characteristics	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
						Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	0	13	0	3	9	0
# of Elderly Program Participants (>62)	0	0	0	135	0	129	7	0
# of Disabled Families	0	0	0	119	0	113	7	0
# of Families requesting accessibility features	0	0	0	n/a	0	n/a	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Source: PIC (PIH Information Center) for the four housing commissions

Table 3.18: Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	150	0	145	6	0	9
Black/African American	0	0	0	15	0	14	1	0	1
Asian	0	0	0	10	0	10	0	0	0
American Indian/Alaska Native	0	0	0	10	0	8	2	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	n/a	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Source: PIC (PIH Information Center) for the four housing commissions

Table 3.19: Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	15	0	14	1	0	0
Not Hispanic	0	0	0	172	0	164	8	0	10

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

*Source: PIC (PIH Information Center) for the four housing commissions*

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.**

The Roseville Housing Authority (RHA) does not own or operate any public housing units and therefore does not keep a waiting list for accessible units. However, in its Housing Choice Voucher (HCV) program, the RHA acts in accordance with federal regulations as they relate to persons with disabilities, up to and including a fair, thorough, and accessible reasonable accommodations request process. Private owners participating in the voucher program are expected to understand and comply with all federal, state, and local laws as they relate to nondiscrimination and accessibility for persons with disabilities.

Of all RHA voucher holders, 68 percent are disabled households, which may suggest that some of these households require accessible units or modifications.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

There are no public housing units in Rocklin; however, there are project-based vouchers and special purpose vouchers for veterans and the disabled. The City contracts with the RHA to administer the Section 8/HCV program, in which approximately 116 vouchers are used in Rocklin on an annual basis.

To qualify for the HCV program, applicants must be at or below 50 percent of AMI. A majority of new admissions to the HCV program are families at or below 30 percent of AMI. Families at this income level have difficulty meeting their basic needs even with the assistance of the voucher program. The RHA staff is well-versed in available resources and frequently refers voucher holders to other community organizations. In addition, the RHA offers the Family Self-Sufficiency (FSS) program to help voucher holders augment their education, find employment, build assets, and achieve economic independence.

Housing Choice Voucher holders have various immediate needs that differ from the needs of the population at large. Because HCV holders are generally trying to meet their basic needs, they require

assistance. The elderly and disabled with income at or below 80 percent of AMI indicate having a cost burden and need assistance.

Seventy percent of applicants report having a disability; the type of disability or need for accessible units is not collected.

The availability of housing units mostly meets the needs of the population. Voucher applicants could use more one-bedroom units and more units targeting extremely low-income households.

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### **How do these needs compare to the housing needs of the population at large?**

Data on disabilities was taken from the ACS 5-Year Estimates. According to the 2017 ACS 5-Year Estimates, 13.4 percent of the population age 18 to 64 (5,514 individuals) who lived in Rocklin reported a disability. The percentage of disabled voucher holders, out of the total voucher holders, is 68 percent.

While 15 percent of the total households in Rocklin are classified as low-income, which includes the extremely low-income category, the average annual income of 100 percent of voucher holders is less than 30 percent of AMI. In general, the race and ethnicity of voucher holders is comparable to the jurisdiction, with some variations between data sources. The share of voucher households that identified as Black or African American was higher than the jurisdiction (11 percent versus 2 percent), while a smaller percentage of voucher holders identified as Hispanic or Latino (13 percent versus 15 percent). For the jurisdiction as a whole, 51.4 percent of households experience housing cost burden greater than 30 percent of their household income and are in need of affordable housing.

Whereas there are differences in the demographics among voucher holders and the population at large, the need for affordable housing exists among both groups, especially for those extremely low-income cost-burdened households without vouchers.

# NA-40 Homeless Needs Assessment – 91.205(c)

## *Introduction*

The Homeless Resource Council of the Sierras, also known as the Roseville/Rocklin/Placer Counties Continuum of Care (CoC), promotes a community-wide commitment to the goal of ending homelessness and acts as a pass-through or clearinghouse of federal and state homeless funding sources. The CoC is a broad-based coalition of homeless housing and shelter providers, consumers, advocates, and government representatives working together to develop strategies and approaches for addressing homelessness.

The number of homeless individuals in Rocklin decreased in 2019 compared to the previous year according to the county results from the annual Point-in-Time (PIT) count published by the Placer County Homeless Count. In 2018, 36 persons were accounted for experiencing homelessness. The 2019 PIT count found a total of 25 persons experiencing homelessness. Of those, eight were unsheltered and 17 were sheltered. As part of the PIT count, communities must identify whether a person is an individual, a member of a family unit, or an unaccompanied youth under the age of 18. Communities must identify if a person is chronically homeless, indicating that the person has experienced long-time or repeated homelessness and has a disability.

A total of 617 homeless individuals were counted across Placer County. The count surveyed both unsheltered and sheltered individuals. By comparison, 584 homeless individuals were identified in the 2018 Countywide count.

A person is considered “chronically homeless” when they experience homelessness for a period of 12 consecutive months, or four episodes of homelessness within the past three years that total 12 or more months, and have a long-term disability. Patterns of homelessness reflect those who are unable to self-resolve their homelessness, are experiencing chronic homelessness, and are not being adequately served by existing homeless system resources and capacity. The number of chronically homeless persons in Placer County has significantly increased. In 2011, there were a total of 149 chronically homeless individuals reported during the PIT Count. In 2017, that same population increased to 232.

For the purpose of this report, homelessness will be described using HUD’s definition:

- **Unsheltered Homeless:** People living outside, in cars, or other places not meant for human habitation.
- **Sheltered Homeless:** People living in emergency shelters, motels paid for by an agency, and transitional housing.

Not included in this definition, and in the homeless count listed below, are households temporarily living with family or friends (doubled up or couch surfing), households living in permanent supportive housing or Rapid Rehousing, and those in institutions (jails, foster care, or hospitals).

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Table 3.20: Number of People Experiencing Homelessness Countywide

Population	Estimate the # of persons experiencing homelessness on a given night*		Estimate the # experiencing homelessness each year**	Estimate the # becoming homeless each year**	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	40	2				
Persons in Households with Only Children	0	0				
Persons in Households with Only Adults	272	198				
Chronically Homeless Individuals	129	109				
Chronically Homeless Families	129	109				
Veterans	30	16				
Unaccompanied Youth	12	13				
Persons with HIV	3	1				

Source: Roseville, Rocklin/Placer County CoC 2019 PIT Count

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

**Families:** The 2019 PIT count identified only one family in Rocklin experiencing homelessness, with a family size of two persons.

**Veterans:** The 2019 PIT count identified two veterans experiencing homelessness in Rocklin.

**Describe the nature and extent of homelessness by racial and ethnic group.**

Of the 25 persons reported as homeless in Rocklin in 2019, 82 percent were White (18 persons), while 20 percent were non-Black and/or multiple races. One person reported as American Indian, one person reported as Black, one person reported as multiple races, and one person refused to identify their race. Each person reported their ethnicity as non-Hispanic.

The 2019 PIT Count reported the following:

Table 3.21: 2018 PIT Count Results (Rocklin)

<i>Point In Time Count (Rocklin)</i>					
	2019	%	% of County	2018	% of Total
<b>Total Number of Homeless Persons Counted</b>	<b>25</b>	<b>100%</b>	<b>4%</b>	<b>36</b>	<b>6%</b>
Total Number Sheltered	17	68%	5%	14	39%
Total Number Unsheltered	8	32%	3%	22	61%
<b>Interviewed Only</b>	<b>22</b>	<b>88%</b>	<b>4%</b>		
Sheltered	14		5%		
Unsheltered	8		3%		
<b>Total Observed</b>	<b>3</b>	<b>12%</b>	<b>5%</b>		
Sheltered	3		15%	14	39%
Unsheltered	0		0%	22	61%
Total Number of Families	1		2%	0	n/a
Total Number of Persons in Families	2	8%	2%	0	0%
Total Number of Persons in Adult Only Households	23	92%	5%	-	-
Gender: Male*	14	64%	-	13	-
Gender: Female*	8	36%	-	16	-
Gender: Male**	14	64%	4%	-	-
Gender: Female**	8	36%	5%	-	-
Total Number of Adults*	22	100%	5%	36	100%
Adults ages 60+**	2	9%	2%	3	11%
Adults aged 25-59**	16	73%	4%	22	79%
Adults aged 18-24**	4	18%	12%	3	11%
Total Number of Children*	0	0%	0%	0	0%
Total Number of Chronically Homeless Individuals*	6	27%	3%	8	28%
Total Number of Chronically Homeless Adults**	6	27%	3%	6	21%
Total Number of Veterans**	2	9%	4%	3	10%
Total Number of Individuals with a Substance Abuse Problem**	7	32%	5%	1	3%
Total Number of Individuals with a Serious Mental Illness that contributes to homelessness (HUD Definition)**	17	77%	9%	15	56%
Total Number of Individuals with a Physical Disability that contributes to homelessness (HUD Definition)**	10	45%	5%	5	18%
Total Number of HIV-positive individuals**	0	0%	0%	0	0%
Total Number Currently Fleeing DV/HT/SA/Stalking**	1	5%	2%	1	4%
Lived in Foster Care or Group Homes**	8	36%	8%	8	28%
Involved in Justice System**	6	27%	3%	18	69%
Race: White*	18	82%	4%	25	86%
Race: American Indian*	1	5%	3%	0	0%
Race: Asian*	0	0%	0%	0	0%
Race: Black*	1	5%	2%	1	3%
Race: Native Hawaiian*	0	0%	0%	0	0%
Race: Refused*	1	5%	5%	-	-
Multiple Races*	1	5%	3%	3	10%
Ethnicity: Non-Hispanic*	21	95%	5%	25	86%
Ethnicity: Hispanic*	0	0%	0%	4	14%
Ethnicity: Refused*	1	5%	20%	-	-
<b>Length of Stay**</b>					
5 or more years	16	73%	6%	-	-

1 to 5 years	4	18%	3%	-	-
Less than 1 year	1	5%	2%	-	-
90 days or more	1	5%	2%	-	-
1 month or more	0	0%	0%	-	-
1 week or more	0	0%	0%	-	-
Refused	0	0%	0%	-	-
<b>Total</b>	<b>22</b>	<b>100%</b>	<b>4%</b>	<b>-</b>	<b>-</b>
<b>Reason for Staying**</b>					
Access to services	1	5%	1%	3	10%
Close to family	9	41%	5%		
Enjoy community	4	18%	5%		
From here	7	32%	5%		
Job opportunities/employment	0	0%	0%		
Legal issues	1	5%	6%		
Refused	0	0%	0%		
<b>Total</b>	<b>22</b>	<b>100%</b>	<b>4%</b>		

\*Interviewed Only; \*\*Interviewed Adults Only

Source: 2019 PIT Results for Rocklin, CA

## Describe the nature and extent of unsheltered and sheltered homelessness.

Table 3.22: Placer County Homeless Needs\*

	Individual			Persons in Families			Total Homeless (all ages)	
	2011	2017	% Change	2011	2017	% Change	2011	2017
<b>Total Homeless</b>	544	772	41.9%	277	207	-25.3%	821	979
<b>Total Sheltered</b>	227	337	48.5%	239	184	-23.0%	466	521
<b>Total Unsheltered</b>	317	435	37.2%	38	23	-39.5%	355	458
<b>Total Chronically Homeless</b>	101	225	122.8%	48	7	-85.4%	149	232
<b>Total Chronically Sheltered</b>	25	60	140.0%	2	7	250.0%	27	67
<b>Total Chronically Unsheltered</b>	76	165	117.1%	46	0	-100.0%	122	165

\*Note: Numbers are provided for the Roseville/Rocklin/Placer/Nevada Counties Continuum of Care, of which Placer County is a participating member. Numbers represent homeless needs for the total Continuum of Care area. Please supplement with local data sources for each jurisdiction in the county.

Source: Housing Element Data Profiles, SACOG October 2019

## Discussion

### The Causes and Needs

The 2019 Placer County Homeless Strategy identified the following suggested strategies for addressing homelessness in Placer County:

#### *Develop Affordable Housing with Services (i.e., Permanent Supportive Housing)*

The community agreed that lack of affordable housing was one of the most prominent causes of homelessness as well as substance abuse and mental illness. During almost all of the regional consultation meetings, the development of housing that is affordable with services to help with substance abuse and mental illness was the most commonly suggested solution. The development of

permanent supportive housing was also the most commonly suggested role for local government to play in addressing homelessness. There has already been a significant amount of affordable housing development in Placer County. However, only a limited number of projects have been focused on permanent supportive housing.

### ***Community Consistently with General Public About Homelessness***

Often, the concerns of the public regarding homelessness are based on incomplete or inaccurate information. Keeping the public informed regarding the homeless population and the efforts being undertaken by agencies both public and private to address the problem is vital, as well as updating the public regarding the extensive efforts of law enforcement and the challenges they face. In addition to keeping the public informed on agency and law enforcement efforts, it is important to have a campaign that is targeted at humanizing individuals who are experiencing homelessness. Any new projects or initiatives should be presented to the public during initial conceptualization, well before implementation or proposed construction. This strategy can be carried out via frequent community meetings, social media, radio, podcast, etc.

### ***Increase Investment in Treatment for Alcohol, Drugs, and Mental Health***

Many chronically homeless individuals have long-term substance abuse disorders and mental health issues. Their lack of ability to pay rent at any level, no matter how affordable, is directly tied to their addiction and mental health, distorting their financial priorities and undermining their employability. Although Placer County already has extensive treatment programs with treatment beds, there will very likely be a need for an increased number in the future considering statewide and national trends. An individual who is addicted to alcohol or drugs or who needs mental health treatment and is ready to make the necessary changes in their life should have resources available to them at that very important decision point.

### ***Increase Emergency Housing Beds***

While the development of permanent supportive housing is a primary solution to addressing homelessness, new housing projects can often take several years to develop. A short- to medium-term solution to the housing crisis should include the increased development of interim housing beds. This could consist of emergency housing, bridge housing, and transitional housing to help lessen the gap between the unsheltered homeless population and the number of available beds.

### ***Continue Participation in the Built for Zero Campaign***

Built for Zero is a rigorous national change effort working to help a core group of committed communities end veteran and chronic homelessness. Coordinated by Community Solutions, the national effort supports participants in developing real-time data on homelessness, optimizing local housing resources, tracking progress against monthly goals, and accelerating the spread of proven strategies. Placer County is already a participant.



## **Geographic-Specific**

### *Housing Authority*

The Roseville Housing Authority (RHA) serves both Roseville and Rocklin. Neither a general homeless preference nor limited preference are currently offered through the RHA, but direct referrals from Advocates for Mentally Ill Housing, Placer County Adult System of Care (ASOC), Whole Person Care, The Gathering Inn, and Volunteers of America are accepted for the mainstream voucher program. To be eligible for a mainstream voucher, the participant must be between the ages of 18 and 61 years, have a disability, and be either: transitioning out of an institutional/segregated setting, at serious risk of institutionalization, homeless, or at risk of becoming homeless. The RHA has been awarded 14 mainstream vouchers by HUD and will only receive applications from the direct referral agencies due to the strict requirement to reach HUD's targeted population.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### **Describe the characteristics of special needs populations in your community.**

Special needs populations include frail and non-frail elderly, persons with physical disabilities, persons with mental or behavioral disabilities, persons with HIV/AIDS, persons with alcohol and drug addictions, and victims of domestic violence.

#### **Elderly**

Needs of elderly include increasing accessibility of housing and public spaces to accommodate wheelchairs and other physical disabilities, need for meals on wheels or other meal services, and need for transportation services. According to the 2011-2015 ACS, there were 6,689 elderly in Rocklin, defined as those over the age of 65.

#### **Frail Elderly**

Frail elderly is defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework. The needs of the frail elderly include those of the elderly listed above, in addition to other services such as in-home aids or living situations that provide medical support. According to the 2011-2015 ACS, there were 494 elderly people in Rocklin who are likely considered frail because they have either self-care or independent living difficulty. Self-care difficulty is defined as having difficulty bathing or dressing. Independent living difficulty is when someone, due to a physical, mental, or emotional problem, has difficulty doing errands alone, such as visiting a doctor's office or shopping.

#### **Disability**

Physical disabilities can include hearing, vision, cognitive, ambulatory, self-care, or independent living difficulties. The disability rate in Rocklin is 9 percent. As shown in the table below, the incidence of disabilities increases significantly for those aged 65 or older.

Table 3.23: 2017 Disability Rates

<i>Persons with Disability by Employment Status – Civilian noninstitutionalized population 18 to 64 years</i>				
	Placer County		Rocklin	
	Number	Percent	Number	Percent
<b>Total Population Aged 18 to 64 years:</b>	219,705	100.0%	38,030	100.0%
<b>In the labor force:</b>	169,307	77.1%	30,642	80.6%
<b>Employed:</b>	160,001	72.8%	29,177	76.7%
<b>With a disability</b>	6,649	3.0%	1,152	3.0%
<b>No disability</b>	153,352	69.8%	28,025	73.7%
<b>Unemployed:</b>	9,306	4.2%	1,465	3.9%
<b>With a disability</b>	908	0.4%	127	0.3%
<b>No disability</b>	8,398	3.8%	1,338	3.5%
<b>Not in labor force:</b>	50,398	22.9%	7,388	19.4%
<b>With a disability</b>	9,650	4.4%	1,258	3.3%
<b>No disability</b>	40,748	18.5%	6,130	16.1%
<i>Persons with Disabilities by Disability Type* and Age – Civilian noninstitutionalized population</i>				
	Placer County		Rocklin	
	Number	Percent	Number	Percent
<b>Total Persons with a Disability(ies)</b>	40,745	100.0%	5,339	100.0%
<b>Persons with a Disability(ies) for Ages 0 to 64</b>	20,017	49.1%	2,557	47.9%
<b>Hearing Difficulty</b>	4,529	22.6%	892	16.7%
<b>Vision Difficulty</b>	3,278	16.4%	498	9.3%
<b>Cognitive Difficulty</b>	8,949	44.7%	1,423	26.7%
<b>Ambulatory Difficulty</b>	7,642	38.2%	934	17.5%
<b>Self-Care Difficulty</b>	3,000	15.0%	394	7.4%
<b>Persons with a Disability(ies) for ages 18-64</b>	17,207	100.0%	2,537	100.0%
<b>Independent Living Difficulty (Ages 18-64 only)</b>	5,699	33.1%	725	28.6%
<b>Persons with a Disability(ies) for Ages 65 and Over</b>	20,728	50.9%	2,348	44.0%
<b>Hearing Difficulty</b>	10,115	24.8%	1,173	22.0%
<b>Vision Difficulty</b>	3,707	9.1%	476	8.9%
<b>Cognitive Difficulty</b>	5,454	13.4%	555	10.4%
<b>Ambulatory Difficulty</b>	11,606	28.5%	1,270	23.8%
<b>Self-Care Difficulty</b>	4,176	10.2%	536	10.0%
<b>Independent Living Difficulty</b>	7,974	19.6%	1,097	20.5%

Source: ACS 2013-2017, Table C18120

\*Includes Tahoe Basin portion of Placer County

## **Developmental Disability, Mental Illness and Substance Use Disorders**

According to the California Department of Developmental Services (DDS), less than 225 individuals living with a developmental disability reside in the City of Rocklin; 201 individuals are residing in a home of a parent, family, or guardian; and 24 are living independently or in a supporting living residence. Less than 11 persons are residing in a community care facility, intermediate care facility, foster, or family. Less than 11 of the 225 individuals are under 18 years old.

Lighthouse Counseling and Family Resource Center is located in Lincoln but serves the larger Placer County area. Their mission is to strengthen families and improve the physical and emotion well-being of Placer County residents by providing counseling, education, and easy access to community-based resources. Family Resources Centers (FRCs) are non-profit organizations that provide counseling services, educational classes, and other beneficial programs. Their free programs include individual, family, and couples counseling; women’s empowerment; anger management; depression and anxiety counseling; family wellness; home visitation; and more. Lighthouse is considered a community “one-stop shop” because of the many resources offered.

Placer County has recently relocated its Harmony House adult residential program from the Dewitt campus to Auburn. The residential facility serves the severely mentally ill (SMI) population and the move to the new location has allowed a bed capacity increase from 15 to 20 beds. This building is also shared with the Health and Human Services Public Health Whole Person Care Medical Respite program (8-bed capacity). Placer County Adult System of Care (ASOC) has made progress in securing a new property that will provide permanent housing for 18 ASOC mentally ill clients. The new complex will be located in Roseville near the Gathering Inn. It will offer 18 studio units with an onsite manager office and residence.

According to the Placer County Mental Health, Alcohol and Drug Advisory Board, affordable housing is a top concern among the mentally ill population. Due to recent media coverage of addiction issues, the board is increasing outreach to increase awareness among citizens, consumers, and practitioners.

## **Domestic Violence**

Victims of domestic violence, including dating violence, sexual assault, and stalking, are a special needs population. Because domestic violence is often unreported, it is difficult to track. One way to demonstrate need is through those seeking assistance. A total of 55 unduplicated victims of domestic violence and human trafficking received a total of 1,840 unique instances of CDBG-funded service in fiscal year 2019-2020. Overall, Rocklin residents received 2,994 unique instances of services from Stand Up Placer in 2019-2020.

CDBG-eligible low-income victims represented 26 percent of the total annual persons served in 2019-2020. Those same persons were provided 61 percent of the total services provided. This is typical in Stand Up Placer’s experience, as those with the fewest means have the most need for assistance, whereas victims with more means are more likely to be able to secure services like legal representation to relocate without third party assistance.

Stand-Up Placer’s clients may access one or more of the following services depending on their specific needs.

