

## ATTACHMENT 2

### Summary of Revisions Incorporated Into 2021-2029 Housing Element July 2021 Adoption Draft

*Changes Shown in Yellow Highlight*

<u>Factors that Contribute to Fair Housing Issues</u>		
<u>AFH Identified Fair Housing Issues</u>	<u>Contributing Factors</u>	<u>Meaningful Actions</u>
<u>Displacement of residents due to economic pressures</u>	<u>Unaffordable rents and home prices</u> <u>Costs of rehabilitation or repair</u> <u>Shortage of affordable housing units</u>	<u>Collaborate with neighboring cities and organizations to promote affordable housing (Program 13)</u> <u>Analyze the feasibility of implementing an affordable housing impact fee (Program 19)</u> <u>Incentivize the development of affordable housing (Program 6)</u> <u>Offer assistance with repair and rehabilitation needs (Program 1)</u> <u>Encourage housing preservation, conservation, and acquisition rehabilitation (Program 2)</u>
<u>Higher cost of housing than many areas in the region</u>	<u>Relatively new housing stock</u> <u>Dominance of low-density zoning and land uses</u> <u>Shortage of funding to support development of affordable housing</u> <u>Lack of regional coordination to address housing issues</u>	<u>Consider allowing higher density development in single-family zones (Program 9)</u> <u>Promote a variety of housing types, including ADUs (Programs 7 and 9)</u> <u>Market Housing Choice Vouchers to households in</u>

<u>Factors that Contribute to Fair Housing Issues</u>		
<u>AFH Identified Fair Housing Issues</u>	<u>Contributing Factors</u>	<u>Meaningful Actions</u>
		<u>other areas of the region (Program 5)</u>  <u>Provide additional incentives beyond assistance identifying funding for affordable housing (Program 6)</u>  <u>Preserve existing affordable housing stock (Program 4)</u>  <u>Work with neighboring jurisdictions and regional organizations to expand affordable housing (Program 13)</u>
<u>Limited variety of housing types to meet a range of needs</u>	<u>Historic market demand for single-family development</u>	<u>Promote the construction of "missing middle" housing types (Program 9)</u>  <u>Encourage development of multifamily housing in high resource areas (Program 14)</u>  <u>Encourage construction of ADUs (Program 7)</u>
<u>Displacement of residents due to access to services</u>	<u>Shortage of housing for special needs group</u>  <u>Limited transit availability within residential neighborhoods resulting in reduced mobility, especially for lower-income households</u>	<u>Encourage housing mobility by creating an affordable housing database (Program 4)</u>  <u>Assist with pre- and post-moving counseling, housing search assistance and guidance about neighborhood features (Program 5)</u>  <u>Work with service providers to identify opportunities for additional housing for special needs groups and require developers to prepare an</u>

<u>Factors that Contribute to Fair Housing Issues</u>		
<u>AFH Identified Fair Housing Issues</u>	<u>Contributing Factors</u>	<u>Meaningful Actions</u>
		<p><u>affirmative marketing plan (Program 14).</u></p> <p><u>Work with transit agencies to market and promote awareness of the existing citywide Dial-A-Ride service that is available to the general public. Assess demand for and opportunities to invest in active transportation to revitalize disconnected neighborhoods and provide increased service between neighborhoods and job centers to improve residents' access to employment (Program 14).</u></p> <p><u>The City will annually track the demographics of the people benefiting from low- and moderate-income housing assets to ensure they are equitably distributed and focus funds in areas of high opportunity or in areas at risk of displacement (Program 24).</u></p>

or moderate-income families to afford housing. The City has included Program 7 to promote production of ADUs through educational materials, process streamlining, and pre-approved plans.

