

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



July 20, 2021

Laura Webster, Director
Office of Long-Range Planning
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Dear Laura Webster:

RE: Review of Rocklin's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Rocklin's (City) revised draft housing element received for review on May 21, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The draft element addresses many statutory requirements; however, the following revision will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code).

Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50 of Division 1 of Title 2. (Gov. Code, § 65583 subd. (c)(10)(A).

As noted in the prior review, based on the outcome of the analysis, the element should include actions to enhance housing mobility strategies and encourage development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization including preservation of existing affordable housing, and protect existing residents from displacement. While the element includes many meaningful actions such as expanding opportunities for housing choice vouchers in areas of high opportunity, it should include additional actions to enhance housing mobility and address displacement risks in addition to promoting and incentivizing the construction of accessory dwelling units (ADUs) in high opportunity areas. Further, Program 2 (Code Enforcement and Abatement) should commit to a more definite timeline earlier in the planning period, such as at least a year following adoption. Finally, actions to affirmatively further fair housing must have metrics and milestones.

The element will meet the statutory requirements of State Housing Element Law once it has been revised to comply with the above requirement.

For your information, HCD did not consider the element's assumptions regarding ADUs in the demonstration of adequate sites. Specifically, HCD did not consider a rate of 192 ADUs per year. Among other methods, HCD accepts a multiplier of 5 on ADUs permitted in the past planning period prior to 2018 or trends in ADU construction since January 2018 to estimate new production. For example, Appendix B on Page 166 of the element includes data on building permits issued from 2017-2021 (ongoing). Considering this data, the City can assume 4 ADUs will be issued building permits on a yearly basis and a total of 32 units can be projected for the remainder of the planning period. Additionally, HCD recognizes several meaningful programs that both incentivize and monitor ADU production and affordability – for example, Program 7. In future years and upon demonstrating an increase in ADUs, the City may submit the housing element to recalculate the number of ADUs utilized to accommodate the regional housing need.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate.

As a reminder, the City's 6th cycle housing element was due May 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021 for Sacramento Area Council of Governments (SACOG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

For your information, pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Several federal, state, and regional funding programs consider housing element compliance among eligibility criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates your hard work and dedication provided in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" written in a larger, more prominent script than the last name "West".

Shannan West
Land Use & Planning Unit Chief