- **Advocacy** (assisting or intervening on behalf of a client): 33 beneficiaries/172 services; 55 total Rocklin residents/301 services
- **Crisis counseling** (needs assessment, safety planning, options, and next steps): 68 beneficiaries/1,184 services; 119 total residents/1,850 services
- **Therapy** (clinical therapy provided by marriage and family therapists [MFTs], registered associated MFTs, or MFT trainees): 21 beneficiaries/130 sessions; 38 total residents/253 sessions
- **Group counseling** (group counseling provided by therapists or advocates): 15 beneficiaries/121 sessions; 20 total residents/142 sessions
- **Hotline calls** (hotline calls received on the 800 number or at the Roseville office): 36 beneficiaries/197 calls; 147 total residents/380 calls
- **Total legal** (court accompaniment, pro bono attorney services, and assistance with temporary restraining orders): 20 beneficiaries/36 legal services; 36 total residents/68 total legal services
- **Protection/custody orders** (temporary restraining orders, custody orders): 11 beneficiaries/14 protective orders; 23 total residents/30 protective orders
- **Court accompaniment** (advocates accompany survivors and provide emotional support): 5 beneficiaries/9 accompaniments; 12 total residents/22 accompaniments
- **Safe house referral** (victims in immediate danger who were referred for shelter): 18 beneficiaries/24 referrals; 48 total residents/62 referrals

**What are the housing and supportive service needs of these populations and how are these needs determined?**

While the scope of supportive services varies based upon an individual’s characteristics, the following is a list of services commonly needed by non-homeless people with special needs. These services may be provided either on- or off-site:

- Accessible housing
- Advocacy, referral, and information
- Case management
- Childcare
- Counseling
- Crisis hotline
- Education
- Employment training
- Family and caregiver support
- Financial assistance
- Health care
- Home management activities
- Interpretation services
- Legal assistance

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### **Describe the jurisdiction’s need for public facilities, improvements, and services.**

Non-housing community development covers a broad range of needs, including public facilities, infrastructure and transportation, human services, and neighborhood services. Within Rocklin, these needs are primarily addressed by a broad range of funding sources, supplemented with targeted HUD funding. Existing local and regional plans helped identify needs and were complemented by resident surveys and stakeholder focus groups.

Rocklin has identified improvements to transportation services and/or transportation in neighborhoods, improving local connectivity. The City also identified street improvements (such as addition of sidewalks in neighborhoods or curb area improvements).

### **Describe the jurisdiction’s need for public facilities and improvements.**

The primary needs for public facilities and improvements are accessibility and connectivity.

### **How were these needs determined?**

The City conducted a survey and held public workshops. The Community Needs Survey was administered to a sample of 877 individuals across the Rocklin-Roseville area. The majority of respondents who completed the survey were residents of Roseville (59 percent or 519 individuals) followed by citizens of Rocklin (31 percent or 272 people). The remaining 10 percent of respondents were comprised of affordable housing or service providers. Both groups of respondents (residents and providers) were asked similar questions about their respective jurisdictions to gauge their perceptions of housing needs as well as their opinions on public service prioritization in their communities.

In late October 2019, the City of Rocklin facilitated two community meetings, each involving the same three activities: a budget exercise, a priority needs exercise, and a share-your-thoughts activity. As with other community engagement methods, the City invited a group of identified stakeholders to attend one meeting and encouraged Rocklin residents to participate in the second.

### **Describe the jurisdiction’s need for public services.**

The City of Rocklin identified homeless outreach services and mental health services as priority need areas for public services.

### **How were these needs determined?**

The City conducted a survey and held public workshops. The City received 605 responses to the Community Needs Survey. Those who responded to the survey included individuals who live and/or reside in the City of Rocklin, along with local affordable housing providers and service providers.

Attendees at the community meetings held in Rocklin provided direct input and feedback on priority community needs.

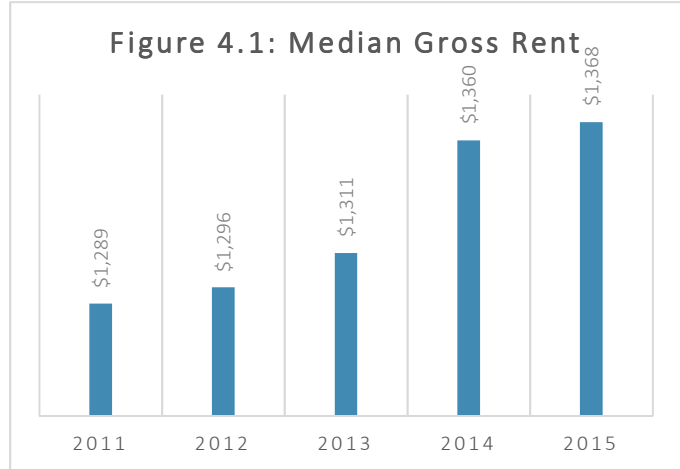




## Section IV: Market Analysis

### MA-05 Overview

The City of Rocklin offers a variety of housing types, including single-family homes, townhomes, apartments, condominium developments, and mobile homes. Overall, the housing stock in Rocklin is considered in good condition. Housing in the city is influenced by state and county growth rates, interest rates, employment levels, the national investment climate, and other economic variables. Affordable housing will be a developing concern as the margins widen between rising housing costs and household income levels. Compared to the San Francisco Bay area, Rocklin housing prices are relatively affordable.



Source: 2011-2015 ACS

Figure 4.2: Zillow Rents

<b>National Rents</b>	
Current:	\$1,477
Monthly Change:	0.2%
Annual Change:	2.6%
<b>Sacramento Metro Rents</b>	
Current:	\$1,919
Monthly Change:	0.2%
Annual Change:	4.2%
<b>Breakeven Horizon</b>	
2.2 years	

Source: Zillow Real Estate Research

The City of Rocklin, along with the region, experienced a substantial slowdown in residential development in 2008. The median home price in Rocklin dropped substantially during the previous planning period. It was projected that new housing construction would remain slow to moderate through the middle of the 2013-2021 Housing Element cycle until the market absorbs the remaining inventory of foreclosed homes available at attainable prices throughout the country.

The City suffered greatly from the loss of redevelopment agency funding due to state legislation eliminating redevelopment agencies effective February 2012. The City's redevelopment agency was able to fund numerous affordable housing developments, both rental and purchased housing, within the City of Rocklin. The City will be challenged in the current planning period (2013-2021) to assist financially in the development of future affordable housing.

The Regional Housing Needs Plan (RHNP) has allocated housing production goals to cities (including Rocklin) and counties in the six-county Sacramento region. The City of Rocklin is projected to need the following:

	Total Updated Projected Growth (Jan 1, 2013-October 31, 2021)										
	Total number of Units (based on proportion of MTP/SCS 2020 projection)	Very Low Income		Low Income		Moderate		Above Moderate		Combined Low + Very Low Income	
		#	%	#	%	#	%	#	%	#	%
Auburn	308	74	24.0%	52	16.9%	57	18.5%	125	40.6%	126	40.9%
Coffax	51	10	19.6%	7	13.7%	10	19.6%	24	47.1%	17	33.3%
Lincoln	3,790	953	25.1%	668	17.6%	705	18.6%	1,464	38.6%	1,621	42.8%
Loomis	154	39	25.3%	27	17.5%	29	18.8%	59	38.3%	66	42.9%
Rocklin	3,813	1,040	27.3%	729	19.1%	709	18.6%	1,335	35.0%	1,769	46.4%
Roseville	8,478	2,268	26.8%	1,590	18.8%	1,577	18.6%	3,043	35.9%	3,858	45.5%
Placer Uninc Tahoe Basin <sup>1</sup>	328	90	27.4%	63	19.2%	61	18.6%	114	34.8%	153	46.6%
Placer Uninc	4,703	1,275	27.1%	894	19.0%	875	18.6%	1,659	35.3%	2,169	46.1%
<b>Placer County total</b>	<b>21,625</b>	<b>5,749</b>	<b>26.6%</b>	<b>4,030</b>	<b>18.6%</b>	<b>4,023</b>	<b>18.6%</b>	<b>7,823</b>	<b>36.2%</b>	<b>9,779</b>	<b>45.2%</b>

Figure 4.3: Placer County Projected Growth

Source: Regional Housing Needs Plan 2013-2021, Sacramento Area Council of Governments (SACOG)

The RHNP covered the planning period from January 1, 2013, to October 31, 2021. The allocation is based on the Sacramento Area Council of Governments (SACOG) region’s projected housing needs over the planning period. It is important to note that these are planning target numbers and not actuals.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Despite a recent economic downturn, Rocklin has experienced steady housing growth since 2000. Rocklin’s housing growth consistently outpaced countywide growth as well as growth experienced in most surrounding communities. Much of the housing growth since 2010 can be attributed to development in Whitney Oaks, Stanford Ranch, and Southeast Rocklin, along with the annexation and subsequent development of the Northwest Rocklin Annexation Area.

Table 4.1: Housing Growth, 2000-2015

Jurisdiction	2000	2010	2011	2015	2000-2010 % Change	2010-2015 % Change
<b>Rocklin</b>	14,444	21,397	21,733	22,002	48.13%	1.2%
<b>Placer County</b>	107,302	150,682	151,245	156,401	40.42%	3.4%

*Source: Bureau of the Census, 2000 Census, California Department of Finance, Demographic Research 2010 (SACOG Housing Element Data). ACS 2011-2015*

Figure 4.4: Homeownership Rate

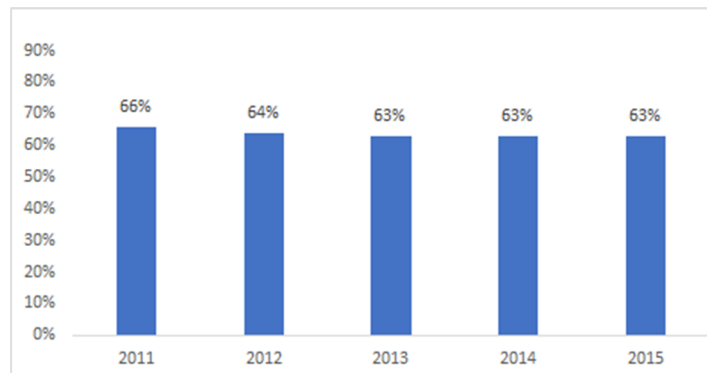
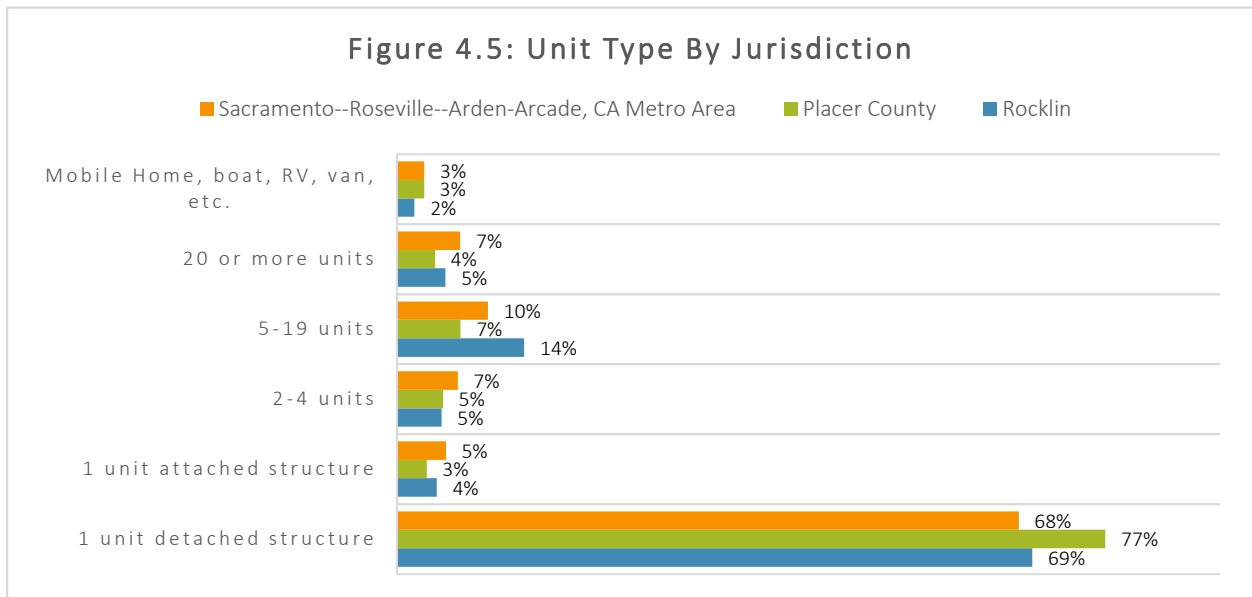
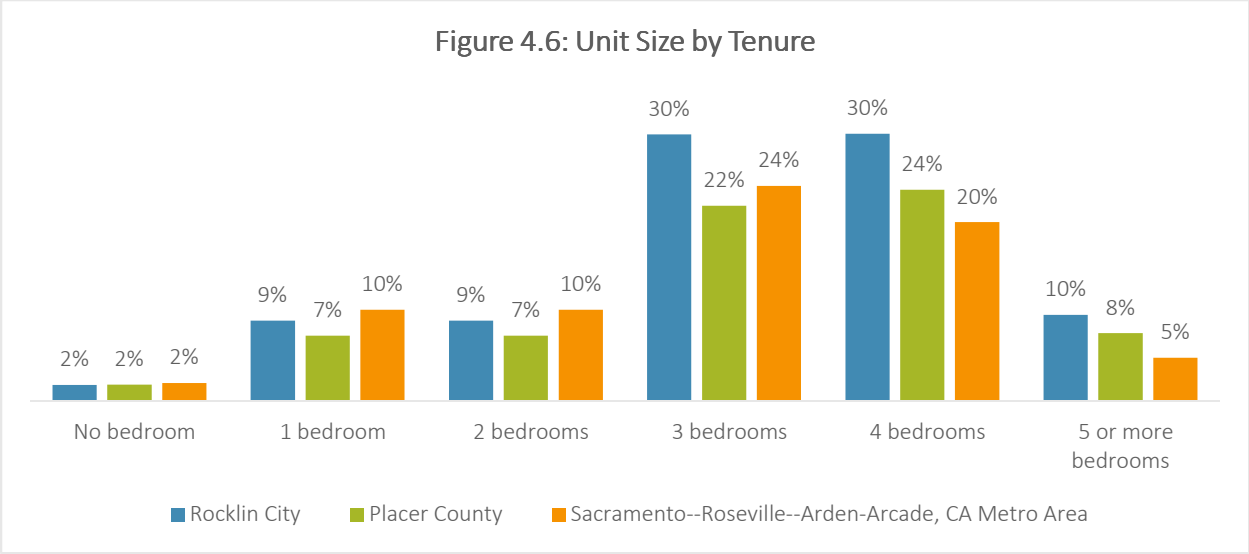


Figure 4.5: Unit Type By Jurisdiction



*Source: 2011-2015 ACS*



*Source: 2011-2015 ACS*

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Rocklin is served by the Roseville Housing Authority. The housing authority does not operate any public housing in Rocklin.

Within Rocklin, there are 904 publicly assisted rental units provided within 11 developments, which include a variety of federal programs. Federal programs offered in Rocklin include HUD Section 8 (project-based), Section 236 (mortgage subsidy), Section 202 (mortgage subsidy), Section 515 (rural rental housing and rural cooperative housing), tax credits, bonds, and redevelopment set-aside funds.

Figure 4.7: Rocklin Housing Projects

Project Name	Total Units	Assisted Units	Household Type	Funding Source(s)	Earliest Expiration of Affordability
Placer West Apartments 6055 Placer West Drive	44	43	Family	Section 515	2064
Shannon Bay Apartments <sup>1</sup> 5757 Shannon Bay Drive	50	50	Family	Section 515 Redevelopment	2064
Sunset Street Apartments <sup>1</sup> 3655 Sunset Blvd.	104	104	Family	Section 515 Redevelopment	12/2063
Lyn-Roc Apartments <sup>1</sup> 6105 Sunset Blvd.	67	66	Elderly/ Disabled	Section 8	12/31/2016 (at risk)
The Oaks at Sunset <sup>2</sup> 201 Sammy Way	112	111	Family	Tax Credit	2040+
Quarry Oaks <sup>1</sup> 3950 Evelyn Avenue	43	42	Elderly	Section 8	10/31/2015 (at risk)
				Section 202 Redevelopment	10/31/2015 (at risk) 08/14/2045
Rolling Oaks Apartments <sup>1</sup> 5725 Shannon Bay Drive	79	78	Elderly	Section 8	12/31/2016 (at risk)
				Section 202 Redevelopment	12/31/2016 (at risk) 02/29/2046
Villa Serena <sup>2</sup> 101 Villa Serena Circle	236	235	Elderly	Tax Credit Redevelopment	09/15/2053
Stanford Court <sup>2</sup> 3220 Santa Fe Way	120	119	Elderly	Tax Credit Redevelopment	01/17/2057
College Manor Apartments <sup>1</sup> 4203 Racetrack Road	32	31	Family	Section 236(j)(1)	5/31/2028
				Tax Credits	11/1/2062
				Bonds	11/1/2062
				Redevelopment	11/1/2062
				Section 8	5/31/2028
Hidden Grove <sup>3</sup> 5415 Grove Street	124	25	Family	Bonds	2030
<b>Total</b>	<b>1,011</b>	<b>904</b>			

Note: Highlighted projects are at risk of converting to market-rate housing, however, it is the City's understanding that all of the highlighted projects continue to participate in Section 8 and/or Section 202 programs as applicable.

Source: 2013-2021 City of Rocklin Housing Element. Department of Housing and Urban Development (HUD), Multifamily Assistance, and Section 8 Contracts Database, 5/9/2013. Local housing commissions and HUD Public and Indian Housing Information Center Data

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

At the time of the writing of the 2013-2021 Housing Element, three projects totaling 186 assisted units are at risk of converting to market-rate housing due to the potential expiration of the Section 8 or

Section 202 contracts. Please see the table above. It is the City’s understanding that all three highlighted projects continue to participate in the Section 8 and/or Section 202 programs.

**Does the availability of housing units meet the needs of the population?**

The 2019 California Department of Finance estimates Rocklin will have a population of 69,249 residents. The California Department of Housing and Community Development (HCD) Division of Housing Policy Development indicates that there is a remaining need for 1,769 new lower income housing units in Rocklin as of June 28, 2019 according to the Housing Element Annual Progress Report submitted by the City.

**Describe the need for specific types of housing:**

Single-family detached homes comprised 69 percent of Rocklin’s housing stock. Multi-family structures with 5 to 19 dwelling units comprised 14 percent. Multi-family structures with two to four units, single-family attached units, and mobile homes represent a much smaller share of the City’s housing stock. The City’s mobile homes are reportedly located in two primary parks: Rocklin Estates (a 55 and older community) and Sierra Lakes Mobile Home Park. There are also a few units in the smaller Royal Oaks Mobile Home Park. Most householders in Rocklin are homeowners. In 2015, 66 percent of the City’s households owned their homes, while 34 percent rented.

A continuing priority for the community is to enhance or maintain the quality of life. One measure of the quality of life is the extent of “housing problems” that exist. Housing problems as identified in the Needs Assessment include housing cost burden (overpayment), including utilities, exceeding 30 percent of gross income. Nearly 37 percent of all households are low- to moderate-income and cost-burdened. Forty-five percent of renter LMI households are cost burdened. The largest share of LMI households experiencing a cost burden greater than 30 percent of income is low-income renter households (households earning >50-80 percent AMI). The largest share of households experiencing a cost burden greater than 50 percent of their income are extremely low-income renter households (households earning 0-30 percent AMI). In general, renter households had a higher level of housing problems (54 percent) compared to owner households.

**Table 4.2: Regional Housing Needs Allocation for 2013-2021, City of Rocklin**

<i>Income Category (% of County AMI)</i>	<i>Number of Units</i>	<i>Percent</i>
<b><i>Extremely Low (30% or less)*</i></b>	520	14%
<b><i>Very Low (31% to 50%)</i></b>	520	14%
<b><i>Low (51% to 80%)</i></b>	729	19%
<b><i>Moderate (81% to 120%)</i></b>	709	19%
<b><i>Above Moderate (Over 120%)</i></b>	1,335	35%
<b><i>Total</i></b>	3,183	100%

*Note: \*The City has an RHNP allocation of 1,040 very low-income units (inclusive of extremely low-income units). According to state law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. Using the 50 percent assumption method, the*

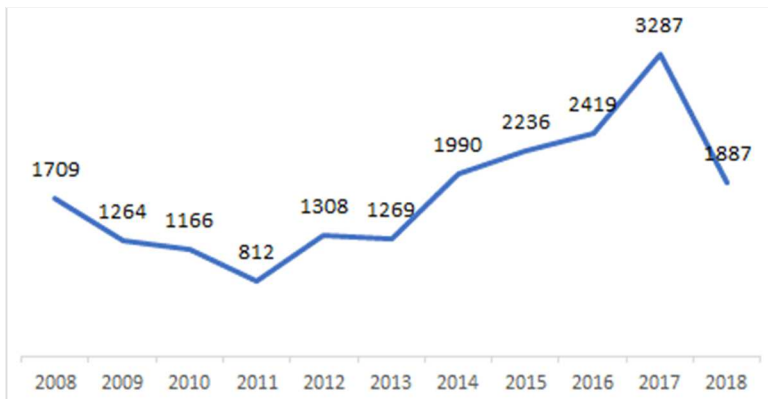
City's RHNP allocation of 1,040 very low-income units may be split into 520 extremely low-income and 520 very low-income units. However, for purposes of identifying adequate sites for the RHNP allocation, state law does not mandate the separate accounting for the extremely low-income category.

Source: Final Regional Housing Needs Plan, SACOG, 2012

Overall, extremely low-, very low-, and low-income households are impacted by high housing costs. The RHNP report highlighted the need for rental housing programs targeting households at these income levels. At a county level, the estimated total housing demand through 2040 is estimated at a total cost of approximately \$1.8 billion to meet the existing and future (2019-2040) affordable housing need. The study determined there will be a gap of approximately \$265 million (14.7 percent) in funding through 2040. This equates to around \$12 million annually, to meet the local anticipated future affordable housing need through 2040 in Placer County.

With that said, affordable single-family detached homes and multi-family structure dwelling units are in demand for extremely low-, very low-, and low-income households.