Government Code Section 65583.1 states that a city or county may identify sites for ADUs based on the number of ADUs developed in the prior housing element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, ~~it is anticipated that the production of ADUs will increase five fold in the future compared to 2018 through November 2020, prior to State law changes. This Housing Element assumes an average of 25 ADUs will be built per year during the June 30, 2021-August 30, 2029 RHNA projection period, for a total of 283 ADUs.~~

~~The City reviewed past trends of ADU construction from January 2018 through December 2020 to determine an annual average of 3.25 ADUs per year. Based off the annual average and the addition of Program 7 which promotes the development of ADUs, the City assumed an average of 5 ADUs per year which is a projected 40 ADUs for the 2021-2029 timeframe. Although the 5 units per year will be used to accommodate a portion of the City's RHNA, as shown in Table 7-41, the City believes that based on additional marketing efforts there will be a much higher ADU production rate, as discussed in Appendix B. Although the City assumes a higher production, no additional units beyond the 40 ADUs will be used to meet the 2021 – 2029 RHNA. From 2018 through November 2020, the City issued an average of 5 ADU permits per year (inclusive of guest quarters that technically qualify as ADUs ) without any active marketing efforts, with several other applications still pending.~~

In order to determine assumptions on ADU Affordability the City has inquired with landowners of most recent ADU applications and discovered that the vast majority are being constructed to accommodate extended family with little or in most cases no rent being charged. Unlike larger metropolitan areas, the impetus driving ADU development in Rocklin does not seem to be for income. Therefore, the City has assumed that of the total ~~203-80-10240~~ ADUs that are projected to be built during the projection period, ~~313-30~~ are estimated to lower-income households, ~~68-10~~ to moderate-income households, and ~~2-0~~ to above-moderate income households (Table 7-~~2840~~).

## MEETING THE RHNA

Table 7-~~2941~~ compares the City of Rocklin's RHNA to the site inventory capacity. This capacity is based on implementation of Program 10 which commits the City to rezoning ~~305.73159.91~~ acres to accommodate the lower income housing need and 77.75 acres to accommodate the moderate-income housing need. Based on these rezones, ~~projected ADUs, and approved projects~~, the City has a surplus of ~~316-301~~ units available to lower-income households (including extremely low-, very low-, and low-), ~~397~~ ~~239~~ units available to moderate-income households, and ~~152-152~~ units available to above moderate-income households, a total surplus of ~~665-844692~~ units.

TABLE 7-3041: COMPARISON OF REGIONAL HOUSING NEED AND SITE CAPACITY

Income Category	Number of Units	5th Cycle Carryover	Vacant Site Capacity*		Underutilized Site Capacity*		Projected ADU Capacity	Capacity from Table 7-42	Unit Surplus
			Residential	Mixed Use	Residential	Mixed Use			
Very Low	1,911	481	1,250	1365	1,200	1497	31230		316301
Low	1,151								
Moderate	771	=			805	195	6810		297238
Above Moderate	1,828	=					30	1,980	462152
<b>Total</b>	<b>5,661</b>	<b>481</b>	<b>1,250</b>	<b>1365</b>	<b>2,005</b>	<b>2302</b>	<b>40340</b>	<b>1,980</b>	<b>666692</b>

Source: City of Rocklin, November 2020

Notes:

\*Capacity is based on implementation of Program 10.4

#### 1. HOME HANDYPERSON PROGRAM

To encourage private rehabilitation efforts, the City will continue to partner with organizations such as Habitat for Humanity to offer a Home Handyperson Program. Eligible home repair activities include, weatherization, electrical upgrades, foundation and flooring repair, and accessibility retrofitting. Single-family homes, multifamily dwellings and mobile homes are eligible for assistance. The City will market the programs in the Old Town/Central Rocklin area where the greatest repair/rehabilitation needs exist to assist residents with the costs of repairs and thus reduce risk of displacement due to costs or housing condition.