**Figure 4.8: New Housing Structures Authorized by Building Permits: Placer County**



Source: New Private Housing Structures Authorized by Building Permits for Placer County, CA Federal Reserve Economic Data; 2011-2015 US Census

Rocklin experienced steady housing growth since 2011. It is important to mention, Rocklin's housing growth outpaced countywide growth as well as growth experienced by the surrounding community, except for the City of Lincoln. New housing structures in the County reached their peak in 2017 with a total of 3,287 structures. As of 2018, there was a decline with approximately 1,887 permits reported. Housing growth since 2010 is attributed to the development in Whitney Oaks,

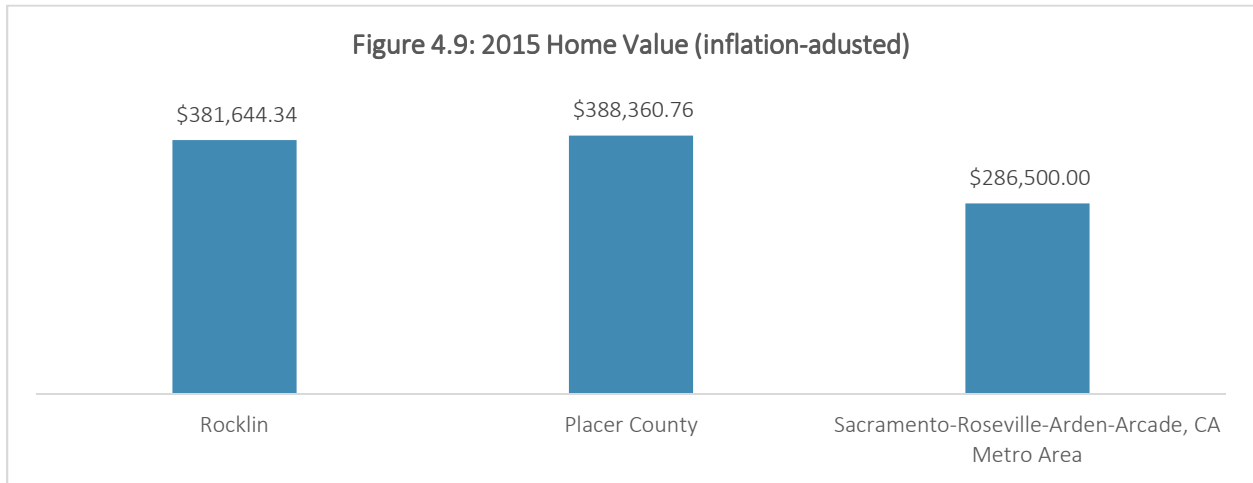
Stanford Ranch, and Southeast Rocklin, along with the annexation and development of the Northwest Rocklin Annexation Area. Land costs, construction costs, and market financing can hinder the production of new residential projects. Although many factors limiting housing production are market-driven, Rocklin has some level of control by instituting policies and programs to address constraints or limiting factors.

# MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

## Introduction

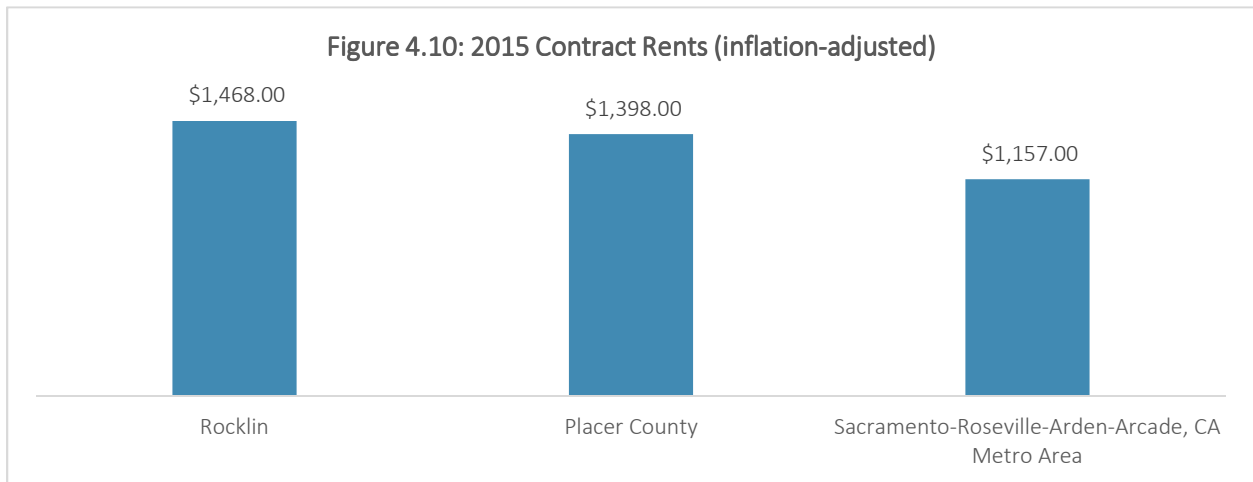
This section reviews the cost of housing data. The 2011-2015 ACS data reported that the median home value in the City of Rocklin was \$381,644, and median monthly contract rent was \$1,316.20 (values adjusted for inflation). Contract rent is that charged by the landlord to the tenant. Gross rent reflects the total costs of rental housing including utilities.

## Cost of Housing: Home Value



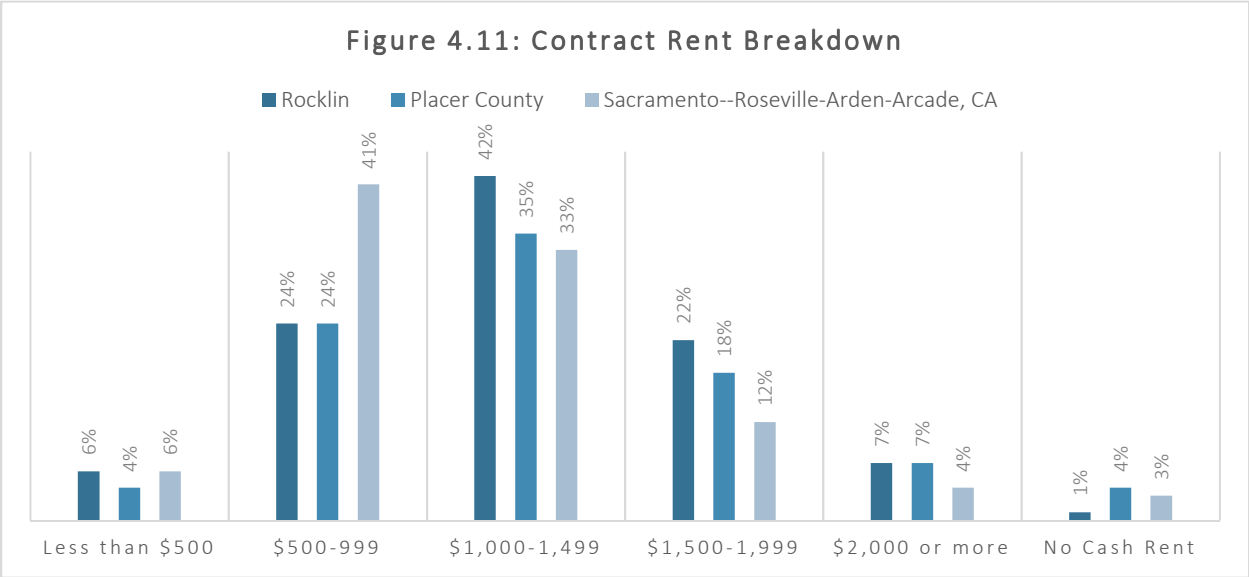
Source: 2011-2015 ACS

## Cost of Housing: Contract Rents



Source: 2011-2015 ACS





Source: 2008-2012 ACS

### Housing Affordability

The cost of housing potentially causes housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of cost burden and overcrowding. Housing affordability is dependent upon income and housing costs. Current housing affordability can be estimated using set income guidelines. Housing affordability can be estimated by comparing the affordable housing cost of owning or renting a home in the City with the maximum affordable housing cost for households at different income levels. Together, this information demonstrates who can afford what size and type of housing and which households are most likely to experience overpayment and overcrowding.

Table 4.3: Housing Cost Limit Standards by Income Category

Income Level	Income Limit	For Sale	Rental
<b>Extremely Low</b>	0-30% AMI	30% of 30% of AMI	30% of 30% of AMI
<b>Very Low</b>	31-50% AMI	30% of 50% of AMI	30% of 50% of AMI
<b>Low</b>	51-80% AMI	30% of 70% of AMI	30% of 70% of AMI
<b>Moderate</b>	81-120% AMI	35% of 110% of AMI	35% of 110% of AMI

*Guidelines are based on the median income calculated by the California Department of Housing and Community Development (HCD) income limits. Note: Affordability levels should be adjusted for household size. For sale includes gross housing costs and rental include gross rent.*

According to the HCD guidelines for 2019, the area median income (AMI) in Placer County was \$83,600 (adjusted for a four-person household). If the potential homebuyer has sufficient credit and down payment (10 percent) and spends no greater than 30 to 35 percent of their income on housing expenses (i.e., mortgage, taxes, and insurance), the maximum affordable home price and rental price can be determined. The maximum affordable home and rental prices for residents of Placer County

are displayed below. Please note households in the lower end of each category can afford less by comparison than those at the upper end.

Figure 4.12: Maximum Affordable Home and Rental Prices

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Placer County  Area Median Income: <b>\$83,600</b>	Extremely Low	17600	20100	22600	25750	30170	34590	39010	43430
	Very Low Income	29300	33450	37650	41800	45150	48500	51850	55200
	Low Income	46850	53550	60250	66900	72300	77650	83000	88350
	<b>Median Income</b>	<b>58500</b>	<b>66900</b>	<b>75250</b>	<b>83600</b>	<b>90300</b>	<b>97000</b>	<b>103650</b>	<b>110350</b>
	Moderate Income	70200	80250	90250	100300	108300	116350	124350	132400

Source: State Department of Housing and Community Development 2019 Income Limits

Affordability by household income is the maximum amount that a household can pay for housing each month without exceeding the 30 percent income housing threshold for cost burden. This amount can be compared to current housing asking prices to determine what types of housing opportunities a household can afford. Low-income and moderate-income households are experiencing cost burdens but not at the actualized adverse impact of extremely low-income and very low-income households. The City of Rocklin Housing Element determined the following affordability by household income:

**Extremely Low-Income Households:** 30 percent or less of the county AMI. Extremely low-income households cannot afford market-rate rental or ownership housing in Rocklin.

**Very Low-Income Households:** 31 to 50 percent of the county AMI. Given the costs of single-family homes and condominiums in Rocklin, very low-income households are limited to rental housing.

Average apartments rents in Rocklin are as follows: \$1,093 for a one-bedroom unit, \$1,383 for a two-bedroom unit, and \$1,853 for a three-bedroom unit. After deductions for utilities, a very low-income one-person household at the maximum income limit can afford to pay up to \$733 in rent per month, depending on household size. In practical terms, this means that a one-person household cannot afford an average priced one-bedroom apartment without assuming a cost burden. A large family (five or more persons) would have to use more than 30 percent of household income to afford an adequately sized rental unit. Thus, to live in Rocklin, very low-income households are most likely in need of government housing assistance, including Housing Choice Voucher program and other subsidized housing options.

**Low-Income Households:** 51 to 80 percent of the county AMI. The affordable home price for a low-income household at the maximum income limit in 2019 ranges from \$131,000 to \$251,000. Based on the asking prices of homes and condominiums advertised for sale in October 2019, only a limited variety of housing units (less than ten three-bedroom units and one two-bedroom unit) would be affordable to low-income households.

After deductions for utilities, a low-income household can afford to pay up to \$1,171 to \$2,208 in rent per month, depending on family size. Single person households and small households could afford some one-bedroom and two-bedroom apartments identified in the City’s 2019 Apartment Survey. Similarly, large low-income families could afford some three-bedroom units surveyed; however, these units are limited in supply and such families are likely to experience cost burden or double up of afford housing in the community.

**Moderate-Income Households:** 81 to 120 percent of the county AMI. The maximum affordable home price for a moderate-income household in 2019 is \$200,000 for a one-person household, \$286,000 for a small (three-person) family, and \$309,00 for a five-person family. One-person households and small families can theoretically afford all two-bedroom and three-bedroom condominiums and many single-family homes on the market. Large families should be able to afford some three-, four-, and five-bedroom homes. However, the down payment and closing costs may prevent some households from achieving homeownership. The City has had significant success since 2013 in the development of new single family for sale products which meet the maximum affordable sales price for moderate income households. Through a series of zoning changes that allowed for multiple small lot single family subdivisions as well as some new market rate rental products with units affordable to moderate income households. The City’s Regional Housing Need Allocation (RHNA) for moderate income units in the 2013-2021 Housing Element is 709 units, however, through calendar year 2018, a total of 997 new moderate units have been constructed in the City, exceeding the RHNA goal by 288 units. With a maximum affordable rent payment of between \$1,755 and \$3,310 per month, moderate-income households can also afford many existing apartment units listed for rent.

Apartment rents vary by location, as well as the quality and level of amenities available. In Placer County, there are 21 units for every 100 extremely low-income (ELI) renter households. There is a total of 6,755 ELI renter households. In 2014, ELI households of four persons earned no more than \$23,850. There were an estimated 1,446 adequate, affordable, and available units. The figure below is an analysis representing the best estimate of the affordable rental housing gap and federal assistance for ELI renter households at the county level in the United States compared to Placer County.

Figure 4.14: Affordable Rental Housing for ELI Renter Householders

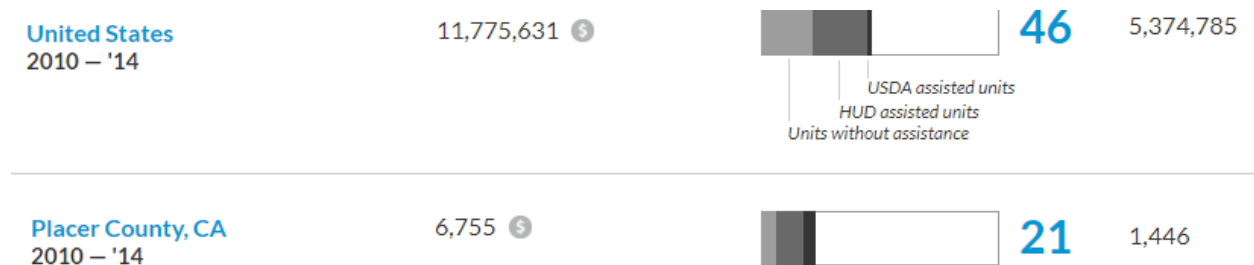


Table 4.4: Share of Affordable Units

	Rocklin		Placer County		Sacramento-Roseville-Arden-Arcade, CA	
	Renter	Owner	Renter	Owner	Renter	Owner

	Rocklin		Placer County		Sacramento-Roseville-Arden-Arcade, CA	
<b>Total Units</b>	7,310	13,898	40,490	94,966	325,198	471,937

Source: 2011-2015 ACS

## Monthly Rent

Table 4.5: HUD Monthly Rents

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>Fair Market Rent</b>	\$676	\$806	\$1,012	\$1,491	\$1,792

Source: 2015 HUD FMR

### Is there sufficient housing for households at all income levels?

According to the Adopted Cycle 6 (2021-2029) Regional Housing Needs Assessment (RHNA), an estimated total of 5,661 units are needed to satisfy housing for households at all income levels. The breakdown is as follows:

#### Lower-Income Units

- Very Low-Income: 1,911
- Low-Income: 1,151
- **Combined Very Low-Income and Low-Income: 3,062 (54.1 percent of total RHNA)**

#### Higher-Income Units

- Moderate-Income: 771
- Above Moderate-Income: 1,828
- **Total Combined RHNA: 5,661**

**How is the affordability of housing likely to change considering changes to home values and/or rents?**

The RHNA estimates that Rocklin will experience 3.71 percent regional growth, which will result in demand for more units. Increased AMI combined with increased demand for affordable housing will likely have an impact on increasing home value and rents.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Not applicable. The City of Rocklin is not a HOME Participating Jurisdiction.

# MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

## Definitions

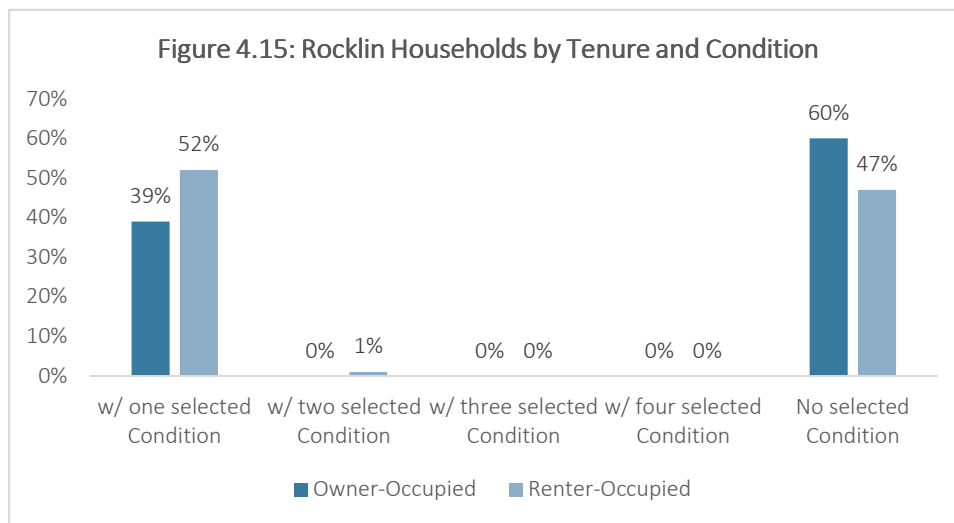
Housing age is an important indicator of the housing condition and quality of a community. If not properly and regularly maintained, housing can deteriorate over time, discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Maintaining and improving housing quality is thus an important goal for the City. A general rule in the housing industry is that after 30 years, structures begin to show signs of deterioration and require reinvestment. Unless properly maintained, homes older than 50 years require major renovations.

Standard conditions for homes are determined by whether they meet the HUD Section 8 housing quality standards. Units that are substandard but suitable for rehabilitation do not meet one or more of the HUD Section 8 quality standards. Some important variables to consider when evaluating the housing problems of a city’s housing stock are whether a unit lacks complete plumbing facilities; lacks complete kitchen facilities; has more than one person per room; or has a cost burden that exceeds 30 percent of household income.

## Condition of Units

Figure 4.15 below indicates the share of households (by tenure) experiencing at least one problem. Conditions include:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- Overcrowding (more than one person per room)
- Cost burden of at least 30 percent



Source: 2011-2015 ACS

## Need for Owner and Rental Rehabilitation

Table 4.6: Risk of Lead-Based Paint Hazard in Rocklin

<i>Risk of Lead-Based Paint Hazard</i>	<i>Owner-Occupied</i>		<i>Renter-Occupied</i>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
<b><i>Total Number of Units Built Before 1980</i></b>	4,174	30%	2,773	38%
<b><i>Housing Units build before 1980 with children present</i></b>	3,160	23%	2,105	29%

Source: 2011-2015 ACS

### Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Lead-based paint (LBP) was banned for residential use in 1979 because of discovered hazardous health conditions that may be caused by inhalation or direct touching of lead-based paint. The health effects are significant for children if exposed, potentially causing life-long impairments.

Data from the 2011-2015 CHAS estimates that 9 percent of owner-occupied and 23 percent of renter-occupied units built before 1980 are occupied by households with children. This equates to 873 households.

To estimate the number of household units occupied by low- or moderate-income families with LBP hazards, the assumption can be made that housing units by year built are distributed evenly across all income levels. As such, using the household counts in the Needs Assessment, the share of low-income households (0-50 percent AMI) with children under the age of six in Rocklin is 7 percent (403 low-income households divided by 5,116 total households with children under 6). The share of moderate-income households (50-80 percent AMI) is 9 percent (470 low-income households divided by 5,116 total households with children under 6).

Given these shares and the assumption stated above, it can be estimated that of the 873 households with children at risk for lead-based paint hazards (built before 1980), approximately 403 (7 percent of 873) are occupied by low-income households, and approximately 470 (9 percent of 873) are occupied by moderate-income households.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

There is no public housing in the City of Rocklin.

Table 4.7: Totals Number of Units

Program Type								
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project-Based	Tenant-Based	Special Voucher Program		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of Units/Vouchers Available	0	0	116	0	116	1	0	0
# of Accessible Units	-	-	-	-	-	-	-	-

*\*Number of accessible units cannot be determined for tenant-based vouchers, which are not tied to a specific unit.*

*Sources: Local housing commissions and HUD Public and Indian Housing Information Center Data*

**Describe the supply of public housing developments.**

There is no public housing in the City of Rocklin.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.**

There is no public housing in the City of Rocklin.

**Public Housing Condition**

There is no public housing in the City of Rocklin.

**Describe the restoration and revitalization needs of public housing units in the jurisdiction.**

There are no public housing units in the City of Rocklin.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.**

There is no public housing in the City of Rocklin.



## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The Homeless Resource Council of the Sierras, a collaborative group of agencies and nonprofit organizations from Placer and Nevada counties, conducted counts of homeless persons on January 24, 2019, for sheltered (emergency and transitional) and unsheltered homeless. A Point-in-Time (PIT) count is only a snapshot reflecting those persons identified as homeless on the day of the count. A total of 25 homeless (sheltered and unsheltered) persons were counted during the 2019 count.

Table 4.8: Facilities and Housing Targeted to Homeless Households

	<i>Emergency Shelter Beds</i>	<i>Transitional Housing Beds</i>		<i>Permanent Supportive Housing Beds</i>	
	Year-Round Beds (Current & New)	Voucher/ Seasonal/ Overflow Beds	Current & New	Current & New	Under Development
<i>Households with Adult(s) and Child(ren)</i>	136	0	173	252	0
<i>Households with Only Adults</i>	114	0	44	226	0
<i>Chronically Homeless Households</i>	0	0	0	136	0
<i>Veterans</i>	0	0	0	44	0
<i>Unaccompanied Youth</i>	8	0	8	0	0

Source: HUD's 2019 CoC HIC Report

### Describe mainstream services, such as health, mental health, and employment services, to the extent those services are used to complement services targeted to homeless persons.

The Homeless Resource Council of the Sierras completed the 2019 Placer County Homeless Strategic Plan. The plan describes several suggested strategies to address homelessness. The strategies are as follows:

- **Strategy 1:** Develop affordable housing with services (i.e., permanent supportive housing).
- **Strategy 2:** Continue support at Community Development Resource Agency (CDRA) housing development stakeholder meetings.
- **Strategy 3:** Communicate consistently with the general public about homelessness.
- **Strategy 4:** Increase investment in treatment for alcohol, drugs, and mental health.
- **Strategy 5:** Increase emergency housing beds
- **Strategy 6:** Continue participation in the Built for Zero campaign.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals, and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on-screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Acres of Hope improves the economic, social, and spiritual quality of life for every at-risk and/or homeless single mother that is accepted into the program. Acres of Hope is a long-term housing program for homeless women with children. The purpose of this unique faith-based program is to provide the support and resources needed to end the cycles of homelessness in their lives.

Home Start is a non-profit transitional housing program and shelter serving homeless children and their families in Placer County. These families include the chronically homeless, mentally ill, substance abusers, victims of domestic violence, teen parents, the disabled, and the general population.