**Objective:** Distribute flyers to households within the Old Town/Central Rocklin area at least once a year.

**Quantified Objective:** 8 lower income households (1 household annually) and 80 senior households (10 households annually) during the planning period. **Target 15 in areas of concentrated poverty.**

**Responsible Agency:** Community Development Department/Housing Services

## 2. CODE ENFORCEMENT AND ABATEMENT

The City's Code Compliance Division carries out code enforcement and inspection activities as a means to preserve and maintain the livability and quality of neighborhoods. City staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited on homes occupied by lower- and moderate-income households, staff encourages property owners to seek assistance through the Home Repair Program offered by the City.

**Objective:** Continue to implement the Code Enforcement and Abatement Program ~~and develop a proactive code enforcement program that targets areas of concentrated rehabilitation need, results in repairs and mitigates potential costs, displacement and relocation impacts on residents.~~ Provide information about the Home Handyman Program to owners of all homes in need of repair. Complete a Housing Conditions Survey in older neighborhoods and neighborhoods with lower median incomes to evaluate rehabilitation need. Based on findings of the focused evaluation, the City will identify measures to encourage housing preservation, conservation, and acquisition rehabilitation, and mitigate potential costs, displacement and relocation impacts on residents. These measures may include, but are not limited to:

- Reach out directly to homeowners of housing units in need of repair to promote the Home Handyman Program.
- Streamline permit review for home repairs on housing units identified during the conditions survey.
- Seek funding to offer relocation assistance to low-income tenants or owners displaced during rehabilitation efforts.
- Seek funding to develop a housing rehabilitation program.

**Quantified Objective:** ~~80 households (10 households annually), 25 lower income units during the planning period.~~ Target 15 units in areas of concentrated poverty.

**Responsible Agency:** City of Rocklin, Community Development Department Code Compliance Division

**Financing:** General Fund

**Timeframe:** ~~Ongoing, on a reactive basis.~~ Implement the Code Enforcement and Abatement Program on an ongoing basis. Provide information on the Home Handyman Program and complete the Housing Conditions Survey by June 2022 and determine next steps by February 2023.

### 3. ZONING FLEXIBILITY FOR HOUSING REHABILITATION

Many dwelling units in need of rehabilitation were constructed prior to adoption of current zoning standards. As a result, some of these dwellings do not conform to lot size, setbacks, yard requirement, location, and other zoning standards. To avoid discouraging rehabilitation efforts, the City will continue

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to allow non-conforming dwellings to be rehabilitated pursuant to Chapter 17.62 of the Rocklin Municipal Code so long as the non-conformity is not increased and no threat to public health and safety is identified.

**Objective:** Continue the practice of allowing non-conforming dwellings to be rehabilitated so long as the non-conformity is not increased and no threat to public health and safety is identified.

**Quantified Objective:** 40 units. Target 15 units in areas of concentrated poverty.

**Responsible Agency:** City of Rocklin, Community Development Department

**Financing:** General Fund

**Time Frame:** Ongoing, as projects are processed through the Planning Division.

#### 4. PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK

State law requires jurisdictions to provide a program to preserve publicly assisted affordable housing projects at risk of conversion to market-rate housing. As of 2020, the City has a total of 1,097 assisted rental units in 13 developments in its jurisdiction. Of these projects, none are currently at risk of conversion to market-rate housing during the 2021–2029 period (Table 7-~~332~~1).

**Objectives** Work with owners of at-risk projects, interested groups, and the State and federal governments to implement the following measures on an ongoing basis to conserve affordable housing stock:

- Monitor Units at Risk: Monitor the status of at-risk projects annually.
- Affordable Database: Encourage housing mobility by creating an affordable housing database available on the City's website and market the database regionally and in coordination with the Placer County Housing Authority and the Roseville Housing Authority.
- **Work with Potential Purchasers:** Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.
- **Tenant Education:** Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.
- **Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Housing Choice Voucher Assistance:** The City will direct tenants of "at risk" units to obtain Section 8 vouchers, that can be administered in the City of Rocklin, through the Roseville Housing Authority or Placer County Housing Authority

**Responsible Agency:** City of Rocklin, Community Development Department, Housing Services

**Financing:** General Fund

**Timeframe:** Annually monitor and apply for funding as Notices of Funding Availability are released



## 5. HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low- income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. In Rocklin, the program is administered primarily by the Roseville Housing Authority. Additionally, some Rocklin residents receive assistance through the Placer County Housing Authority. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.