New Beginnings provides services for homeless families, including some in-house counseling for children who are in transition.

The Placer County Health and Human Services Adult System of Care works with local agencies to provide a range of services for adults and older adults. The division's goal is to help adults in their care maintain as much independence and self-sufficiency as possible, while also receiving necessary medical and in-home support services.

St. Vincent De Paul provides hot meals, clothing, county services, hygiene and baby needs, and a supplementary food locker for Placer County residents, a clinic for those in need, and mail service for the homeless.

The Gathering Inn is a non-profit organization offering a community-based response to south Placer County's homeless population. With the assistance of more than 60 local churches, The Gathering Inn provides physical, mental, and spiritual restoration for homeless women, men, and children in south Placer County. They provide social, health, and case management services that will help them become active participants in the community.

The Lazarus Project is a non-profit organization that provides housing and support services for homeless individuals. They provide transitional and financial assistance for homeless and at-risk families living in Placer County.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### *Introduction*

Due to lower incomes and the need for supportive services, special needs groups are more likely than the general population to encounter difficulty in finding and paying for adequate housing and often require enhanced community services. This section provides summary background information on the special needs population in Rocklin and describes the housing program available to serve these groups.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents, and any other categories the jurisdiction may specify, and describe their supportive housing needs.**

Advocates for Mentally Ill Housing, Inc. (AMIH) is a non-profit organization that provides housing and life skills programs to adults with mental illness in Placer County who otherwise might be homeless.

Placer Independent Resource Services (PIRS) is a non-profit independent living center. Their mission is to advocate, empower, educate, and provide services for people with disabilities, enabling them to control their alternatives for independent living.

Re-Entry, Inc. provides housing for men, women, and women with children, as well as outpatient counseling and residential treatment for men. The program begins the process of recovery in a safe, clean, and sober environment.

Seniors First provides programs and services that keep Placer County seniors safe, in their homes, and independent for as long as possible. The program includes Meals on Wheels, transportation to daily errands or medical appointments, information and assistance, home modifications, safety repairs, friendly visitors, and housing placement assistance.

Sierra Foothills AIDS Foundation provides comprehensive support services to people living with HIV or AIDS and their families, as well as education and prevention services to the general public.

There are 75 individuals under the Sierra Foothills receiving support services within Placer County, up to 50 percent of poverty (60-70 percent live between 100-200 percent AMI), which is proving to be very difficult to find placement for these individuals. Sierra Foothills operates the Housing Opportunities for Persons with AIDS (HOPWA) program as a sub-recipient (Sacramento is the recipient of the funds).

Short-Term Rent, Mortgage, and Utility (STRUMU) is pilot tenant-based rental assistance (30 percent of income) transitional program (up to 24 months). Housing is a primary need for these individuals.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

Advocates for Mentally Ill Housing, Inc. (AMIH) is a non-profit organization that provides housing and life skills programs to adults with mental illness in Placer County who otherwise might be homeless.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals.**

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The City of Rocklin plans to continue address the needs for housing and supportive services for those who are not homeless through the provision of targeted public services and housing programs. The populations to be targeted are the elderly, frail elderly, and disabled. Specific annual goals are the preservation of existing owner-occupied housing through minor rehabilitation and repair, reducing residential energy costs through efficiency improvements, improving safety through repairs and minor improvements, public services directed at the basic needs of seniors for nutrition, services to victims of domestic violence and human trafficking, mental health services, youth services, and the removal of barriers in the public right of way.

## MA-40 Barriers to Affordable Housing – 91.210(e)

**Describe the negative effects of public policies on affordable housing such as tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.**

The City's 2013-2021 Housing Element identified the following as potential constraints to the development of affordable housing:

### **Market Constraints**

Costs associated with financing and construction costs for residential projects are going to impact developers that are seeking to serve the affordable housing market segment. Although land costs are helping to keep the cost of some new housing affordable, rising construction costs and market financing will have a substantial impact on developers, resulting in substantially higher prices for their products once they are on the market. The overall loan approval rate of Rocklin was 77 percent of loan applicants (home purchase loans, refinance loans, and home improvement loans). High prices of foreclosed homes or homes facing foreclosure are impacting the market as well, as households with higher incomes as well as lower and moderate incomes are challenged with foreclosures. Once back on the market, these homes are still pricing at a rate not affordable to many potential homeowners.

### **Governmental Constraints**

Land-use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development, and improvement of housing. Development standards can limit the number of units that may be constructed on a particular piece of property. By limiting the number of units that could be constructed, the per-unit land costs would necessarily be higher and, all other factors being equal, result in higher development costs that could impact housing affordability. In addition, the processing time needed to obtain development permits and required approvals may also contribute to the high cost of housing.

Secondary dwelling units provide an opportunity for access to affordable housing. From 2008-2014, three secondary dwelling units were requested and approved by the City.

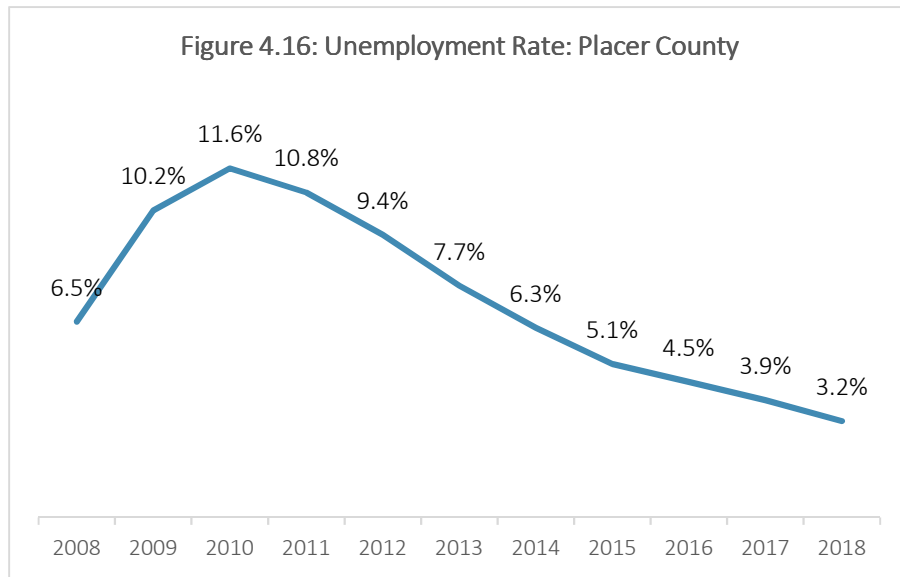
The City effectively provides multi-family housing, and there are no governmental constraints on multi-family housing development.

In recent years, there was a gap in housing production, so there is limited sales data on new unit construction. Based on the total per unit estimate for fees and permits, the fees total \$84,892 for single-family and \$42,245 for multi-family. Fees represent 16 to 22 percent of the per-unit development costs for a single-family unit. Fees represent 15 to 35 percent of the per-unit development costs for a multi-family unit. It should be noted that a large component of fees per dwelling unit includes connection fees for sewer and water, as well as school impact fees. The costs of those items are controlled by special districts and not the City of Rocklin.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The growth that the Roseville and Rocklin submarket has experienced is a direct result of the submarket’s expanding educated workforce and a diverse range of economic opportunities in the private sector. The Roseville and Rocklin submarket is home to Greater Sacramento’s highest concentration of STEM degree holders, and the companies with the most significant footprint include healthcare, tech, and a variety of services.



*Source: Federal Reserve Economic Data, Economic Research Division*

### Economic Development Market Analysis

#### Business by Industry (Sacramento MSA)

Table 4.9: Average Employment by Industry

Industry	2016 Employment Estimate	Projected 2026 Employment Estimated	% Change
<b>Government</b>	234,700	246,800	5.2%
<b>Trade, Transportation, and Utilities</b>	152,100	165,600	8.9%
<b>Educational Services (Private), Health Care, and Social Assistance</b>	145,600	184,000	26.4%
<b>Healthcare and Social Assistance</b>	133,800	170,100	27.1%
<b>Professional and Business Services</b>	128,000	143,500	12.1%
<b>Retail Trade</b>	100,400	104,900	4.5%
<b>Leisure and Hospitality</b>	99,800	116,600	16.8%
<b>Accommodation and Food Services</b>	84,300	99,000	17.4%
<b>Self-Employment</b>	66,700	76,400	14.5%

<i>Administrative and Support and Waste Management and Remediation Services</i>	62,000	69,900	12.7%
<i>Local Government Education</i>	57,800	62,000	7.3%
<i>Construction</i>	54,900	67,800	23.5%
<i>Professional, Scientific, and Technical Services</i>	54,600	60,900	11.5%
<i>Financial Activities</i>	51,700	55,400	7.2%
<i>Manufacturing</i>	36,200	36,200	0%
<i>Other Services (excludes Private Household Workers)</i>	31,700	35,600	12.3%
<i>State Government Education</i>	29,500	33,700	14.2%
<i>Transportation, Warehousing, and Utilities</i>	26,000	31,700	21.9%
<i>Wholesale Trade</i>	25,700	29,000	12.8%
<i>Employment Services</i>	24,100	27,100	12.4%
<i>Hospitals (Private)</i>	23,200	26,700	15.1%

Source: Long-Term Industry Employment Projections for Sacramento MSA

## Labor Force

The tables below reflect labor force data, including the number employed and the unemployment rate in the civilian labor force, and the number of people employed in various occupations by sector from the American Community Survey (ACS).

The tables also illustrate that most workers (61 percent) commute less than 30 minutes to work daily.

Table 4.10: Total Population in Civilian Labor Force

<i>Total Population in the Civilian Labor Force</i>	
<i>Civilian employed population 16 years and over</i>	31,000
<i>Unemployment rate</i>	2.9%

Source: 2019 City of Rocklin, Demographics

Table 4.11: Occupations by Sector

<i>Occupations by Sector</i>	<i>Number of People</i>	<i>Median Income</i>
<i>Management, business, and financial</i>	12,586	\$81,672
<i>Farming, fisheries, and forestry</i>	37	\$21,250
<i>Service</i>	4,178	\$18,936
<i>Sales and office</i>	7,947	\$35,785
<i>Construction and extraction</i>	780	\$50,960
<i>Production, transportation, and material moving</i>	1,837	\$37,483
<i>Computer, engineering, and science</i>	2,025	\$85,913
<i>Education, legal, community service, arts, and media</i>	3,433	\$43,767
<i>Healthcare practitioner and technical</i>	1,524	\$85,484
<i>Installation, maintenance, and repair</i>	601	\$47,188

Source: 2011-2015 ACS

Table 4.12: Travel Time

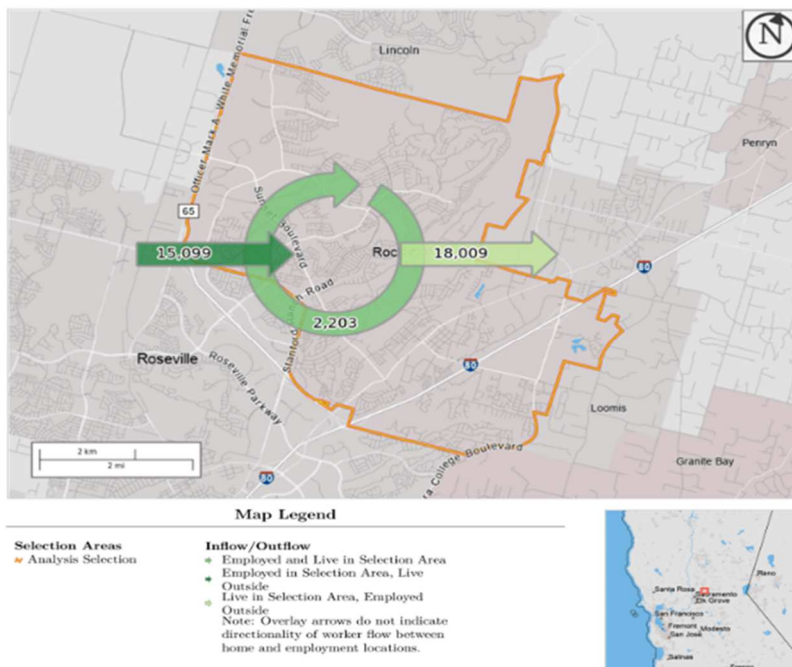
Travel Time	Number	Percentage
< 30 minutes	15,870	61%
30-59 minutes	8,225	32%
60 or more minutes	1,770	7%
<b>Total</b>	<b>25,865</b>	<b>100%</b>

Source: 2011-2015 ACS

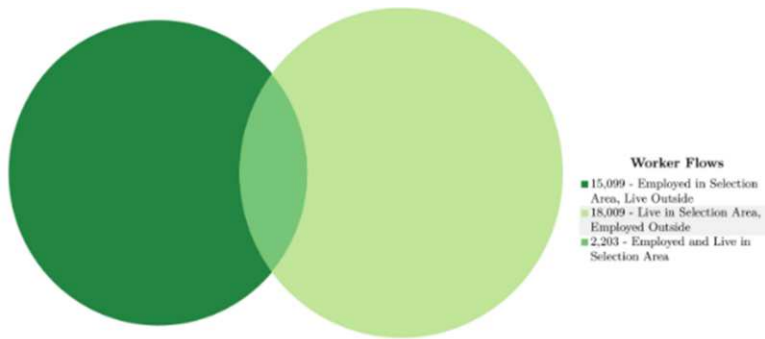
Over 18,000 Rocklin residents are employed outside of the City of Rocklin. Over 15,000 nonresidents are employed in the City but commute from elsewhere outside of the City. Over 2,200 Rocklin residents are employed and reside within the City of Rocklin.

Eighty-nine percent of Rocklin’s labor force resides outside of the City. Nearly 13 percent of Rocklin residents are both residing and employed within the City. Eighty-seven percent of those employed in Rocklin live outside the City, meaning that most of Rocklin’s labor force commutes from the south and southwest areas up to 50 miles away.

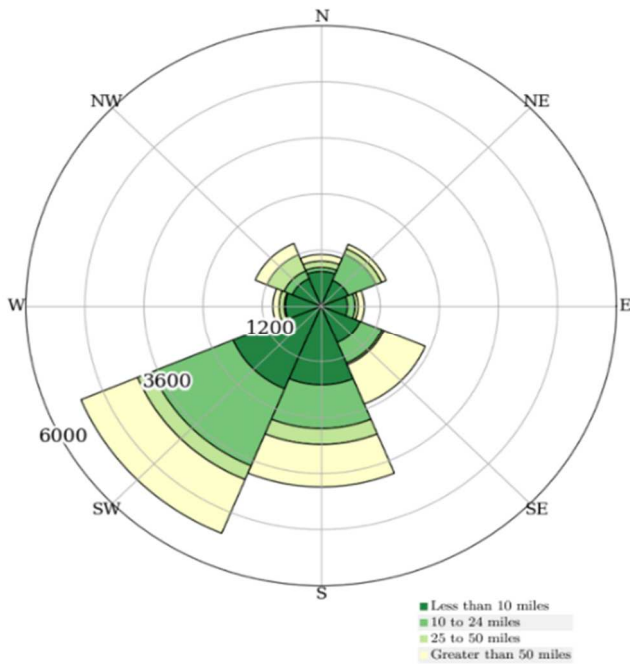
Figure 4.17: Inflow and Outflow Counts of Private Primary Jobs for Rocklin in 2017 (All Workers)







Worker Totals and Flows	2017	
	Count	Share
Employed in the Selection Area	17,302	100.0
Employed in the Selection Area but Living Outside	15,099	87.3
Employed and Living in the Selection Area	2,203	12.7
Living in the Selection Area	20,212	100.0
Living in the Selection Area but Employed Outside	18,009	89.1
Living and Employed in the Selection Area	2,203	10.9



Job density and higher job counts are concentrated in the northwestern and southwestern areas of the City. Throughout the City, there is a consistent number of jobs. The above figure displays areas with 21 to 386 jobs per square mile.

Figure 4.18: Job Density



Distance	2017	
	Count	Share
<b>Total Private Primary Jobs</b>	17,302	100.0
<b>Less than 10 miles</b>	7,741	44.7
<b>10 to 24 miles</b>	4,238	24.5
<b>25 to 50 miles</b>	1,514	8.8
<b>Greater than 50 miles</b>	3,809	22.0

Map Legend

<b>Job Density [Jobs/Sq. Mile]</b>	<b>Job Count [Jobs/Census Block]</b>
■ 5 - 20	● 1 - 3
■ 21 - 65	● 4 - 9
■ 66 - 142	● 10 - 19
■ 143 - 248	● 20 - 34
■ 249 - 386	● 35 - 53
	<b>Selection Areas</b>
	★ Analysis Selection

## Education

Table 4.13: Educational Attainment (Population 16 and older)

Educational Attainment	In Labor Force		Not in Labor Force	Unemployment Rate
	Civilian Employed	Unemployed		
<i>Less than high school graduate</i>	605	35	380	5.5%
<i>High school graduate (includes equivalency)</i>	3,130	460	1,250	12.8%
<i>Some college or Associate's degree</i>	9,370	785	2,425	7.7%
<i>Bachelor's degree or higher</i>	10,750	725	1,905	6.3%

Source: 2011-2015 ACS

Table 4.14: Educational Attainment by Age

Age	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
<i>Less than 9th grade</i>	55	159	155	150	185
<i>9th to 12th grade, no diploma</i>	355	225	75	260	415
<i>High school graduate, GED, or alternative</i>	1,585	1,250	1,080	2,555	1,640
<i>Some college, no degree</i>	2,625	1,870	1,980	4,175	1,970
<i>Associate's degree</i>	295	1,120	1,190	2,340	550
<i>Bachelor's degree</i>	325	2,040	2,885	4,580	1,300
<i>Graduate or professional degree</i>	0	490	1,365	2,150	610

Source: 2011-2015 ACS

Table 4.15: Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
<i>Less than high school graduate</i>	\$30,397
<i>High school graduate (includes equivalency)</i>	\$35,737
<i>Some college or Associate's degree</i>	\$41,141
<i>Bachelor's degree</i>	\$68,047
<i>Graduate or professional degree</i>	\$78,802

Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Management, business, and financial; sales and office; and service are the top three major employment sectors within Rocklin based on the Occupations by Sector table above. The top three employers in the area are Sierra Joint Community College District (1,200 employees), Rocklin Unified School District (1,056 employees), and Oracle (500 employees), according to the City of Rocklin.

**Describe the workforce and infrastructure needs of the business community.**

The workforce continues to be highly educated. Training programs would benefit the local workforce and labor force with unmatched unique skills needed for high-demand employer opportunities.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support, or infrastructure these changes may create.**

There are no identified major changes that may have an economic impact at this time.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The City has a high concentration of STEM degree holders. Companies in the area with the most significant footprint include healthcare, tech, and a variety of services. The area is accessible to a

pipeline of over 754,963 students currently enrolled in two-year and four-year institutions within 100 miles.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges, and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Sierra College Workforce Development delivers customized workforce development solutions to Placer and Nevada County employers as well as manufacturers throughout Northern California. The Sierra College Workforce Development program offers a variety of programming to aid in workforce development. Descriptions of each program as described online at Sierra College are as follows:

*“Sierra College offers classes designed to enrich the lives of its students and community members. **Community Education at Sierra College**, also known as **Kaleidoscope**, offers a variety of exciting classes and activities designed to meet the personal enrichment and professional development interests of our diverse community. Our courses are short-term, not-for-credit, fee-based classes, workshops, and training programs providing opportunities to expand your horizons, develop your talents or learn a new skill.”*

*“**Osher Lifelong Learning Institute** or (OLLI) at Sierra College is a unique learning community designed for lifelong learners, ages 50 years or better, who are eager to explore new areas of knowledge without the stress of tests or grades. Although classes are designed for adults age 50 and over, there is no age limit for enrollment.”*

*“Sierra College offers on-site customized training or retraining, professional workshops, seminars, and training needs analysis. These programs are designed to provide technical, management, or personal development training to company employees at the company worksite.”*

*“**Hacker Lab** is open to makers, budding entrepreneurs, or anyone who wants a great place to work on projects, hold club meetings and connect with other innovators and business. Sierra College has partnered with the Hacker Lab to establish a maker and co-working space in Rocklin, located just a few minutes from campus.”*

The Placer County Business Advantage Network is a team of workforce development professionals that provide no-cost hiring assistance to businesses and information regarding training and hiring opportunities to jobseekers. Together with other local agencies, the network co-sponsors several job fairs each year that are low- to no-cost to both employers and job seekers. The network partners with the Employment Development Department, Golden Sierra Connections Centers, Department of Rehabilitation, and other local agencies to co-sponsor free monthly recruiting events called Job Connections.

Placer County's Help-to-Hire Program is Placer County's subsidized wage program and reimburses employers up to \$10,500 for hiring eligible Placer County employment services participants.

California Work Opportunity and Responsibility to Kids (CalWORKs) is a public assistance program that provides cash aid and services to eligible families that have a child(ren) in the home. CalWORKs offers education, employment, and training programs through Employment Services. Placer County Employment Services (formerly Welfare to Work), can assist program participants in finding work through the Business Advantage Network.

## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

There are no populations or households in areas or neighborhoods that are more affected by multiple housing problems because most populations are disbursed throughout the City. The City does not show patterns of residential segregation.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

No, there are no areas in Rocklin where racial or ethnic minorities or low-income families are concentrated.

**What are the characteristics of the market in these areas/neighborhoods?**

Not applicable because the City does not have any concentrated areas.

**Are there any community assets in these areas/neighborhoods?**

The City of Rocklin has strong schools, trails, local restaurants, and entertainment. Residential properties occupy larger lots for both older and newer homes. Rocklin offers 31 parks within the City limits and most homes are located within a few miles from either a neighborhood park or larger community park. There are two universities located in Rocklin: William Jessup University and Sierra College. The public library is located in the central area of the City.

**Are there other strategic opportunities in any of these areas?**

No strategic opportunities were identified for these areas.

## MA-6o Broadband Needs of Housing Occupied by Low- and Moderate-Income Households – 91.210(a)(4)

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Most households have the amenities required to connect to the internet. A majority of the Rocklin broadband wiring and connections or program registrants access program information via the internet. Since a large amount of marketing and promotional material is web-based (e-blast, social media, digital marketing, etc.), it is crucial for households to have access to an internet connection. As of the date of this report, several community parks in Rocklin have public Wi-Fi provided by the City.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

This would create some competition to keep the pricing fair, but based on observation, it is common to have one provider serve a specific jurisdiction. The City has a franchise agreement with Wave Broadband as the service provider for cable and internet service in Rocklin. Franchise agreements with local jurisdictions for fiber or cable are controlled by the State of California.