**Objective:** Provide assistance for low-income families that use Housing Choice Vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources. In addition to providing referrals to Rocklin households in need of housing assistance, the City shall market applications for the voucher program in other areas of the region outside of Placer County to improve access to resources in Rocklin for more households. To reduce the concentration of voucher holders, promote mixed-income neighborhoods, and improve mobility between neighborhoods the City shall meet with property managers in high resource areas with a low percent of vouchers to encourage them encourage property owners to accept Section 8 assistance.

Additionally, the city will work with agencies in the region, the Placer County Housing Authority, and the Roseville Housing Authority to encourage mobility counseling to assist with pre- and post-moving counseling, housing search assistance and guidance about neighborhood features.

**Quantified Objective:** 110 households annually, 25 households targeted towards special needs groups (seniors, persons with disabilities, female headed households, farmworkers and homeless persons).

**Responsible Agency:** Roseville Housing Authority; Placer County Housing Authority; City of Rocklin, Community Development Department/Housing Services

**Financing:** HUD Section 8 Housing Choice Voucher Program

**Timeframe:** Refer households on an ongoing basis. meet with property owners at least 3 times during the planning period.

## 6. AFFORDABLE HOUSING DEVELOPMENT AND FUNDING

To effectively develop affordable housing depends on a variety of County, State, Federal, and local funding sources. Several government programs provide direct subsidies, mortgage insurance, or low-interest

loans to non-profit housing developers. Agencies providing such assistance include the State Department of Housing and Community Development (HCD), the California Housing Finance Agency (CHFA), the California Tax Credit Allocation Committee (CTCAC) and the federal Department of Housing and Urban Development (HUD).

**Objective:** Work with housing developers to expand opportunities for affordable lower-income and workforce housing by creating partnerships, providing incentives, and pursuing funding opportunities. Specifically, the City shall:

- Promote construction of affordable housing including ADU's in high resource areas and in areas that have a shortage of affordable housing to enhance mobility for low-income residents (including extremely low income) to access these neighborhoods.
- SupportEncourage affordable housing development for special needs groups, including, seniors, persons with disabilities, including developmental disabilities, female headed households, farmworkers and homeless persons.
- Provide technical assistance with site identification, site acquisition, and expedited permit processing;
- Conduct annual workshops with for-profit and nonprofit housing developers, local and regional funding agencies, and other organizations to review and promote available housing programs;
- Promote the use of the density bonus ordinance and fee deferrals to encourage affordable housing;
- Partner with nonprofit and for-profit affordable housing developers to support their financing applications for State and federal grant programs, tax-exempt bonds, and other programs that become available;
- Pursue federal, State, and private funding for low- and moderate-income housing by applying for State and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.

**Quantified Objective:** 15 extremely low-income; 20 very low-income; 20 low-income units, 10 units targeted in high resource areas.

**Responsible Agency:** City of Rocklin, Community Development Department/Housing Services.

**Financing:** General Fund; CDBG; CTCAC; HUD; CHFA Revenue Bonds

**Timeframe:** Ongoing, as projects are processed. Meet with developers and contact HCD, CHFA, CTCAC and HUD annually. Maintain a sites inventory list on the City's website. Amend the density bonus ordinance as needed to comply with Government Code Section 65915.

## 7. ACCESSORY DWELLING UNIT DEVELOPMENT

An accessory dwelling unit is a second independent dwelling unit containing its own sleeping quarters, kitchen and bathroom facilities, and entrance from the outside, located on a single-family lot. A second unit may either be attached to or detached from the principal dwelling unit. Second units offer several benefits. Second units typically rent for less than apartments of comparable size and therefore offer an affordable rental housing option. Additionally, the primary homeowner is able to receive supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

**Objectives:** Promote accessory dwelling units as an affordable housing option in Rocklin through the following actions.

- Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. Additionally, the City shall present homeowner associations with the community and neighborhood benefits of accessory dwelling units, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law, and ask homeowner associations to encourage such uses.
- Develop, and offer free of charge, prototype preapproved plans for second-accessory dwelling units to bring down permit costs and expedite the permitting process.
- Explore options for establishing a loan program to help homeowners finance the construction of ADUs. The City shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households.
- Emphasize-actively marketing-of ADU guidance and materials and preapproved plans in areas of high opportunity-access to resources to encourage the development of new affordable housing in areas of opportunity as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options.
- Develop and implement a monitoring program. The program will track ADU approvals and affordability. The City will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period. Monitor the construction, and/or rental of ADUs annually to ensure that ADUs are available and affordable to low-income households. The City will evaluate ADU production and affordability two years into the planning period (2023) and if it is determined these units are not meeting the lower-income housing need, the City shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).

**Quantified Objective:** ~~203-19240~~ units, Target 20 units in high resource areas.

**Responsible Agency:** City of Rocklin, Community Development Department

**Financing:** General Fund

## 8. ZONING FLEXIBILITY

The creation of the Business Attraction, Retention and Revitalization Zone (BARRO Zone) has created an alternative zoning tool for those properties within the boundaries of the zone to provide a mechanism to propose a commercial, residential, or mixed-use development. The BARRO Zone streamlines the regulatory process by allowing a staff level review and approval process. It eliminates the need for a formal public hearing before the Planning Commission and/or the City Council.

**Quantified Objective:** *Assist with 16 BARRO Zone housing projects (2 per year) over the planning period.*

**Responsible Agency:** City of Rocklin, Community Development Department

**Financing:** General Fund, SB 2, LEAP/REAP funding

**Timeframe:** Ongoing, as projects are processed through the Planning Division. Provide information about the BARRO Zone on the City's website.

## 9. PROMOTE MISSING MIDDLE HOUSING TYPES

Housing types of a scale between single-family detached homes and large apartment buildings are sometimes referred to as "missing middle" housing types. Because these homes typically have smaller floorplans and are built at higher density, they can be more affordable alternatives to single-family detached homes without requiring subsidies to maintain their affordability.

**Objective:** Promote the construction of 100 missing middle housing units (e.g., duplexes, tri/fourplexes, courtyard buildings, bungalow courts, townhouses, live/work units), cluster housing, and other innovative housing types by distributing educational and promotional materials on the City's website. Encourage construction of these units in low- and medium-density areas with high opportunity to enhance mobility and increase housing options for lower-income households at risk of displacement. Consider strategies such as amending zoning to permit additional units in existing single-family zones.

**Quantified Objectives:** 125 moderate-income units, 45 targeted in high opportunity areas.

**Responsible Agency:** City of Rocklin, Community Development Department

**Financing:** General Fund

**Timeframe:** 2022 and ongoing

#### PROVISION OF ADEQUATE HOUSING SITES

Meeting the housing needs of all segments of the community requires the provision of adequate sites for all types, size and prices of housing. The City's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development.

#### 10. INVENTORY OF SITES FOR HOUSING/REZONE

As part of this Housing Element update, the City identified additional parcels suitable for residential development. To help facilitate the development of affordable housing on these sites, the City will work with interested developers and provide financial and/or regulatory incentives, as feasible.

**Objective:** Annually review the sites inventory to accommodate the City's RHNA of 5,661. Monitor development applications with the available sites table and encourage and facilitate the development of affordable housing on Rocklin's remaining sites designated for medium-high and high-density residential uses. Make the inventory of sites available to developers and offer regulatory and/or financial incentives to facilitate the development of housing affordable to lower income households.