# Section V: Strategic Plan

## SP-05 Overview

### *Strategic Plan Overview*

The Strategic Plan outlines how the City will address the community's housing and community development needs over the next five years utilizing funding from the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and other public and private leveraged funds. The priorities, needs, and goals addressed in the Strategic Plan are based on the Needs Assessment and Market Analysis from the previous sections, with input from public meetings as well as with service providers and community stakeholders. Additionally, the priorities and goals in this Strategic Plan are intended to unify and align with Rocklin's [City Strategic Plan 2019-2020 Priorities](#), and the [City of Rocklin 2013-2021 Housing Element](#). Both of those plans were developed with extensive public engagement and data analysis and have informed this Strategic Plan. These priorities and goals will be used to guide the City's investment of public and private resources and allocation of funding for the next five years. The needs, goals, and priorities of the City are placed into three categories in this Strategic Plan:

1. Affordable housing
2. Homelessness
3. Non-housing community development

The City's 2019-2020 Strategic Plan goals and priorities are:

1. Maintain and enhance Rocklin's physical environment.
2. Ensure a safe and secure community.
3. Promote economic vitality and a sustainable community.
4. Enhance community and employee engagement.

The City's 2013-2021 Housing Element goals and priorities are:

1. Maintain and improve the quality of existing housing and residential neighborhoods in Rocklin.
2. Facilitate the provision of a range of housing types to meet the diverse needs of the community.
3. Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs.
4. Mitigate or remove potential governmental constraints to housing production and affordability.
5. Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness.
6. Promote equal opportunity for all residents to reside in the housing of their choice.

The goals, objectives, and programs are designed to assist those households with incomes less than 80 percent of the area median income (AMI). This group is referred to as the “target income” group. Areas with 51 percent or more of households with incomes less than 80 percent AMI are designated as CDBG target areas.

Overall, the housing and community development activities funded through the CDBG program in this Strategic Plan, the Housing Element, and the City’s Strategic Plan are guided by the following principles:

- Improve the quality of housing in Rocklin.
- Sustain a livable community by identifying issues and working with surrounding jurisdictions and local service providers to solve them.
- Encourage a range of services to help prevent homelessness and to help people move from homelessness to permanent housing, including emergency shelters and transitional and supportive housing.
- Support infrastructure improvements in target areas and for the disabled population using Rocklin services.
- Encourage the provision of services to target-income individuals and families, including those with special needs such as youth, seniors, and persons with disabilities.
- Encourage the provision of services to target-income individuals and families, including survivors of domestic violence, sexual violence, human trafficking, and their non-offending family members.

### *Consolidated Plan Principles*

The goals and objectives in the 2020-2024 Consolidated Plan are built upon the following set of overall guiding principles, which provided a framework for the development of the Consolidated Plan.

- **Assist:** Development comprehensive strategies to support and assist those in need in the community.
- **Involve:** Involve the community and provide opportunities for citizen participation in the Consolidated Plan process and the preparation of the documents.
- **Collaborate:** Encourage collaboration with and between public, private, and non-profit agencies in order to ensure the efficient and effective provision of services.
- **Leverage:** Leverage CDBG funds and local resources to maximize the effectiveness of programs and services.

### *Availability of Resources*

This Strategic Plan focuses on those activities funded through CDBG funds, which are provided to the City by HUD on an annual basis. Based on the City’s annual allocation of \$279,106 for the fiscal year 2020-2021, the City is expected to receive over \$1,400,000 over the five-year Consolidated Plan period.

In addition to these funds, the City may use other federal, state, and local funding such as the General Fund or the Low Moderate Housing Asset Fund. Other funds that may be used to assist target-income households and areas as well as the rest of the community are identified in the City's Housing Element.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### *Geographic Area*

During the upcoming program year Rocklin plans to invest in HUD identified census tracts of the City with the installation of ADA ramps and street improvements. Remaining funds will be invested in projects throughout the City based on general investment priorities.

### *General Allocation Priorities*

**Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).**

Some communities have no or very few areas in which 51 percent of the residents are low and moderate income. For these grantees, the CDBG law authorizes an exception criterion in order for such grantees to be able to undertake area benefit activities. Specifically, Section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low- and moderate-income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income."

The City of Rocklin has been determined to be an "exception grantee" under Section 105(c)(2)(A)(ii).

Section 105(c)(2)(A)(ii) is implemented in the CDBG regulations at 24 CFR 570.208(a)(1)(ii), which identifies the following methodology to calculate a grantee's "exception" threshold: all block groups within the grantee's jurisdiction in which people are residing are rank ordered from the highest percentage of low- and moderate-income persons to lowest. The total number of block groups is divided by four. If the percentage of low- and moderate-income persons in the last block group in the top quartile is less than 51 percent, that percentage becomes the grantee's low- and moderate-income threshold for area benefit activities.

HUD publishes a list of CDBG "exception grantees" and the exception threshold for each on its website.<sup>2</sup> Current thresholds are based on the 2006-2010 American Community Survey (ACS). This percentage represents the minimum percentage of low- and moderate-income persons that must reside in the service area of an area benefit activity for the activity to be assisted with CDBG funds.

The fiscal year 2019 data show that Rocklin has an overall low- and moderate-income (LMI) population of 28.08 percent. The City of Rocklin's exception criteria for fiscal year 2019 is 47.31 percent. The City of Rocklin will use this LMI threshold to determine where to direct funding to address LMI needs in the community.

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<sup>2</sup> <https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-exception-grantees/>

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**Rationale for the priorities for allocating investments geographically.**

As stated above, since the City has been identified by HUD as an “exception grantee,” the City will allocate funds necessary to address its priorities based on the “upper quartile” census tracts.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 5.1: Priority Needs Summary

<b>Priority Need Name</b>	AH1: Rehabilitation of existing units
<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Physical Disabilities
<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	AH1.1: Preserve existing housing through minor repairs. AH1.2: Reduce residential energy costs through repairs and improvements.
<b>Description</b>	Maintain existing housing occupied by low- and moderate-income households including elderly households aging in place. Complete minor exterior repairs and energy conservation to provide decent, safe, and sanitary housing. Address blighting conditions and perform code corrections. Repairs will not disturb lead-based painted surfaces.
<b>Basis for Relative Priority</b>	Based on the information provided in the Needs Assessment and Market Analysis sections of the Consolidated Plan and validated by public and stakeholder comments. The City's 2013-2021 Housing Element goal and priority: Maintain and improve the quality of existing housing and residential neighborhoods in Rocklin.
<b>Priority Need Name</b>	HM1: Emergency shelter and transitional housing
<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	HM1.1: Provide shelter for homeless persons.
<b>Description</b>	Support homeless shelter services and operations.

<b><i>Basis for Relative Priority</i></b>	Based on the information provided in the Needs Assessment and Market Analysis sections of the Consolidated Plan and validated by public and stakeholder comments. The City's 2013-2021 Housing Element goal and priority: Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness.
<b><i>Priority Need Name</i></b>	HM2: Homelessness Prevention
<b><i>Priority Level</i></b>	High
<b><i>Population</i></b>	Extremely Low Low Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
<b><i>Geographic Areas Affected</i></b>	Citywide
<b><i>Associated Goals</i></b>	HM2.1: Reduce the risk of homelessness and reduce chronic homelessness.
<b><i>Description</i></b>	Assist homeless persons and those persons at risk of homelessness. Counseling services to those fleeing domestic violence and human trafficking, and one-time emergency rental assistance to avoid evictions and homelessness.
<b><i>Basis for Relative Priority</i></b>	Based on the information provided in the Needs Assessment and Market Analysis sections of the Consolidated Plan and validated by public and stakeholder comments. The City's 2013-2021 Housing Element goal and priority: Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness.
<b><i>Priority Need Name</i></b>	CD1: Public improvements and infrastructure
<b><i>Priority Level</i></b>	High
<b><i>Population</i></b>	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
<b><i>Geographic Areas Affected</i></b>	Areas identified as low and moderate-income census tracts by HUD.
<b><i>Associated Goals</i></b>	CD1.1: Improve safety and accessibility in the public right-of-way.

<b>Description</b>	Sidewalk repairs and accessibility improvements to remove architectural barriers in the public right-of-way and improve safety for disabled persons city-wide. Potential activities over the plan period may include installation of auditory pedestrian crossing signals, curb cuts, wheelchair ramps, and improved accessible paths of travel.
<b>Basis for Relative Priority</b>	Based on the information provided in the Needs Assessment and Market Analysis sections of the Consolidated Plan and validated by public and stakeholder comments. The City's 2013-2021 Housing Element goal and priority: Maintain and improve the quality of existing housing and residential neighborhoods in Rocklin. The City's 2019-2020 Strategic Plan goal and priority: Maintain and Enhance Rocklin's physical environment.
<b>Priority Need Name</b>	CD2: Public services
<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Moderate Elderly Frail Elderly Youth
<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	CD2.1: Improve the quality of life for low-income and vulnerable populations. CD2.2: Meet the needs of youth for services and enrichment programs. CD2.3: Meet the needs of seniors for basic nutrition and socialization. CD2.4: Provide mental health services to vulnerable populations.
<b>Description</b>	Meet the needs of high priority populations for basic needs and enrichment activities.
<b>Basis for Relative Priority</b>	Based on the information provided in the Needs Assessment and Market Analysis sections of the Consolidated Plan and validated by public and stakeholder comments. The City's 2019-2020 Strategic Plan goal and priority: Promote economic vitality and a sustainable community.
<b>Priority Need Name</b>	CD3: Economic development
<b>Priority Level</b>	High
<b>Population</b>	Low Moderate Middle Non-Housing Community Development
<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	CD3.1: Support the formation and launch of micro-enterprise business. CD3.2: Improve job skills and job readiness for low-income persons.
<b>Description</b>	Providing technical assistance, advice, and business support services to owners of microenterprises and persons developing microenterprises for the establishment, stabilization, and expansion of microenterprises. Providing skill-building classes and trainings to employees or potential employees.



<b><i>Basis for Relative Priority</i></b>	Based on the information provided in the Needs Assessment and Market Analysis sections of the Consolidated Plan and validated by public and stakeholder comments. The City's 2019-2020 Strategic Plan goal and priority: Promote economic vitality and a sustainable community.
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### **Narrative (Optional)**

Community needs were determined through web-based surveys for Rocklin residents, housing providers, and service providers and through consultation with City staff and attendees at public hearings.

Key factors affecting the determination of the five-year priorities included: 1) the types of target-income households with greatest need for assistance; 2) those activities that will best address their needs; and 3) the limited amount of funding available to meet those needs.

The online survey and consultation with City staff and local service providers identified the following needs with medium to high priority levels, not in any priority order:

- Street improvements;
- Youth services;
- Infrastructure improvements;
- Senior services;
- Services for persons with physical and mental disabilities;
- Section 8/HCV rental assistance;
- Preservation of existing affordable rental units; and
- Rental housing for the elderly and disabled.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Table 5.2: Influence of Market Conditions

<i>Affordable Housing Type</i>	<i>Market characteristics that will influence the use of funds available for housing type</i>
<b><i>Tenant-Based Rental Assistance (TBRA)</i></b>	The data in Section NA-10 indicate that cost burden is the major housing problem facing renters in virtually all low- and moderate-income categories and family types. In addition, with a high demand for Section 8 rental assistance there is a need for tenant-based rental assistance, but the limited amount of resources available prevents the City from providing this type of assistance.
<b><i>TBRA for Non-Homeless Special Needs</i></b>	See above.
<b><i>New Unit Production</i></b>	The data shows that only a small percentage of units were built before the 1980s. Generally, the City’s housing stock is in good condition.
<b><i>Rehabilitation</i></b>	There is still a need for the rehabilitation of existing units. Financial constraints limit many low- and moderate-income households to units that are old and likely to be in substandard condition. The City plans to continue supporting home repairs for owner-occupants, including minor repairs for seniors to preserve the existing housing stock.
<b><i>Acquisition, Including Preservation</i></b>	Over time, the city may risk losing some of its affordable units due to the expiration of covenants and deed restrictions. The City must either preserve the existing assisted units or facilitate the development of new units.

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City of Rocklin does not have any anticipated resources at its disposal for the Strategic Plan other than CDBG funding. The amount of CDBG funding is dependent on federal allocation, which can be unpredictable. Estimates below project level funding for the next five years.

Table 5.3: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of Con Plan: \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			
CDBG	Public - Federal	Acquisition Admin. and Planning Economic Development Housing Public Improvements Public Services	\$279,106	0	0	\$279,106	1,134,329	The City anticipates receiving a total of \$1,413,435 over the five-year Consolidated Plan period.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

The City of Rocklin receives no federal funding in addition to CDBG for housing and non-housing community development and there are no matching requirements for the City's CDBG program.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

The City will consider the use of publicly owned land for the construction of affordable housing for low- and moderate-income households.

## **Discussion**

Please see above information.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table 5.4: Institutional Delivery Structure

<i>Responsible Entity</i>	<i>Responsible Entity Type</i>	<i>Role</i>	<i>Geographic Area Served</i>
Community Development Department	Government	Non-homeless special needs Planning	Jurisdiction

### Assessment of Strengths and Gaps in the Institutional Delivery System

The main responsibility for the development of the Consolidated Plan is assigned to the Community Development Department (CDD). CDD is also responsible for developing and administering the City’s Annual Action Plan. The City’s Finance Department will administer the fiscal management, all fund disbursements, accounting, and auditing of grant funds. The City’s Public Services Department and non-profit organizations will assist with providing housing, community development, homeless, and other public services.

The City’s system of institutional structure is strong and well-coordinated, with little duplication of services. The City will work to address any gaps as they arise.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table 5.5: Homelessness Prevention Services Summary

<i>Homelessness Prevention Services</i>	<i>Available in the Community</i>	<i>Targeted to Homeless</i>	<i>Targeted to People with HIV</i>
<b>Homelessness Prevention Services</b>			
<i>Counseling and Advocacy</i>	X	X	
<i>Legal Assistance</i>	X		
<i>Mortgage Assistance</i>	X		
<i>Rental Assistance</i>	X	X	
<i>Utilities Assistance</i>	X		
<b>Street Outreach Services</b>			
<i>Law Enforcement</i>	X		
<i>Mobile Clinics</i>			
<i>Other Street Outreach Services</i>			
<b>Supportive Services</b>			
<i>Alcohol and Drug Abuse</i>	X	X	
<i>Child Care</i>	X		
<i>Education</i>	X	X	X
<i>Employment and Employment Training</i>	X	X	X

<i>Healthcare</i>	X	X	X
<i>HIV/AIDS</i>	X		X
<i>Life Skills</i>	X	X	X
<i>Mental Health Counseling</i>	X	X	X
<i>Transportation</i>	X	X	
<i>Other</i>			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).**

The Gathering Inn is a multifaceted, multi-location agency serving over 185 homeless men, women, and children every day in Placer County through programs at four separate locations. The Gathering Inn’s main goal in meeting the needs of homeless persons is to provide the very basic needs daily and year-round: hygiene, food, and safe, overnight shelter. In addition, The Gathering Inn provides services targeted to the homeless, which include providing shelter, a health clinic, clothes closet, The Gateway (access to computers, life skills training, housing information, etc.), case managements referrals, outpatient treatment program, and interim care.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.**

The Gathering Inn’s Resource Center, which is a one-stop-shop for services, is the strength of the special-needs populations, including homeless individuals. The gap in the service delivery system is lack of funding to support or expand services. The City of Rocklin has increased funding for the Gathering Inn in recent years by changing funding from CDBG to the City’s Low Moderate Housing Asset Fund. The City contributed \$50,000 to the Gathering Inn in 2019 and will recommend that \$60,000 be awarded to the Gathering Inn in 2020 from the same fund as part of the City’s budget process subject to Council approval.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.**

The City relies on a network of public sector and non-profit organizations to implement the Strategic Plan. These organizations play a large role in directly providing housing and services to low-income, homeless, and special needs populations throughout Rocklin. The system's strengths include the collaborative manner in which these diverse groups work together to maximize available resources. Rocklin is a large enough city to have many institutional resources, yet small enough to be able to effectively communicate and collaborate. Currently there are no major gaps in types of housing and services, but there is a lack of funding resources. Over the next five years, the City expects to overcome any gaps in the institutional structure and delivery system by monitoring to identify weak links, improve program performance, and ensure compliance with applicable regulations, and by encouraging

collaboration among agencies to eliminate duplicative services and better serve residents, especially low- and moderate-income households and special needs populations.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Table 5.6: Goals Summary

<i>Goal Name</i>	<i>Start Year</i>	<i>End Year</i>	<i>Category</i>	<i>Geographic Area</i>	<i>Needs Addressed</i>	<i>Funding</i>	<i>Goal Outcome Indicator</i>
<b><i>AH1.1: Preserve existing housing through minor repairs.</i></b>	2020	2024	Affordable Housing	City of Rocklin	AH1: Rehabilitation of existing units	CDBG: \$50,000	Homeowner housing rehabilitated: 50 household housing units
<b><i>AH1.2: Reduce residential energy costs through repairs and improvements.</i></b>	2020	2024	Affordable Housing	City of Rocklin	AH1: Rehabilitation of existing units	CDBG: \$30,000	Homeowner housing rehabilitated: 30 household housing units
<b><i>HM1.1: Provide shelter for homeless persons.</i></b>	2020	2024	Homeless	City of Rocklin	HM1: Emergency shelter and transitional housing	CDBG: \$20,000	Homeless person overnight shelter: 116 persons assisted
<b><i>HM2.1: Reduce the risk of homelessness and reduce chronic homelessness.</i></b>	2020	2024	Homeless	City of Rocklin	HM2: Homelessness Prevention	CDBG: \$60,000	Homelessness prevention: 267 persons assisted
<b><i>CD1.1: Improve safety and accessibility in the public right-of-way.</i></b>	2020	2024	Non-Housing Community Development	City of Rocklin	CD1: Public improvements and infrastructure	CDBG: \$840,000	Public facility or infrastructure activities other than low/moderate income housing benefit: 2,303 persons assisted
<b><i>CD2.1: Improve the quality of life for low-income and vulnerable populations.</i></b>	2020	2024	Non-Housing Community Development	City of Rocklin	CD2: Public services	CDBG: \$10,000	Public service activities other than low/moderate income housing benefit: 60 persons assisted
<b><i>CD2.2: Meet the needs of youth for services and enrichment programs.</i></b>	2020	2024	Non-Housing Community Development	City of Rocklin	CD2: Public services	CDBG: \$10,000	Public service activities other than low/moderate income housing benefit: 30 persons assisted



<b><i>CD2.3: Meet the needs of seniors for basic nutrition and socialization.</i></b>	2020	2024	Non-Housing Community Development	City of Rocklin	CD2: Public services	CDBG: \$40,000	Public service activities other than low/moderate income housing benefit: 413 persons assisted
<b><i>CD2.4: Provide mental health services to vulnerable populations.</i></b>	2020	2024	Non-Housing Community Development	City of Rocklin	CD2: Public services	CDBG: \$40,000	Public service activities other than low/moderate income housing benefit: 267 persons assisted
<b><i>CD3.1: Support the formation and launch of micro-enterprise business.</i></b>	2020	2024	Non-Housing Community Development	City of Rocklin	CD3: Economic development	CDBG: \$7,500	Businesses assisted: 15 businesses assisted
<b><i>CD3.2: Improve job skills and job readiness for low-income persons.</i></b>	2020	2024	Non-Housing Community Development	City of Rocklin	CD3: Economic development	CDBG: \$2,500	Businesses assisted: 15 businesses assisted

Although no goal is specified, the City plans to expend \$282,687 over the planning period on planning and administration.

**Table 5.7: Goal Descriptions**

<b><i>Goal Name</i></b>	AH1.1: Preserve existing housing through minor repairs.
<b><i>Goal Description</i></b>	Maintain existing housing occupied by low- and moderate-income households including elderly households aging in place. Complete minor to provide decent, safe, and sanitary housing. Repairs will not disturb lead-based painted surfaces.
<b><i>Goal Name</i></b>	AH1.2: Reduce residential energy costs through repairs and improvements.
<b><i>Goal Description</i></b>	Complete energy conservation to provide decent, safe, and sanitary housing. Repairs will not disturb lead-based painted surfaces.
<b><i>Goal Name</i></b>	HM1.1: Provide shelter for homeless persons.
<b><i>Goal Description</i></b>	Provide shelter to homeless persons by supporting shelter operations and shelter services.
<b><i>Goal Name</i></b>	HM2.1: Reduce the risk of homelessness and reduce chronic homelessness.
<b><i>Goal Description</i></b>	This program will assist the homeless and persons at risk of homelessness with social, health, and case management services. Counseling services to those fleeing domestic violence and human trafficking, and one-time emergency rental assistance to avoid evictions and homelessness.

<b>Goal Name</b>	CD1.1: Improve safety and accessibility in the public right-of-way.
<b>Goal Description</b>	Sidewalk repairs and accessibility improvements to remove architectural barriers in the public right-of-way and improve safety for disabled persons city-wide. Potential activities over the plan period may include installation of auditory pedestrian crossing signals, curb cuts, wheelchair ramps, and improved accessible path of travel.
<b>Goal Name</b>	CD2.1: Improve the quality of life for low-income and vulnerable populations.
<b>Goal Description</b>	Meet the needs of high priority populations for basic needs and enrichment activities.
<b>Goal Name</b>	CD2.2: Meet the needs of youth for services and enrichment programs.
<b>Goal Description</b>	Provide financial assistance for City programs such as childcare, camps, and sports programs for eligible youth.
<b>Goal Name</b>	CD2.3: Meet the needs of seniors for basic nutrition and socialization.
<b>Goal Description</b>	Provide home delivery of hot meals to home-bound seniors and hot meals to the Senior Café Site in Rocklin.
<b>Goal Name</b>	CD2.4: Provide mental health services to vulnerable populations.
<b>Goal Description</b>	Mental health services and counseling for disadvantaged youth.
<b>Goal Name</b>	CD3.1: Support the formation and launch of micro-enterprise business.
<b>Goal Description</b>	Provide technical assistance, advice, and business support services to owners of microenterprises and persons developing microenterprises for the establishment, stabilization, and expansion of microenterprises.
<b>Goal Name</b>	CD3.2: Improve job skills and job readiness for low-income persons.
<b>Goal Description</b>	Provide skill-building classes and trainings to employees or potential employees.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

N/A

## SP-50 Public Housing Accessibility and Involvement – 91.215(c)

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The City recognizes that the Roseville Housing Authority (RHA) and Placer County Housing Authority have been acting as the public housing authorities for many years and have delivered the necessary services to the area including in the City of Rocklin. The City will continue to support those services to meet the needs of Rocklin residents.

RHA does not own or operate any public housing units, and therefore does not keep a waiting list for accessible units. However, in its Housing Choice Voucher (HCV) program, the RHA acts in accordance with federal regulations as they relate to persons with disabilities, up to and including a fair, thorough, and accessible reasonable accommodations request process. Private owners participating in the voucher program are expected to understand and comply with all federal, state, and local laws as they relate to nondiscrimination and accessibility for persons with disabilities.

Of all Roseville Housing Authority voucher holders, 68 percent are disabled households, which may suggest that some of these households require accessible units or modifications.

### **Activities to Increase Resident Involvements**

The City of Rocklin receives no federal funding in addition to CDBG for housing. Activities to increase resident involvement through the Section 8 program are managed by the Roseville Housing Authority and Placer County Housing Authority.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No. The Roseville Public Housing Agency (PHA) is a high-performing PHA.

### **Plan to remove the ‘troubled’ designation**

See above.

## SP-55 Barriers to Affordable Housing – 91.215(h)

### *Barriers to Affordable Housing*

The City's 2013-2021 Housing Element identifies potential barriers or constraints to the development of affordable housing. These include the following:

#### **Market Constraints**

- Development costs; and
- Mortgage and rehabilitation financing.

#### **Governmental Constraints**

- Land-use controls;
- Flexibility in residential development standards;
- Provisions for a variety of housing;
- Development permit procedures;
- Site improvements, development fees, and exactions;
- Building codes and enforcement;
- Reasonable accommodation procedures; and
- Housing for persons with disabilities.

#### **Environmental Constraints**

- Water supply;
- Sewer capacity;
- Oak tree preservation;
- Seismic safety;
- Flooding;
- Fire protection; and
- Other hazards.

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#### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Rocklin recognizes there are certain public policies, particularly zoning and land-use regulations, that pose challenges in increasing affordable housing opportunities and residential investment. This is revealed in higher housing costs, a shortage of affordable housing in relation to demand, and higher land costs. Inflexible or outdated regulations contribute to this problem.

As identified in the 2013-2021 Housing Element, land costs, construction costs, and market financing can potentially hinder the timely production of new residential projects. Although many factors limiting housing production are market-driven, the City has some control in instituting policies and programs to address the constraints or limiting factors.

Costs associated with financing and construction costs for residential projects are going to impact developers that are seeking to serve the affordable housing market segment. Although land costs help keep the cost of some new housing affordable, rising construction costs and market financing will have a substantial impact on developers, resulting in substantially higher prices for their products once they are on the market.

The City is committed to removing or reducing barriers to affordable housing whenever possible. A variety of actions that are contained in the Housing Element to address these issues have already been completed. As part of the City's implementation of the 2013-2021 Housing Element it carried out a series of zoning code amendments to update definitions and provisions related to community care facilities and transitional and supportive housing; allowed emergency shelters through a ministerial process in specific zones (consistent with SB 2); adopted updated regulations related to secondary dwelling units now referred to as accessory dwelling units (ADUs); and amended the zoning ordinance to conditionally permit single room occupancy (SRO) units within the City's C-2 zone (consistent with AB 2634).

The City of Rocklin has also designed a number of implementing programs and goals that will focus City resources on meeting its projected housing needs. The City recognizes that there are a number of factors impacting the provision of affordable housing. These goals include:

- Maintain and improve the quality of existing housing and residential neighborhoods in Rocklin;
- Facilitate the provision of a range of housing types to meet the diverse needs of the community;
- Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs;
- Mitigate or remove potential governmental constraints to housing production and affordability;
- Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness; and
- Promote equal opportunity for all residents to reside in the housing of their choice.

Overall, development standards in Rocklin are comparable to similar communities. However, parking requirements for apartments, condominiums, and townhomes may be higher than typically required. To facilitate affordable housing development, the City offers a variety of incentives, including reduction or waiver of garage parking requirements. Specifically, for apartment and triplex units that are affordable to lower-income households, the requirement for one covered space per unit and visitor parking is waived at the request of the applicant. Pursuant to State Density Bonus law (SB 1818), projects meeting the requirements of the Density Incentive Program are eligible to receive density

increases, use of state parking standards, and may also receive additional regulatory concessions.<sup>3</sup> The City also created a BARRO (Business Attraction Retention and Revitalization Overlay) zone primarily focused in the downtown/central Rocklin area which allows deviations to parking standards for both new residential and non-residential uses subject to evaluation of off-site parking availability and approval by the Community Development Director on a case-by-case basis.

The Community Development Department staff regularly reviews Housing Element programs, objectives, and progress towards accommodating the City's share of the regional housing need. An annual implementation report will be prepared and provided to the California Office of Planning and Research and California Department of Housing and Community Development. Depending on funding availability, the City will consider modifications to Housing Element programs as necessary and appropriate to implement General Plan goals and policies.

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<sup>3</sup> [City of Rocklin 2013-2021 Housing Element](#)

## SP-6o Homelessness Strategy – 91.215(d)

### Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Placer County's Continuum of Care (CoC) conducts a Housing Inventory Count (HIC) and [Point-in-Time \(PIT\) count](#) of sheltered homeless persons during the last ten days in January. The HIC is a report that informs the homeless assistance community on the capacity to house persons who are homeless at local and national levels. The PIT count provides the homeless assistance community with the data needed to understand the number and characteristics of persons who are homeless at one point in time. Placer County CoC estimates that nearly 600 men, women, and children are homeless in Placer County on a given night. PIT counts are not a comprehensive measure of an area's homeless population, but rather snapshots from a single day that can be used to approximate broad trends. Typically, they are viewed as undercounts for a community's yearly overall homeless population because many people may move in and out of homelessness throughout the year and may seek shelter elsewhere in the winter months.

Staff from the City of Rocklin Community Development Department (Housing and Code Compliance Divisions), as well as the Rocklin Police Department, have directly participated in the Point-in-Time (PIT) Count surveys conducted in 2018 through 2020. Rocklin-specific numbers for sheltered and unsheltered homeless counts consisted of 36 individuals in 2018 and 25 individuals in 2019. The final results for the count in Rocklin in 2020 have not yet been released.

The City of Rocklin is a member of the [Homeless Resource Council of the Sierras \(HRCS\)](#), a broad-based coalition of homeless housing and shelter providers, consumers, advocates, and government representatives working together to shape planning and decision-making around the issue of homelessness. Since 2014, the HRCS has provided leadership and coordination of Placer and Nevada Counties' Continuum of Care planning process. The HRCS is a private non-profit partnership working to ensure comprehensive, regional coordination of efforts and resources to reduce the number of persons who are homeless, as well as the number of persons at risk of homelessness.

The Roseville/Rocklin/Placer/Nevada Counties Continuum of Care system consists of six core components:

- Advocacy on behalf of those who are homeless or are at-risk of homelessness.
- A system of outreach, assessment, and prevention for determining the needs and conditions of an individual or family who is homeless.
- Education on issues of homelessness, homeless prevention, low-income, and affordable housing programs.
- Engagement and interaction with local city and county governments concerning homeless programs, services, gaps in services, housing, and funding.

- Identifying the gaps and needs of homeless household and participating in community-wide planning to prioritize local and state funding to reduce chronic homelessness and address the needs of homeless persons and families.
- Tracking trends and data and adjusting priorities to meet the changing needs of homeless persons and families.



### **Addressing the emergency and transitional housing needs of homeless persons**

Although no transitional housing facility or emergency shelter is located within Rocklin, the [Placer County Department of Health and Human Services Adult System of Care](#) operates a transitional housing facility for homeless persons with mental health disabilities just outside the city limits. [HomeStart](#) offers a transitional housing program for Placer County homeless children and their families. [The Gathering Inn](#) is an emergency housing program serving homeless individuals in Rocklin that offers overnight housing at various churches within south Placer County as well as supportive services at their main office in Roseville. The City of Rocklin has supported the Gathering Inn's activities for several years through the use of CDBG funds, but increased the amount of its support to \$50,000 per year in 2018 and 2019 utilizing the City's Low Moderate Housing Asset Fund rather than CDBG in order to provide a broader opportunity for other service organizations to be funded through the City's CDBG program and to be able to provide a higher level of funding to the Gathering Inn. The City will recommend the Gathering Inn receive \$60,000 from the Low Moderate Housing Asset Fund in 2020, subject to City Council approval as part of the City's overall budget process. [The Lazarus Project](#) provides food, housing, clothing, guidance, counseling, education, job training, budgeting classes, parenting classes, and access to health care for persons recovering from homelessness, unemployment, abuse, addictions, and physical and/or mental impairment.

There are several organizations that provide emergency food in the Placer County area, including First United Methodist Church of Loomis, St. Mark's Anglican Episcopal, and United Methodist of Newcastle. In addition, the Salvation Army and St. Vincent de Paul provide assistance to the homeless.

The City will continue to coordinate with these organizations to develop a strong system to meet the needs of homeless persons.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The loss of a job, a raise in rent, an eviction, or domestic violence can easily lead to homelessness for many low- and moderate-income individuals and families. The City also assists the homeless county-wide through its participation in the Placer County Continuum of Care. The Continuum of Care (CoC) programs are created to address the problems of homelessness in a comprehensive manner. The Placer Consortium on Homelessness developed a ten-year plan to end homelessness in Placer County for 2004-2014. This plan contains a series of strategies to tackle a variety of homeless issues and concerns. The strategies are categorized into four different areas:

- **Prevention:** Prevent homelessness through a variety of means including, but not limited to, housing and appropriate services.

- **Access:** Facilitate access to housing and supportive services by actively engaging the homeless population and removing barriers.
- **Teamwork:** Facilitate ongoing communication and coordination among community partners, rallying community resources to address the issues of homelessness.
- **Housing:** Provide housing for the homeless.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.**

The City will continue to coordinate with our partners to develop a strong and effective system to meet the needs of homeless persons.

## SP-65 Lead-Based Paint Hazards – 91.215(i)

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City will continue to coordinate with Placer County’s Department of Health and Human Services Environmental Services Division when possible to help reduce lead-based paint hazards and will educate City residents about where to go if there is a problem.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The City of Rocklin will assist in the reduction of lead-based paint hazards as part of the lead-based paint reduction strategy through the CDBG program. All recipients of CDBG funds will be required to comply with 24CFR 570.487, 24CFR Part35, Title X Regulations (Residential Lead-Based Paint Hazard Reduction Act), and other applicable laws and regulations related to lead-based paint poisoning and prevention in residential buildings.

### **How are the actions listed above integrated into housing policies and procedures?**

Rocklin’s CDBG program housing activities are designed to not disturb lead-based painted surfaces.

## SP-70 Anti-Poverty Strategy – 91.215(j)

### **Jurisdiction Goals, Programs, and Policies for Reducing the Number of Poverty-Level Families**

The City’s anti-poverty strategy includes improving the quality of housing in Rocklin, assuring safe housing choices for residents, and supporting social service agencies.

The City’s anti-poverty strategy will focus on:

- Working with project proponents to increase the supply and availability of decent, safe, and affordable housing necessary for low-income families to live healthy, productive lives;
- Working with local utility providers to ensure existing and planned infrastructure will continue to support a viable community and benefit low- and moderate-income persons;
- Looking for opportunities to increase the effectiveness of existing programs through better collaboration and efficient implementation; and
- Providing funding to a larger variety of programs to better assist individual situations, such as victims and families of domestic violence, sexual violence and human trafficking, and individuals or families that recently faced an unexpected expense.

### **How are the Jurisdiction’s poverty-reducing goals, programs, and policies coordinated with this affordable housing plan?**

Community revitalization efforts through the CDBG program help provide low-income families with a suitable, safe, and healthy living environment. The City will continue to strengthen partnerships with the following agencies to support the anti-poverty strategy:

- Placer County Department of Health and Human Services
- Homeless Resource Council of the Sierras (HRCS)
- Placer County Housing Authority
- Roseville Housing Authority

## SP-8o Monitoring – 91.23o

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

The City of Rocklin has a monitoring system involving desk monitoring and on-site monitoring to ensure that the activities carried out in furtherance of the Plan are done so in a timely manner and in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices.

The City views monitoring as an opportunity to provide technical assistance and support to help its subrecipients reach project and Consolidated Plan goals and improve service. The objectives of monitoring are:

- To assure that subrecipients are carrying out their program or project as described;
- To assure that subrecipients are implementing the program or project in a timely manner;
- To assure that subrecipients are assessing costs to the program or project which are eligible under CDBG regulations and the contract;
- To assure that subrecipients are conforming with other applicable laws, regulations, and terms of the agreement;
- To assure that the program or project is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement; and
- To assure that subrecipients have the capacity to carry out the approved project or program.

City staff will conduct desk monitoring during all phases of each project. Desk monitoring involves a detailed application review including national objectives, eligible activities, cost reasonableness, request for payment, accomplishment and demographic data, environmental review, procurement and contracting, and labor standards.

City staff will also conduct an annual on-site monitoring visit for each subrecipient. The on-site monitoring ensures consistency with the information in the application and contract.

The City will track and report on its progress toward meeting its housing and community development goals and all pertinent information will be incorporated into the Consolidated Annual Performance and Evaluation Report.

## Section VI: Action Plan

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Below is information regarding expected resources based on prior allocations, resources, and the current Consolidated Plan.

Congress passed the 2020 Federal Fiscal Year (FFY) budget on December 19, 2019. It was signed by the President the next day. HUD published awards on February 25, 2020. The City was allocated \$279,106 for program year 2020-2021.

**Table 6.1: Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of Con Plan: \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			
CDBG	Public - Federal	Acquisition Admin. and Planning Economic Development Housing Public Improvements Public Services	\$279,106	0	0	\$279,106	1,134,329	The City anticipates receiving a total of \$1,413,435 over the five-year Consolidated Plan period.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

The City of Rocklin receives no federal funding in addition to CDBG for housing and non-housing community development and there are no matching requirements for the City's CDBG program.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

The City has actively met with the North State Building Industry Association (BIA) since 2015 to discuss potential housing development on various City-owned or former redevelopment agency properties. The City has also provided data regarding other available sites in Rocklin designated for high-density residential development to affordable housing developers and made them aware of Rocklin's Difficult to Develop Area (DDA) designation in 2016, 2019, and 2020. The City will continue to consider the use of publicly owned land for the construction of affordable housing for low- and moderate-income households.

**Discussion**

N/A

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Table 6.2: Goals Summary

<i>Goal Name</i>	<i>Category</i>	<i>Geographic Area</i>	<i>Needs Addressed</i>	<i>Funding</i>	<i>Goal Outcome Indicator</i>
<b><i>AH1.1: Preserve existing housing through minor repairs.</i></b>	Affordable Housing	City of Rocklin	AH1: Rehabilitation of existing units	CDBG: \$9,619	Homeowner housing rehabilitated: 100 household housing units
<b><i>AH1.2: Reduce residential energy costs through repairs and improvements.</i></b>	Affordable Housing	City of Rocklin	AH1: Rehabilitation of existing units	CDBG: \$0	Homeowner housing rehabilitated: 30 household housing units
<b><i>HM1.1: Provide shelter for homeless persons.</i></b>	Homeless	City of Rocklin	HM1: Emergency shelter and transitional housing	CDBG: \$0	Homeless person overnight shelter: 116 persons assisted
<b><i>HM2.1: Reduce the risk of homelessness and reduce chronic homelessness.</i></b>	Homeless	City of Rocklin	HM2: Homelessness Prevention	CDBG: \$13,955	Homelessness prevention: 295 persons assisted
<b><i>CD1.1: Improve safety and accessibility in the public right-of-way.</i></b>	Non-Housing Community Development	City of Rocklin	CD1: Public improvements and infrastructure	CDBG: \$171,800	Public facility or infrastructure activities other than low/moderate income housing benefit: 2,351 persons assisted
<b><i>CD2.1: Improve the quality of life for low-income and vulnerable populations.</i></b>	Non-Housing Community Development	City of Rocklin	CD2: Public services	CDBG: \$0	Public service activities other than low/moderate income housing benefit: 20 persons assisted
<b><i>CD2.2: Meet the needs of youth for services and enrichment programs.</i></b>	Non-Housing Community Development	City of Rocklin	CD2: Public services	CDBG: \$0	Public service activities other than low/moderate income housing benefit: 20 persons assisted



<b>Goal Name</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
<b><i>CD2.3: Meet the needs of seniors for basic nutrition and socialization.</i></b>	Non-Housing Community Development	City of Rocklin	CD2: Public services	CDBG: \$13,955	Public service activities other than low/moderate income housing benefit: 300 persons assisted
<b><i>CD2.4: Provide mental health services to vulnerable populations.</i></b>	Non-Housing Community Development	City of Rocklin	CD2: Public services	CDBG: \$13,955	Public service activities other than low/moderate income housing benefit: 194 persons assisted
<b><i>CD3.1: Support the formation and launch of micro-enterprise business.</i></b>	Non-Housing Community Development	City of Rocklin	CD3: Economic development	CDBG: \$0	Businesses assisted: 5 businesses assisted
<b><i>CD3.2: Improve job skills and job readiness for low-income persons.</i></b>	Non-Housing Community Development	City of Rocklin	CD3: Economic development	CDBG: \$0	Businesses assisted: 5 businesses assisted

The City is allocating \$55,821 in CDBG funding during the 2020-21 program year for planning and administrative uses.

**Table 6.3: Goal Descriptions**

<b>Goal Name</b>	AH1.1: Preserve existing housing through minor repairs.
<b>Goal Description</b>	Maintain existing housing occupied by low- and moderate-income households including elderly households aging in place. Complete minor repairs to provide decent, safe, and sanitary housing. Repairs will not disturb lead-based painted surfaces.
<b>Goal Name</b>	AH1.2: Reduce residential energy costs through repairs and improvements.
<b>Goal Description</b>	Complete energy conservation to provide decent, safe, and sanitary housing. Repairs will not disturb lead-based painted surfaces.
<b>Goal Name</b>	HM1.1: Provide shelter for homeless persons.
<b>Goal Description</b>	Provide shelter to homeless persons by supporting shelter operations and shelter services.
<b>Goal Name</b>	HM2.1: Reduce the risk of homelessness and reduce chronic homelessness.

<b>Goal Description</b>	This program will assist the homeless and persons at risk of homelessness with social, health, and case management services. Counseling services to those fleeing domestic violence and human trafficking, and one-time emergency rental assistance to avoid evictions and homelessness.
<b>Goal Name</b>	CD1.1: Improve safety and accessibility in the public right-of-way.
<b>Goal Description</b>	Sidewalk repairs and accessibility improvements to remove architectural barriers in the public right-of-way and improve safety for disabled persons city-wide. Potential activities over the plan period may include installation of auditory pedestrian crossing signals, curb cuts, sidewalks leading up to those curbs, wheelchair ramps, and improved accessible path of travel.
<b>Goal Name</b>	CD2.1: Improve the quality of life for low-income and vulnerable populations.
<b>Goal Description</b>	Meet the needs of high priority populations for basic needs and enrichment activities.
<b>Goal Name</b>	CD2.2: Meet the needs of youth for services and enrichment programs.
<b>Goal Description</b>	Provide financial assistance for City programs such as childcare, camps, and sports programs for eligible youth.
<b>Goal Name</b>	CD2.3: Meet the needs of seniors for basic nutrition and socialization.
<b>Goal Description</b>	Provide home delivery of hot meals to home-bound seniors and hot meals to the Senior Café Site in Rocklin.
<b>Goal Name</b>	CD2.4: Provide mental health services to vulnerable populations.
<b>Goal Description</b>	Mental health services and counseling for disadvantaged youth.
<b>Goal Name</b>	CD3.1: Support the formation and launch of micro-enterprise business.
<b>Goal Description</b>	Provide technical assistance, advice, and business support services to owners of microenterprises and persons developing microenterprises for the establishment, stabilization, and expansion of microenterprises.
<b>Goal Name</b>	CD3.2: Improve job skills and job readiness for low-income persons.
<b>Goal Description</b>	Provide skill-building classes and trainings to employees or potential employees.

## AP-35 Projects – 91.220(d)

### Introduction

City staff evaluated all submitted applications and have recommended the below projects to be funded for the 2020-2021 Annual Action Plan.

Table 6.4: Project Information

	<i>Project Name</i>
<i>2020/1</i>	2020 Handyman Program
<i>2020/2</i>	2020 Homeless programs
<i>2020/3</i>	2020 Accessibility and safety projects
<i>2020/4</i>	2020 Senior services
<i>2020/5</i>	2020 Mental health services

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

It is difficult to address all the community needs with the limited amount of funding received. However, it is believed that providing handyperson or minor home repair services; assisting domestic violence victims, seniors, and the disabled; and preventing homelessness are the best ways to allocate funds based on the needs of the community.