To ~~accommodate the City's 6<sup>th</sup> cycle~~ ~~ensure the City has enough land to meet its~~ Regional Housing Needs Allocation (RHNA), ~~and the 5<sup>th</sup> cycle unaccommodated need,~~ the City will rezone and amend the land use designation on ~~420-6795.58~~ acres of vacant ~~and underutilized~~ land ~~to Res 24+~~, and ~~85-0564.33~~ acres of land that is ~~vacant and~~ underutilized ~~to MU 24+~~, to meet the City's lower income RHNA ~~of 3,543 units~~ (identified in Table 7-~~4042~~). ~~All sites will have a minimum density of 24 units per acre. Mixed Use sites will have a maximum density of 40 dwelling units per acre. Sites and sites zoned Res 24+ will have a High Density Residential (HDR) land use designation with no maximum density.~~ Rezoned sites will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households. All sites will ~~accommodate-require~~ a minimum of 20 units per acre and ~~will allow for~~ at least 16 units per site, per state law requirements. The City will ensure that this rezone effort will ensure consistency with the general plan designations and zoning districts.

Additionally, to ensure capacity for the City's moderate income RHNA, the City will rezone 51.06 acres of vacant land ~~to R-3, RD-20 and MU 10+~~, and 26.69 acres of underutilized land ~~to MU 10+~~, identified in Table 7-~~4143~~.

The City will emphasize applying the rezones to available lands in high resource areas, as defined by the TCAC/HCD Opportunity Areas map and on sites that are 0.5 to 10 acres in size.

All identified sites have water and sewer capacity and availability of dry utilities.

The City will also amend the zoning ordinance to allow for split zoning on the same APN or parcel. This will be done concurrently with the rezone effort.

**Responsible Agency:** City of Rocklin, Community Development Department

**Financing:** General Fund, SB 2, LEAP/REAP



**Timeframe:** Comply with Government Code Sections 65583(f) and 65583.2(h) and amend the Zoning Ordinance and Land Use Element to accommodate the unaccommodated need of 481 units from the 5<sup>th</sup> cycle RHNA within one year of adoption of the Housing Element and complete land use designations changes and establish zoning as necessary for remaining sites identified in Tables 7-38402 and 7-40413 within 3 years and 120 days of adoption of the Housing Element the start of the planning period (May 15, 2021), consistent with Government Code Section 65583(f) and 65583.2(h). The City will report on the progress of this rezone in its annual progress reports required pursuant to government Code Section 65400 and due on April 1st of each year. Allow for split zoning concurrently with the rezone efforts.

### 13. REGIONAL PARTNERSHIP FOR AFFORDABLE HOUSING

Recognizing the regional nature of issues relating to affordable housing and homelessness, Rocklin will participate in regional efforts and coordinate with neighboring City of Roseville, Roseville Housing Authority, County of Placer, and Placer County Housing Authority in the provision of social services and housing assistance to lower and ~~moderate-income~~ moderate-income persons, including extremely low-income households and the homeless. Rocklin will place an emphasis on improving mobility between low and high resource areas to connect residents of the city and the region with increased access to opportunities and resources and will market the availability of resources in the region to meet the needs of its residents.

**Objective:** Continue to coordinate with the City of Roseville, the Roseville Housing Authority, County of Placer, and the Placer County Housing Authority through phone calls and meetings to expand affordable housing opportunities and to meet the housing and supportive service needs of the homeless as strategies to reduce displacement risk for extremely low-, very low-, and low-income persons. Continue to participate in regional efforts to reduce homelessness by continuing to attend Homeless Resource Council of the Sierras (HRCs)/CA-515 Continuum of Care (CoC) Placer Consortium on Homelessness (PCOH) meetings, when appropriate. In addition, the City will continue to maintain its relationship and information exchanges with the Placer Consortium on Homelessness (PCOH) and Placer Collaborative Network (PCN). The City will also continue to participate in which conduct regular Point In Time (PIT) counts of the local homeless population in Placer County.