## AP-38 Project Summary

Table 6.5: Project Summary Information

<b>Plan Year/Project #</b>	2020/1
<b>Project Name/Title</b>	2020 Handyman Program
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	AH1.1: Preserve existing housing through minor repairs.
<b>Priority Needs Addressed</b>	AH1: Rehabilitation of existing units
<b>Funding Allocated (by source)</b>	CDBG: \$ 9,619
<b>Description</b>	Minor housing repairs serving homeowner households with low and moderate income in Rocklin.
<b>Target Date for Completion</b>	06/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low-income elderly households
<b>Location Description</b>	Scattered sites
<b>Goal Outcome Indicator</b>	Homeowner Housing Rehabilitated
<b>Unit of Measure: Quantity</b>	Household / Housing Units
<b>Planned Activities</b>	Planned activities include housing rehabilitation and removal of architectural barriers in homes owned and occupied by households with low and moderate income. Examples include the removal of deteriorated and hazardous materials in a home, installing a water heater, and fixing a leaking faucet.
<b>Matrix Codes: Accomplishment Types</b>	14A Rehabilitation: Single-Unit Residential 10Housing Units

<b>Plan Year/Project #</b>	2020/2
<b>Project Name/Title</b>	2020 Homeless Programs
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	HM2.1: Reduce the risk of homelessness and reduce chronic homelessness.
<b>Priority Needs Addressed</b>	HM2: Homelessness Prevention
<b>Funding Allocated (by source)</b>	CDBG: \$ 13,955
<b>Description</b>	The funding will be utilized for one-time rental assistance and deposit assistance for households in Rocklin.
<b>Target Date for Completion</b>	06/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	68 individual homeless persons
<b>Location Description</b>	Citywide
<b>Goal Outcome Indicator</b>	Public service activities other than low/moderate income housing benefit
<b>Unit of Measure: Quantity</b>	68 persons

<b>Plan Year/Project #</b>	2020/2
<b>Planned Activities</b>	The Salvation Army Rental Assistance program will provide emergency one-time assistance for individuals or families. They must receive a 3-day pay or quit notice from their landlord and have had an unexpected expense within the last 3 months. An unexpected expense would include an auto repair, home repair, medical bill, loss or employment, or something of that nature where the client had to pay out of pocket or had an unexpected loss of income.
<b>Matrix Codes: Accomplishment Types</b>	03T Homeless/AIDS Patients Programs People

<b>Plan Year/Project #</b>	2020/3
<b>Project Name/Title</b>	2020 Accessibility and safety projects
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	CD1.1: Improve safety and accessibility in the public right-of-way.
<b>Priority Needs Addressed</b>	CD1: Public improvements and infrastructure
<b>Funding Allocated (by source)</b>	CDBG: \$ 171,800
<b>Description</b>	Improvements within the public right of way and pedestrian paths of travel to benefit disabled individuals in the City of Rocklin by improving their accessibility in block groups with 51% or more of households with incomes less than 80% AMI throughout the City.
<b>Target Date for Completion</b>	12/30/21
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	480 disabled individuals
<b>Location Description</b>	Park Dr., Farrier Rd., driveway and crossing at Balfor Rd. (Twin Oaks Park), Nevada St. driveways, Rocklin Elementary, driveways at Willowynd Dr.
<b>Goal Outcome Indicator</b>	Public facility or infrastructure activities other than low/moderate income housing benefit
<b>Unit of Measure: Quantity</b>	487 persons
<b>Planned Activities</b>	Sidewalk repairs/accessibility remove architectural barriers in the public right-of-way and improve safety for disabled persons citywide. Potential activities over the plan period may include installation of curb cuts, sidewalks leading up to those curbs, wheelchair ramps, and improved accessible path of travel.
<b>Matrix Codes: Accomplishment Types</b>	03K Street Improvements 03L Sidewalks Persons and Public Facilities

<b>Plan Year/Project #</b>	2020/4
<b>Project Name/Title</b>	2020 Senior services
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	CD2.3: Meet the needs of seniors for basic nutrition and socialization.
<b>Priority Needs Addressed</b>	CD2: Public services
<b>Funding Allocated (by source)</b>	CDBG: \$ 13,955
<b>Description</b>	Congregate meals for seniors.

<b>Plan Year/Project #</b>	2020/4
<b>Target Date for Completion</b>	06/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	105 senior individuals
<b>Location Description</b>	Cafe meals served at 5757 Shannon Bay Drive, Rocklin, CA
<b>Goal Outcome Indicator</b>	Public service activities other than low/moderate income housing benefit
<b>Unit of Measure: Quantity</b>	105 Persons
<b>Planned Activities</b>	The Senior Nutrition Program (SNP) operates seven Senior Cafes throughout Placer County, providing hot noon-time meals for seniors Monday through Friday. The Rocklin café is open daily from 10:15 am to 12:15 pm and lunch is served at 11:30 am. Every day the food is served to seniors and disabled individuals free of charge. The SNP provides Placer County seniors with a weekday hot meal served in a congregate, social setting, to reduce food insecurity and prevent the adverse effects of malnutrition, located in easily accessible facilities, and to foster a feeling of camaraderie and comfort, reducing the isolation experienced by many seniors.
<b>Matrix Codes: Accomplishment Types</b>	05A Senior Services 105 Persons

<b>Plan Year/Project #</b>	2020/5
<b>Project Name/Title</b>	2020 Mental health services
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	CD2.4: Provide mental health services to vulnerable populations.
<b>Priority Needs Addressed</b>	CD2: Public services
<b>Funding Allocated (by source)</b>	CDBG: \$ 13,955
<b>Description</b>	The Victim Services Program will provide therapy services to survivors and crisis intervention and advocacy services to Rocklin survivors.
<b>Target Date for Completion</b>	06/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	68 individuals
<b>Location Description</b>	Services will be provided at a confidential location in Roseville.
<b>Goal Outcome Indicator</b>	Public service activities other than low/moderate income housing benefit
<b>Unit of Measure: Quantity</b>	68 persons
<b>Planned Activities</b>	Direct labor includes advocacy specialists, the advocacy coordinator, marriage and family therapists, interns, and the clinical manager. These individuals will provide direct services to clients.
<b>Matrix Codes: Accomplishment Types</b>	05O Mental Health Services People

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Rocklin does not have significant, dense areas of low-income residents, nor are there areas of significant racial or minority concentration.

Table 6.6: Geographic Distribution

Target Area	Percentage of Funds
None	

### Rationale for the priorities for allocating investments geographically

The City's planning is focused more toward the number of persons who can be helped and identifying projects that will produce the best benefit for Rocklin residents.

### Discussion

N/A

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City of Rocklin does not currently fund any affordable housing projects.

Table 6.7: One-Year Goals for Affordable Housing by Support Requirement

<i>One-Year Goals for the Number of Households to be Supported</i>	<i>#</i>
<i>Homeless</i>	0
<i>Non-homeless</i>	0
<i>Special needs</i>	0
<i>Total</i>	0

Table 6.8: One-Year Goals for Affordable Housing by Support Type

<i>One-Year Goals for the Number of Households Supported Through...</i>	<i>#</i>
<i>Rental assistance</i>	0
<i>Production of new units</i>	0
<i>Rehab of existing units</i>	0
<i>Acquisition of existing units</i>	0
<i>Total</i>	0

### Discussion

Due to the relatively small grant amount available, Rocklin does not utilize CDBG funds for the items in the tables above. However, 110 to 120 Section 8 Housing Choice Vouchers are administered within Rocklin each year through the City's contract with the Roseville Housing Authority. As of the writing of this document, there are currently 116 vouchers from the Roseville Housing Authority leased in the City of Rocklin.



## AP-6o Public Housing – 91.22o(h)

### *Introduction*

The City of Rocklin does not oversee a public housing authority and there is no public housing agency in the City.

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#### **Actions planned during the next year to address the needs to public housing**

The City recognizes that the Roseville Housing Authority has been acting as the public housing authority for many years and contracts with the City of Roseville to administer Rocklin's Section 8 program. The City will continue to support those services that meet the needs of Rocklin residents.

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#### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

While the City of Rocklin is not a public housing authority, the City administers affordability covenants and existing down payment assistance loans on various properties within the city. City staff continue to market these opportunities and to work with prospective buyers to determine income eligibility.

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#### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable; there are no public housing agencies in the City of Rocklin.

### **Discussion**

N/A

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

This section discusses the City's one-year activities to address the needs of persons who are homeless.

#### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

##### *Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs*

Placer County's Continuum of Care (CoC) conducts a Housing Inventory Count (HIC) and [Point-in-Time \(PIT\) count](#) of sheltered homeless persons during the last ten days in January in odd-numbered years. The HIC is a report that informs the homeless assistance community on the capacity to house persons who are homeless at local and national levels. The PIT count provides the homeless assistance community with the data needed to understand the number and characteristics of persons who are homeless at one point in time. Placer County CoC estimates that nearly 600 men, women, and children are homeless in Placer County on a given night. PIT counts are not a comprehensive measure of an area's homeless population, but rather snapshots from a single day that can be used to approximate broad trends. Typically, they are viewed as undercounts for a community's yearly overall homeless population because many people may move in and out of homelessness throughout the year.

Staff from the City of Rocklin Community Development Department (Housing and Code Compliance Divisions), as well as the Rocklin Police Department, have directly participated in the Point-in-Time (PIT) Count surveys conducted in 2018 through 2020. Rocklin-specific numbers for sheltered and unsheltered homeless counts combined consisted of 36 individuals in 2018 and 25 individuals in 2019. The final collective counts for Rocklin in 2020 have not yet been released.

The City of Rocklin is a member of the [Homeless Resource Council of the Sierras \(HRCS\)](#), a broad-based coalition of homeless housing and shelter providers, consumers, advocates, and government representatives working together to shape planning and decision-making around the issue of homelessness. Since 2014, the HRCS has provided leadership and coordination of Placer and Nevada Counties' Continuum of Care planning process. The HRCS is a private non-profit partnership working to ensure comprehensive, regional coordination of efforts and resources to reduce the number of persons who are homeless or at risk of homelessness.

The Roseville/Rocklin/Placer/Nevada Counties Continuum of Care system consists of six core components:

- Advocacy on behalf of those who are homeless or are at-risk of homelessness.
- A system of outreach, assessment, and prevention for determining the needs and conditions of an individual or family who is homeless.

- Education on issues of homelessness, homeless prevention, low-income, and affordable housing programs.
- Engagement and interaction with local city and county governments concerning homeless programs, services, gaps in services, housing, and funding.
- Identifying the gaps and needs of homeless households and participating in community-wide planning to prioritize local and state funding to reduce chronic homelessness and address the needs of homeless persons and families.
- Tracking trends and data and adjusting priorities to meet the changing needs of homeless persons and families.

### *Addressing the emergency shelter and transitional housing needs of homeless persons*

Although no transitional housing facility or emergency shelter is located within Rocklin, the Placer County Department of Health and Human Services Adult System of Care operates a transitional housing facility for homeless persons with mental health disabilities just outside the city limits. HomeStart offers a transitional housing program for Placer County homeless children and their families. The Gathering Inn (TGI) is an emergency housing program serving homeless individuals in Rocklin that offers overnight housing at various churches within south Placer County as well as supportive services at their main office in Roseville. The City of Rocklin has supported the Gathering Inn's activities for several years through the use of CDBG funds, but increased the amount of its support to \$50,000 per year in 2018 and 2019 utilizing the City's Low Moderate Housing Asset Fund rather than CDBG in order to provide a broader opportunity for other service organizations to be funded through the City's CDBG program and to be able to provide a higher level of funding to TGI. Recommended funding for TGI in 2020 will be \$60,000 from the Low Moderate Housing Asset Fund and is subject to City Council approval as part of the City's overall budget process. The Lazarus Project provides food, housing, clothing, guidance, counseling, education, job training, budgeting classes, parenting classes, and access to health care for persons recovering from homelessness, unemployment, abuse, addictions, and physical and/or mental impairment.

There are several organizations that provide emergency food in the Placer County area, including First United Methodist Church of Loomis, St. Mark's Anglican Episcopal, and United Methodist of Newcastle. In addition, the Salvation Army and St. Vincent de Paul provide assistance to the homeless.

The City will continue to coordinate with these organizations to develop a strong system to meet the needs of homeless persons.

*Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again*

The loss of a job, a raise in rent, an eviction, or domestic violence can easily lead to homelessness for many low- and moderate-income individuals and families. The City also assists the homeless county-wide through its participation in the Placer County Continuum of Care. The Continuum of Care (CoC) programs are created to address the problems of homelessness in a comprehensive manner. The Placer Consortium on Homelessness developed a ten-year plan to end homelessness in Placer County for 2004-2014. This plan contains a series of strategies to tackle a variety of homeless issues and concerns. The strategies are categorized into four different areas:

- **Prevention:** Prevent homelessness through a variety of means including, but not limited to, housing and appropriate services.
- **Access:** Facilitate access to housing and supportive services by actively engaging the homeless population and removing barriers.
- **Teamwork:** Facilitate ongoing communication and coordination among community partners, rallying community resources to address the issues of homelessness.
- **Housing:** Provide housing for the homeless.

*Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs*

The City will continue to coordinate with our partners to develop a strong and effective system to meet the needs of homeless persons.

## **Discussion**

N/A

## AP-75 Barriers to Affordable Housing – 91.220(j)

### *Introduction*

The City's 2013-2021 Housing Element evaluated potential barriers or constraints to the development of affordable housing. These include the following:

#### **Market Constraints**

- Development costs; and
- Mortgage and rehabilitation financing.

#### **Governmental Constraints**

- Land-use controls;
- Flexibility in residential development standards;
- Provisions for a variety of housing;
- Development permit procedures;
- Site improvements, development fees, and exactions;
- Building codes and enforcement;
- Reasonable accommodation procedures; and
- Housing for persons with disabilities.

#### **Environmental Constraints**

- Water supply;
- Sewer capacity;
- Oak tree preservation;
- Seismic safety;
- Flooding;
- Fire protection; and
- Other hazards.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

The City of Rocklin recognizes there are certain public policies, particularly zoning and land-use regulations, that pose challenges in increasing affordable housing opportunities and residential investment. This is revealed in higher housing costs, a shortage of affordable housing in relation to demand, and higher land costs. Inflexible or outdated regulations contribute to this problem.

As identified in the 2013-2021 Housing Element, land costs, construction costs, and market financing can potentially hinder the timely production of new residential projects. Although many factors

limiting housing production are market-driven, the City has some control in instituting policies and programs to address the constraints or limiting factors.

Costs associated with financing and construction costs for residential projects are going to impact developers that are seeking to serve the affordable housing market segment. Although land costs help keep the cost of some new housing affordable, rising construction costs and market financing will have a substantial impact on developers, resulting in substantially higher prices for their products once they are on the market.

The City is committed to removing or reducing barriers to affordable housing whenever possible. A variety of actions are contained in the Housing Element to address these issues have already been completed. As part of the City's implementation of the 2013-2021 Housing Element it carried out a series of zoning code amendments to update definitions and provisions related to community care facilities and transitional and supportive housing; allowed emergency shelters through a ministerial process in specific zones (consistent with SB 2); adopted updated regulations related to secondary dwelling units now referred to as accessory dwelling units (ADUs); and amended the zoning ordinance to conditionally permit single room occupancy (SRO) units within the City's C-2 zone (consistent with AB 2634). The City of Rocklin has also designed a number of implementing programs and goals that will focus City resources on meeting its projected housing needs. The City recognizes that there are a number of factors impacting the provision of affordable housing. These goals include:

- Maintain and improve the quality of existing housing and residential neighborhoods in Rocklin;
- Facilitate the provision of a range of housing types to meet the diverse needs of the community;
- Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs;
- Mitigate or remove potential governmental constraints to housing production and affordability;
- Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness; and
- Promote equal opportunity for all residents to reside in the housing of their choice.

Overall, development standards in Rocklin are comparable to similar communities. However, parking requirements for apartments, condominiums, and townhomes may be higher than typically required. To facilitate affordable housing development, the City offers a variety of incentives, including reduction or waiver of garage parking requirements. Specifically, for apartment and triplex units that are affordable to lower-income households, the requirement for one covered space per unit and visitor parking is waived at the request of the applicant. Pursuant to State Density Bonus law (SB 1818), projects meeting the requirements of the Density Incentive Program are eligible to receive density

increases, use of state parking standards, and may also receive additional regulatory concessions.<sup>4</sup> The City also created a BARRO (Business Attraction Retention and Revitalization Overlay) zone primarily focused in the downtown/central Rocklin area which allows deviations to parking standards for both new residential and non-residential uses subject to evaluation of off-site parking availability and approval by the Community Development Director on a case-by-case basis.

## **Discussion**

N/A

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<sup>4</sup> [City of Rocklin 2013-2021 Housing Element](#)

## AP-85 Other Actions – 91.220(k)

### *Introduction*

This section discusses the actions the City of Rocklin will undertake during the 2020-2021 annual Action Plan. This includes actions to 1) foster and maintain affordable housing; 2) evaluate and reduce lead-based paint hazards; 3) reduce the number of poverty-level families; 4) develop institutional structure; and 5) enhance coordination.

#### **Actions planned to address obstacles to meeting underserved needs**

While there are several constraints to meeting the needs of target-income residents, the primary obstacles identified through citizen participation were determined at the public hearings. The City of Rocklin's Housing Element includes recommendations and programs to alleviate obstacles to meeting underserved needs. The City will continue to use CDBG dollars to address underserved needs and to provide education about services and service providers to the extent feasible. The City will encourage area service providers to offer services in the community.

#### **Actions planned to foster and maintain affordable housing**

The Community Development Department staff regularly reviews Housing Element programs, objectives, and progress towards accommodating the City's share of the regional housing need. An annual implementation report will be prepared and provided to the California Office of Planning and Research and California Department of Housing and Community Development. Depending on funding availability, the City will consider modifications to Housing Element programs as necessary and appropriate to implement General Plan goals and policies.

#### **Actions planned to reduce lead-based paint hazards**

The City will continue to coordinate with Placer County's Department of Health and Human Services Environmental Services Division when possible to help reduce lead-based paint hazards and will educate City residents about where to go if there is a problem.

#### **Actions planned to reduce the number of poverty-level families**

The City's anti-poverty strategy includes improving the quality of housing in Rocklin, assuring safe housing choices for residents, and supporting social service agencies.

The City's anti-poverty strategy will focus on:

- Working with project proponents to increase the supply and availability of decent, safe, and affordable housing necessary for low-income families to live healthy, productive lives;



- Working with local utility providers to ensure existing and planned infrastructure will continue to support a viable community and benefit low- and moderate-income persons;
- Looking for opportunities to increase the effectiveness of existing programs through better collaboration and efficient implementation; and
- Providing funding to a larger variety of programs to better assist individual situations, such as the victims and families of domestic violence, sexual violence and human trafficking, and individuals or families that recently faced an unexpected expense.

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### **Actions planned to develop institutional structure**

The City relies on a network of public sector and non-profit organizations to implement the Strategic Plan. These organizations play a large role in directly providing housing and services to low-income, homeless, and special needs populations throughout Rocklin. The system's strengths include the collaborative manner in which these diverse groups work together to maximize available resources. Rocklin is a large enough city to have many institutional resources, yet small enough to be able to effectively communicate and collaborate. Currently there are no major gaps in types of housing and services, but there is a lack of funding resources. Over the next five years, the City expects to overcome any gaps in the institutional structure and delivery system by monitoring to identify weak links, improve program performance, and ensure compliance with applicable regulations, and by encouraging collaboration among agencies to eliminate duplicative services and better serve residents, especially low- and moderate-income households and special needs populations.

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### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Roseville's Housing Authority administers the Section 8 program for the City of Rocklin via contract. The City has historically budgeted for these services from its General Fund and anticipates providing continued funding in a similar manner in 2020-2021.

### **Discussion**

N/A

## AP-90 Program-Specific Requirements – 91.220(l)(1,2,4)

### Introduction

The following table identifies program income that is available for use that is included in projects to be carried out.

The City does not currently have a balance of program income. The City does not plan to receive program income in 2020-21.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit: A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan	100.0%



# Appendix A: Summary of Public Participation

Table A.1: Agencies Consulted

<i>Organization</i>	<i>Organization Type</i>	<i>Attended Workshop</i>
Acres of Hope	Services - Homeless	
Advocates for Mentally Ill Housing, Inc (AMIHousing)	Housing	
Area 4 Agency on Aging	Services - Elderly	X
Blossom Place	Services - Children	
California Behavioral Health Planning Council	System of Care	X
Campaign for Community Wellness	Health Agency	
Center for Visually Impaired Adults	Services - Disabled	
Compassion Planet	Services - Children	
Connections One Stop Career Center	Services - Employment	
Foothills Habitat for Humanity: ReStore	Resiliency	X
Global Marketplace- Racial Healing	Regional Org	
Gracepoint Church	Faith-based organization	X
Homeless Resource Council of the Sierras	CoC	
Latino leadership council	Regional Org	
Latino leadership council	Regional Org	
Lazarus Project	System of Care	
Lighthouse Counseling & Family Resource Center	System of Care	
Mental Health America	Services - Disabled	
Opening Doors, Inc	Services - Domestic Violence	
Paratransit, Inc.	Regional Org	
Placer Collaborative Network (PCN)	Housing	
Placer Community Foundation	System of Care	X
Placer County BOS	Other Government	
Placer County Housing Authority	PHA	
Placer County Transit	Other Government	
Placer Independent Resource Services (PIRS) & PCOH	Housing	
Placer People of Faith Together	Services - Fair Housing	
Placer Rescue Mission	Services - Homeless	
Planned Parenthood	Health Agency	
PRIDE Industries	Services - Disabled	
Prosper Place		X
Rocklin Chamber of Commerce	Chamber of Commerce	
Rocklin Fire	Resiliency	
Rocklin Parks and Recreation	Other Government	
Rocklin Police	Other Government	
Rocklin Public Library	Other Government	
Roseville Housing Authority	PHA	X

<i>Organization</i>	<i>Organization Type</i>	<i>Attended Workshop</i>
RUSD- English Language Development	Services - Education	
RUSD- Foster and Homeless Youth Liaison	Services - Homeless	
RUSD- Special Education and Special Programs	Services - Education	
RUSD- Superintendent	Services - Education	
Sacramento Asian-Pacific Chamber of Commerce	Chamber of Commerce	
Saint Vincent de Paul	Services - Children	
Salvation Army	Services - Homeless	X
Seniors First!	Services - Elderly	X
Sierra College	Services - Education	X
Sierra Foothills AIDS Foundation: Placer County	Services - HIV/AIDS	
Sierra Native Alliance	Regional Org	
Stand Up Placer	Services - Domestic Violence	X
State Council on Developmental Disabilities (SCDD)	Services - Disabled	
The Gathering Inn	Services - Homeless	X
Veterans Service Office	Other Government	
Volunteers of America	Housing	
WarmLine Family Resource Center	Services - Disabled	
WAVE broadband w/City	Broadband	

## *Summary of Consultations by Agency Type*

### **General**

Overall, some of the most pressing barriers impacting the Rocklin community are limited public transportation, lack of affordable and accessible housing, lack of jobs at different skill levels, and insufficient mental health services. Stakeholders feel that the City’s public transportation is infrequent, disconnected from other communities, and does not adequately meet the needs of different segments of the population. This poses challenges for the local and regional economy by making it more difficult for individuals to commute to work in Rocklin, Placer County, or larger job markets such as Sacramento County. It also makes it difficult, for example, for individuals with developmental and physical disabilities to integrate with their communities, access needed amenities, and maintain their independence.

Furthermore, stakeholders described how limited public transit hinders access to services and affordable housing. For instance, stakeholders explained that insufficient or nonexistent public transportation means that low-income and special needs populations have a much harder time accessing supportive services, employment, and educational opportunities unless they own a car or can afford ridesharing services like Uber or Lyft. Even when individuals can afford alternative transit

options, heavy traffic and high gasoline prices increase the time and cost of commuting across the region.

Stakeholders also mentioned that low-income households in the community struggle to find and afford childcare. One stakeholder explained that while some low-income households qualify for county programs like CalWorks, those who do not qualify, such as SSI recipients, are left with few other options. Another stakeholder described how the lack of access to and affordability of childcare options compounds the inability of low-income families to live in Rocklin and is a factor that deters other families from settling in the area. For the low-income families that currently reside in Rocklin, some send their children to public libraries in lieu of affordable childcare services.

When asked to describe Rocklin's housing needs, stakeholders mention that while housing is available, it is often affordable only to high-income households. Additionally, the lack of affordable single and multifamily housing is negatively impacting local economic growth. Stakeholders feel that the lack of starter homes, multifamily units, affordable senior housing, and single-room occupancy units make Rocklin increasingly less affordable for low-income, senior, former foster care youth, and young adult residents. The lack of jobs for individuals at different skill levels further complicates this issue as there are fewer employment or training opportunities available for individuals without advanced degrees.

On the topic of healthcare, stakeholders believe that there are a variety of medical resources available in hospitals and clinics; however, there is a dearth of mental health services in Rocklin. For specific populations such as seniors, one stakeholder mentioned that the Rocklin area doesn't have an adult day center. Many senior residential units that are available are only affordable to high-income residents.

To address some of these obstacles, some stakeholders believe that increasing access to trade positions that offer apprenticeship opportunities would provide well-paying jobs while meeting local demand for such skills in the job market.

## **Homeless Service Providers**

Over the past five years, stakeholders feel that the development of housing for very low-income populations has not kept pace with demand. Rising housing costs have made housing increasingly less affordable at all income levels, which stakeholders believe is a significant contributor to the local homeless population. Stagnant wages have compounded this issue for many in the community. Although some homeless populations such as persons with HIV/AIDS, substance use disorder, and disabilities have fluctuated over time, the population of elderly and frail elderly homeless individuals has increased over the past five years. Stakeholders believe that changes to the housing market have made it more difficult for elderly individuals living on a fixed income to afford rent and remain stably housed. When asked about housing and services for various sub-populations, stakeholders in Rocklin feel that resources for some groups have increased over the past five years. For example, emergency

and transitional housing for domestic violence survivors has grown to meet demand and the community recently received increased funding for transitional housing and facilities to support youth.

Despite consistent or increased funding for some services, stakeholders noted that the community still lacks housing that is affordable to very low-income households and permanent supportive housing to meet existing demand. The shortage of jobs offering a living wage also makes it difficult for low-income and formerly homeless individuals to become financially secure.

## **Housing Providers**

Stakeholders feel that housing in Rocklin is increasingly becoming less affordable. Factors such as high development costs, restrictive zoning laws, and negative sentiments towards affordable housing contribute to an environment that hinders the creation of additional affordable housing in the community. Furthermore, stakeholders feel that the City lacks sufficient financial incentives to encourage the development of housing targeted to very low-income households. Consequently, low-income populations including students, people with disabilities, and seniors are faced with the decision of whether to leave the area to find a more affordable place to live. Those who do not relocate face greater financial insecurity and possibly homelessness. Although there are affordable units being developed in Rocklin, stakeholders feel that this construction does not include enough units affordable to the lowest income populations in the community. To address this issue, stakeholders offer several suggestions for Rocklin, such as maintaining compliance with California's Housing Element law and amending its local zoning ordinance to better accommodate more affordable housing options including accessory dwelling units, student housing, and housing on church property. To increase the supply of housing units for very low-income households, stakeholders suggest that the city introduce stronger tax incentives to spur development of new units, offer low-interest loans for the rehabilitation of existing affordable units, and explore rezoning districts for residential or mixed use. Other suggestions include offering lower cost loans for low-income public servants to allow them to live in the communities they serve, providing space for temporary RV hook-ups to allow short-term shelter for homeless individuals, and the creation of shared or co-housing communities.

## *Community Engagement Activities with Stakeholders and Residents*

In late October 2019, the City of Rocklin facilitated two community meetings, each involving the same three activities: a budget exercise, a priority needs exercise, and a share-your-thoughts activity. As with other community engagement methods, the City invited a group of identified stakeholders to attend one meeting and encouraged Rocklin residents to participate in the second. The following section summarizes the input gathered from the three exercises during the stakeholder and resident community meetings.

## **Budget Exercise Activity**

During each community meeting, stakeholders and residents were asked to participate in a budget exercise. The activity presented participants with twelve program areas (and one “Other” option) that meet the needs of various segments of the community from housing-oriented services to investing in economic development. With an imaginary community development budget of \$100, participants were asked to allocate funds among the range of programs as they saw fit. The only requirement was that participants spend the total amount of funds. By placing participants in the position of many communities, the activity challenged individuals to prioritize which programs receive funding given finite resources.

The stakeholder meeting included 17 participants from social service agencies, a legal service provider, religious groups, local government, and housing providers. Although everyone distributed their \$100 differently, overall results from the stakeholder budget exercise indicated that participants believed each program area should receive some funding. On average, stakeholders allocated the most funds (\$26.18) towards rehabilitating houses for low-income homeowners. In contrast, participants allocated the least amount of funding (\$3.29) to support a senior service agency. The remaining eleven options received between \$4.56 to \$11.18 on average. Notably, stakeholders set aside \$8.82 for “Other.” When asked to specify how they would use this money, a few participants mentioned funding for affordable housing development, one identified funding for children’s education, and a few noted supporting social services for targeted populations such as the Latino community.

The public meeting included two residents from Rocklin. Like the stakeholder meeting, during the public budget exercise, residents on average set aside a significant share of funds (\$22.50) towards rehabilitating houses for low-income homeowners. Yet residents allocated the most funds (\$27.50) towards “Other,” with one resident specifying that the money should fund affordable housing development and efforts to remove barriers for low- and moderate-income households to achieve homeownership. Four program areas—support programs to serve homeless populations, employment training, small business training, and increased housing code enforcement—received no funding during the public budget exercise.

## **Priority Needs Activity**

The second activity during each community meeting was the priority needs exercise. This activity presented participants with a sheet of paper listing seven topic areas representing community needs such as blight removal, improvements to the quality of housing, and providing services to homeless populations. Individuals were given four stickers; two green and two red. Stakeholders were asked to place red dots next to the topics they believe are most important for the populations they serve and green dots next to the topics they feel are most important for all of Rocklin. In contrast, residents were instructed to put red dots next to the topics they perceive as most important for the neighborhood where they live and green dots next to the needs that are most important for all of Rocklin. Stakeholders and residents could place both of their red or green dots next to the same topic area.



Responses from the stakeholder priority needs exercise indicate that most participants (39.4 percent or 13 red dots) believed that improving housing stability was an important need for the areas and populations they serve. Other areas such as providing community services (21.2 percent or seven red dots) and offering homeless services (15.2 percent or five red dots) were also identified as important needs by stakeholders. When it came to the most important needs for all of Rocklin, almost half of stakeholders (47.1 percent or 16 green dots) believed that improving housing stability was a priority. Many participants (26.5 percent or nine green dots) also felt that providing services to homeless populations was significant for Rocklin. Notably, no stakeholders identified improving public infrastructure as a top concern for either the communities they serve or all of Rocklin.

During the public meeting, residents felt that providing services to the homeless was an important need for the neighborhoods where they live, while blight removal was a priority for all of Rocklin. Although there wasn't consensus among stakeholders and residents, it is difficult to draw conclusions from the public meeting since there were only two participants.

### **Share-Your-Thoughts Activity**

The final exercise during the stakeholder and public community meetings was the share-your-thoughts activity. This exercise sought to gather participant comments, concerns, and general feedback on housing and neighborhood changes in Rocklin over time. Individuals were given three post-it notes and presented with a list of questions. Participants were then instructed to respond to any three questions on the list by commenting on a sticky note.

During the stakeholder meeting, participants responded to six questions. When asked why they enjoyed living in their current neighborhood, several individuals commented on the increase in diversity among neighborhood residents (in terms of age, race/ethnicity, orientation, and income); neighborhood convenience, safety, and maintenance; and an overall positive sense of community. When asked to describe changes to their neighborhood over the past five years, all comments mentioned issues stemming from population growth. For example, a couple individuals commented on the increase in housing development for higher-income households (and the resultant loss in open space) while others mentioned that there was a lack of affordable housing options for lower- and moderate-income families. In addition, one person mentioned increased traffic from population growth while another stated that public infrastructure was inadequate given the increase in residents.

Other questions aimed to gauge stakeholders' perceptions on housing and ways Rocklin should change in the next ten years. When asked what challenges they've faced regarding housing, most stakeholders commented on the lack of affordable housing options as a considerable obstacle. Specifically, individuals mentioned that affordable housing was difficult for low-income households and seniors to find. Others described how rising housing costs have placed a growing cost-burden on existing residents. Many of these sentiments were echoed when stakeholders were asked how Rocklin should change over the next ten years. For example, several participants wished to see more affordable housing development, homelessness prevention, a greater variety of affordable housing options, and

services to help seniors age in place. Others mentioned the desire to see improvements to public infrastructure such as better public transit and more social services to support targeted populations such as seniors, the homeless, and the Latino community.

During the public community meeting, Rocklin residents highlighted many of the same topics as stakeholders. For example, when asked to describe why they enjoyed living in their current neighborhood, residents commented on a positive sense of community and safety. Likewise, when discussing neighborhood changes over the past five years, participants noted the increase in diversity. Regarding housing, residents also noted that the number of renters has increased, while the number of owners has decreased. Furthermore, over the past five years, rents have surged, with one resident commenting that their rent grew by \$400 in a three-year period. This change priced them out of their neighborhood and forced them to relocate. Lastly, when asked how they felt Rocklin should change in the next ten years, one resident commented on the desire to see more public trails, while another wanted more affordable housing development for low- and moderate-income households. This resident felt that Rocklin was adequately supplying larger, luxury housing, yet wasn't providing enough entry-level housing options.

# Rocklin Community Development Block Grant Community Meeting (10/29/19)

## Priority Community Needs

### In the neighborhood where you live:

Need	Count
<i>Provide Services to the Homeless</i>	2
<i>Improve Housing Stability</i>	1
<i>Blight Removal</i>	1

### In all of Rocklin:

Need	Count
<i>Improve Housing Stability</i>	1
<i>Improve Quality of Housing</i>	1
<i>Blight Removal</i>	2

## Feedback:

### Why do you like living in your neighborhood?

- Know almost everyone in neighborhood
- Very safe
- It's safe and beautiful

### How do you think your city should change in the next 10 years?

- Develop an extensive network of interconnected trails
- I would like to see Rocklin build more entry-level housing to meet the needs of people in low-, moderate-, and median-income levels. We have plenty of luxury, larger homes available for residents in higher income levels.

### How has your neighborhood changed over the past five years?

- Diversity has increased
- Renters have increased
- Homeowners had decreased
- My neighborhood has improved due to resurfaced road

### What challenges have you faced in the last five years related to housing?

- Exorbitant rent increases. Rent increased \$400 over a period of three years. I was forced to move from my home because I was priced out. I was not able to purchase a home due to lack of inventory in my price range.

- None, I have lived here a long time, and have no problems.

**What services or resources do you think are essential to youth? Are they existing or near your neighborhood?**

- Affordable bus transportation to school. RUSD has raised cost of bus transit significantly.

**Do you ever consider moving away from your neighborhood? If so, why?**

- Yes, but only out of fear of ever-increasing traffic [in the Whitney Argonaut Midas area].
- Yes, because of the increasing cost of housing.

# Rocklin Community Development Block Grant Stakeholder Meeting (10/29/19)

## Priority Community Needs

### In the areas/populations you serve?

Need	Count
<i>Improve Housing Stability</i>	3, 2, 8
<i>Community Services</i>	4, 2, 1
<i>Provide Services to the Homeless</i>	2, 1, 2
<i>Improve Public Facilities</i>	3, 1
<i>Improve Quality of Housing</i>	1, 1, 1
<i>Blight Removal</i>	1

### In all Rocklin/for all populations?

Need	Count
<i>Improve Housing Stability</i>	4, 4, 8
<i>Community Services</i>	1, 2, 1
<i>Provide Services to the Homeless</i>	3, 3, 3
<i>Improve Public Facilities</i>	1
<i>Improve Quality of Housing</i>	3
<i>Improve Public Infrastructure</i>	1

### Feedback:

#### What do you like about where you live?

- Convenient, quiet, well-maintained
- Clean safe good relationships with neighbors, schools
- Sense of community, quiet neighborhood, good schools
- Good neighbor relationships
- I like living in my neighborhood because it feels safe, and everything is not too far away (ex. grocery store, maintenance, etc.)
- Yes, because it's safe and quiet
- Mixed demographics people of all ages, ethnicity and orientation, income
- Family friendly
- Very green, good schools
- Safe
- It's quiet, but I do notice several people on bikes carrying bags of bottles to sell. I had a huge bag stolen from the side of my house which I'm not mad but hoping there were services for these people who feel the need to "steal." I know they need it, which is why I'm not mad.

## How do you think your city should change in the next 10 years?

- Provide more aging in place housing for seniors, like Eskaton (senior residential)
- Site-based, static shelter. Two hundred thousand people were evacuated today (10/29/19) without access to any emergency shelter. Rocklin could leverage the predicted 10 years of shutoffs and fires to collect funding for sheltering and growing the community with grateful residents.
- More services to prevent homelessness
- Affordable housing with a sense of community. “Livable Communities”
- Expanding the housing continuum (not just homes and luxury apartments) including Adult Residential Facilities (ARFs)
- More affordable housing development which will require city/county agencies to actively zone and invite bids for affordable housing development, given the trend in this region for higher-income development
- Slow down growth
- Protect remaining open spaces (higher density housing)
- Better public transit, bike paths
- Need higher density and smaller residences. People want less to take care of and want to walk more
- More affordable housing options
- Better public transportation service less car-centric infrastructure more affordable housing
- Better transportation
- Need more facilities or organization supporting Latino families
- Better public transportation

## How has your neighborhood changed over the past five years?

- More young families with children – more diversity
- More multigenerational families
- More in-view homelessness
- Significant increases in housing prices both for homeowners and for renters, without a commensurate rise in income
- Lost open spaces to large single-family dwellings
- Large numbers of people moving here from Bay Area and elsewhere. Need workforce housing
- More expensive homes being built. Not enough housing for average and low-income people

- We started getting people driving through our neighborhood since the Walmart and Target shopping centers came in. We also had car and mailbox broken into. We never had anything like that happen before and we have lived there over 20 years.
- More housing but lack of infrastructure – schools

**What challenges have you faced in the last five years related to housing?**

- My clients report that high rent and utilities make it difficult to sustain housing
- Very difficult to find a house to rent
- Housing/finding housing can be very expensive for families who are living on low income
- Housing costs for older adults are becoming a big problem
- Limited housing stock
- Rent is out of control and houses are expensive
- Repairs! Housing is expensive and trying to fix the roof or paying and utilities become difficult to do
- Homeowner insurance cost and power outages
- We need affordable workforce housing spread out all over the city not concentrated in one place
- Housing affordability

**What services or resources do you think are essential to youth? Are they existing or near your neighborhood?**

- Good sports program and parks are available, but some sports programs are very expensive
- Afterschool programs for youth. Yes, exist near neighborhood.
- Affordable bus transportation to school. RUSD has raised cost of bus transit significantly
- Safe after-school programs
- Transitional Age Youth (TAY) housing and support services. They don't exist and there are around 150 TAY students sleeping in their cars at Sierra College
- Free bus transport to school for all students
- Good schools, higher education
- Schools, sports, clubs, tutoring, creeks, fields, and places to play
- Homework help, affordable after-school activities (including transportation to these activities)
- Free/affordable daycare, after school/tutoring programs for working parents' children. It is available, but usually the free programs are only 1-2 times a week

**Do you ever consider moving away from your neighborhood? If so, why?**

- Only out of fear of ever-increasing traffic (area: W.A.M.)
- Yes, rent is too high
- Too expensive to purchase



# Community Needs Survey Summary Results

## *General*

The Community Needs Survey was administered to a sample of 877 individuals across the Rocklin-Roseville area. The majority of respondents who completed the survey were residents of Roseville (59 percent or 519 individuals) followed by citizens of Rocklin (31 percent or 272 people). The remaining 10 percent of respondents were comprised of affordable housing or service providers. Both groups of respondents (residents and providers) were asked similar questions to gauge their perceptions of housing needs and their opinions on public service prioritization in their communities. For the purposes of this Consolidated Plan, the following sections summarize the survey results for only Rocklin residents and providers.

## *Rocklin Residents*

When asked to rank the need for affordable housing in their community, there was no clear consensus among Rocklin residents. About 18 percent of respondents classified the need for affordable housing in Rocklin as “severe,” 32 percent believed it was “moderate,” 24 percent described it as “minor,” 10 percent believed it was “non-existent,” and 16 percent were unsure. Interestingly, when asked which housing needs Rocklin should prioritize, a little over half of residents (101 individuals or 53 percent) believed that shelters for individuals and families fleeing situations such as domestic violence, stalking, and human trafficking should be a priority. Affordable ownership assistance (38 percent), accessibility and aging in place modifications (35 percent), and one-time assistance to prevent loss of housing (33 percent) were also commonly selected priorities. In comparison, the fewest number of residents believed that transitional housing (14 percent) and permanent supportive housing (14 percent) should be top concerns for Rocklin.

The survey also asked Rocklin residents about their use and prioritization of public programs. When asked about their own use of public services over the past year, the survey found that most Rocklin residents engaged with recreational services. For example, 48 percent participated in community concerts and music programs, 33 percent in neighborhood movies in the park, and 18 percent in community art programs. Public services that residents reported using the least included fair housing services (2 percent), Ready to Rent and/or budgeting workshops (3 percent), and scholarship recreation programs (3 percent). Notably, when asked to select which areas the City should prioritize, residents rated the available options evenly. For instance, the fewest residents (18 individuals or 9 percent) felt that the Ready to Rent/budget workshops should be a priority, while the most residents (78 individuals or 38 percent) felt that mental health services should be a primary concern for the City. The remaining eighteen areas—ranging from affordable housing programs and services, to recreational events, to childcare and after-school programs—were selected as a priority by anywhere from 10 to 37 percent of residents.

Furthermore, when asked to select which specific services the City should prioritize, the top five most common responses were recreation and after-school enrichment (42 percent), senior services (42

percent), mental health services (40 percent), emergency preparedness (40 percent), and youth services such as counseling and mentoring (39 percent). Conversely, residents felt that tenant and landlord training (7 percent), community meals (8 percent), and shelters/transitional housing (11 percent) were lower priorities. Residents echoed similar sentiments elsewhere in the survey. For example, when asked which community services the City should increase or implement to serve youth, many residents felt that after-school programs (59 percent) and recreation activities (50 percent) should be priorities. In addition, when asked which veterans services the City should prioritize, many Rocklin residents felt that mental health services (73 percent), affordable housing (62 percent), and job training and readiness (56 percent) were top concerns.

Lastly, the survey gathered input on residents' prioritization of public infrastructure improvements and economic development activities in the community. When asked to identify which public infrastructure improvements Rocklin should prioritize, residents were evenly divided. About 54 percent of residents felt street improvements were paramount, 51 percent believed improvements to existing parks were quite important, 41 percent wanted the City to prioritize transportation services, and 40 percent identified accessibility improvements as a focus for the community. Residents reiterated this diversity of opinions in another question focusing on prioritization of community facilities. In particular, when asked which facilities Rocklin should prioritize, most residents identified facilities for parks and recreation (46 percent) as a primary focus, however, many also felt that facilities for the community (45 percent), seniors (44 percent), youth (42 percent), childcare (36 percent), and homeless individuals and families (30 percent) should be priorities as well. Lastly, when it came to opinions on economic development, most residents felt that efforts to attract new business (64 percent), support small business (63 percent), and retain existing business (60 percent) were paramount for Rocklin.

### *Affordable Housing & Service Providers*

In addition to Rocklin residents, the survey included input from 42 affordable housing providers and 44 service providers. Notably, in contrast to the lack of consensus among residents, not only did most providers believe there was a need for affordable housing in the community, but 67 percent classified this need as "severe" in Roseville and 59 percent as "severe" in Rocklin.

When asked which public services they used over the past year, the most common responses among providers were food programs or community meals (45 percent of providers) and the Housing Choice Voucher Section 8 Program (41 percent of providers). Many providers also relied on reduced-cost or free mental health and counseling services (34 percent) and fair housing services (32 percent). Unsurprisingly, when asked to identify which areas and services the City should prioritize, most respondents believed affordable housing and mental health should be top priorities. Specifically, most identified affordable rental housing (84 percent), services and housing that reduce homelessness (64 percent), the Housing Choice Voucher program (61 percent), mental health services (54 percent), and fair housing services (50 percent) as areas needing special attention. Regarding which specific public services to prioritize, most providers felt the City should focus on homeless outreach (60 percent),

mental health (58 percent), shelters and transitional housing (45 percent), and fair housing legal services (40 percent).

To better understand the community's housing needs, the survey also asked providers to select which specific housing programs or services the City should prioritize. Many providers identified affordable rental housing for low-income households as a priority, with 64 percent prioritizing housing for families earning \$20,000 to \$25,000 or less per year and 48 percent prioritizing housing for those with incomes of \$35,000 to \$40,000 or less per year. In addition, many also believed the City should focus on services to address homelessness in the community such as emergency shelters (48 percent) and permanent supportive housing (46 percent). Overall, for 10 out of the 12 specified housing programs or services on the survey, at least 30 percent of providers identified it as a priority for the City.

The survey also asked respondents which services the City should prioritize to support two targeted populations: youth and veterans. Regarding veterans, most providers felt the City should focus on affordable housing (88 percent) and mental health services (81 percent). For youth, however, there was a greater variety of opinion. Although most agreed that after-school programs (65 percent), healthy eating programs and farmers markets (60 percent), and mentoring programs (50 percent) were priorities, many also believed that career mentoring and training (48 percent), sports activities (44 percent), crime prevention programs (40 percent), and youth music programs (38 percent) were important activities to support youth.

Lastly, providers were asked which public infrastructure needs and economic development areas the City should prioritize. The survey found that most providers viewed improving transportation services and transit access to neighborhoods (63 percent) and improving accessibility such as sidewalk curbs, ramps, and accessible playgrounds (48 percent) as priorities for the community. Regarding economic development, 75 percent of respondents felt the City should prioritize job opportunities and 60 percent of providers believed job training and job readiness should be a priority. Providers were less likely to identify activities to attract new business (42 percent), retain existing business (25 percent), or support small business (48 percent) as primary concerns for the community.