**Quantified Objectives:** *125 moderate-income units, 45 targeted in high opportunity areas.*

**Responsible Agency:** City of Rocklin, Community Development Department/Housing Services

**Financing:** General Fund

**Timeframe:** Annually meet with the City of Roseville, the Roseville Housing Authority, County of Placer, and the Placer County Housing Authority.

#### 14. FAIR HOUSING PROGRAM

Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, age, disability, marital status, familial status, sexual orientation, source of income, or any other arbitrary factor.

**Objective:** The City identified barriers to fair housing through the Fair Housing Assessment (see Section 7.2 Housing Needs Assessment). To address identified barriers, foster an inclusive community, and promote the development of affordable housing, the City will complete the following actions:

- Implement Programs 1, 2, 3, 4, 5, 6, 7, 9, and 24 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas of higher concentration of lower-income households and overpayment (e.g. Programs 4, 6, and 19, and 24) and facilitating affordable housing in high opportunity areas.
- As inquiries and complaints are received, continue to refer residents with fair housing questions to the California Department of Fair Employment and Housing, Legal Services of Northern California (Auburn), or the Fair Housing Hotline Project.
- Continue to maintain information about fair housing services available to City residents on the City's website, update the materials annually as new information or requirements are available.
- Work with fair housing organizations such as Legal Services of Northern California on an annual basis to identify patterns of fair housing issues and on a quarterly basis to track fair housing complaints to enforce fair housing laws.
- Beginning in 2022 and in every other year following, provide training to landlords and property owners on avoiding discriminatory practices based on income or other protected classes, and their requirement to grant reasonable accommodation requests.
- Continue to encourage development of multifamily housing in high resource areas by assessing the feasibility of providing incentives such as density bonuses or parking reductions on a project-by-project basis.
- Meet annually with Placer County Transit Dial-A-Ride and other transit agencies, as appropriate, to ensure their capacity is sufficient to meet the needs of the community and to assess the need for and feasibility of providing increased service between neighborhoods to improve residents' access to employment (consistent with fare box recovery standards). and identify Explore mechanisms to fund expansion and investment in disconnected neighborhoods. Also work with PCT to market and increase awareness of citywide Dial-A-Ride services that are already available to the general public.
- Meet with service providers for special needs groups by December 2021, and annually thereafter, to identify discuss funding opportunities and other mechanisms to expand availability of services and housing for special needs groups.
- The City shall require affordable developers to prepare an affirmative marketing plan, as a condition of receiving public funding, and encourage private developers to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status. This new requirement will be set by 2024.

#### 24. SUCESSORY AGENCY

All redevelopment agencies were dissolved in California effective February 1, 2012. The City of Rocklin ultimately elected to function as the successor to the former Redevelopment Agency ("Successor Agency") and to form a Housing Successor to serve as the governing body for the former agency's low- and moderate-income housing assets. Housing Successors receive the non-cash housing assets of the former Redevelopment Agencies and are charged with monitoring and maintaining existing low- and moderate-income housing assets and meeting outstanding requirements for former redevelopment agencies. The City will annually track the demographics of the people benefiting from these funds to ensure they are equitably distributed and make adjustments to funding if they are not; this assessment shall use the best available data, including updated Census, ACS, Point in Time counts, and other data. Going forward the fund's revenues will be only from loan payment funds. Surplus funds may provide small gap funding for future affordable development projects. Projects in areas of high opportunity or in areas at risk of displacement will be prioritized to receive any funds collected.

Objective: Gap financing for future developments and Homeless Prevention and Rapid Rehousing Program. Prioritize funding for 2 projects in high opportunity areas.

Responsible Agency: City of Rocklin, Community Development Department

Financing: City loan payoffs

Timeframe: Within one year from adoption of the Housing Element