

EXHIBIT A



City Council Staff Report

Subject: 2021 General Plan Annual Progress Report

Date: March 22, 2022

Submitted by: David Mohlenbrok, CDD Director
Laura Webster, Director of Long-Range Planning & Housing

Department: **Community Development Department**

RECOMMENDATION:

Adopt a Resolution of the City Council of the City of Rocklin Accepting the 2021 General Plan Annual Progress Report and Directing the Submittal to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR)

BACKGROUND:

Government Code Section 65400 has long required City and County submittal of Annual Progress Reports regarding the implementation of a City's Housing Element. Additional legislation requires that an Annual Report also be prepared regarding the status of the General Plan and implementation efforts completed on a Fiscal Year or Calendar Year basis. This General Plan Annual Progress Report (GP APR) has been prepared to describe activities conducted in Calendar Year 2021 and must be presented to the City's legislative body and then submitted to the Governor's Office of Planning and Research (OPR) and State Department of Housing and Community Development (HCD) by April 1, 2022. This memo/GP APR, and associated attachments, will be included as Exhibit A to the attached Resolution and submitted to the State.

Overall General Plan Status

The most recent comprehensive update of the City of Rocklin's General Plan occurred in 2012. Notable amendments were completed in 2015 to address Urban Levels of Flood Protection (consistent with the Central Valley Flood Protection Act) and to incorporate the 2016 Placer County Local Multi Hazard Mitigation Plan into the Rocklin Community Safety Element by reference.

2021-2029 Housing Element Update

Like many jurisdictions throughout the State, a large portion of General Plan related efforts in Rocklin in 2021 were focused on preparation of the City's 2021-2029 Housing Element Update.

The Update included detailed analysis required by State law related to: 1) existing demographics and housing characteristics; 2) market, government and environmental constraints; 3) land, financial and administrative resources available to meet housing demand; 4) accommodation of the City's Regional Housing Need Allocation; 5) establishment and/or modification of goals and policies to address housing needs; and 6) a review of past accomplishments under the 2013 - 2021 Housing Element.

The City went through a rigorous public participation process and detailed collaboration with the State Department of Housing and Community Development, throughout the update process. Significant effort was also placed on addressing new requirements including an assessment to Affirmatively Further Fair Housing and strategies to improve Housing Mobility in High Resource Areas.

Long before the formal start of the City's current Housing Element Update, the City participated in a Regional Assessment of Impediments to Fair Housing (AI) which included extensive public outreach both with Rocklin stakeholders and those throughout the Sacramento region.

The City also formed a Regional Housing Needs Allocation (RHNA) Committee that conducted public meetings approximately every two weeks for a nine-month period between October 2018 through June 2019. The RHNA Committee, made up of local housing and affordable housing developers, current and former City Council Members, Planning Commissioners and representatives from the Building Industry Association (BIA), examined a number of criteria and critical factors culminating in specific recommendations for sites to be included in the City's Available Sites Inventory for the 6th Cycle Housing Element Update.

The City Council conducted a public hearing on July 28, 2020 and provided direction to staff regarding sites to be included in the RHNA Resolution of Intent (ROI) for inclusion in the Housing Element Update Available Sites Inventory and associated General Plan Amendments and Rezones. Actual General Plan Amendments and Rezones will be separately processed.

The City Council conducted a public workshop to solicit input on potential housing programs on September 22, 2020.

A Public Review Draft 2021-2029 Housing Element was prepared and widely distributed for public review on November 20, 2020.

The City Council and the Planning Commission conducted a special joint meeting and public hearing on December 8, 2020 to provide an additional opportunity for input prior to the City's submittal of the document to the State Department of Housing Community Development (HCD) for their technical review.

The Draft 2021-2029 Housing Element document was submitted to HCD for their initial 60-day review on December 23, 2020.

An initial set of comments regarding the December 2020 Draft Document was provided by HCD.

Due to the nature and extent of some of the comments, staff conducted a public workshop with the City Council on April 27, 2021, to receive further direction, prior to completing additional revisions to the document.

The REVISED Public Review Draft 2021-2029 Housing Element was resubmitted to HCD on May 21, 2021 with a request for that agency's expedited review. The City simultaneously released the REVISED Public Review Draft 2021-2029 Housing Element in track changes form for additional review by the public, stakeholders, Planning Commission Members and Members of the City Council.

On July 20, 2021, HCD provided a 2nd response letter, requesting additional modifications.

City staff discussed proposed responses to those items with HCD staff and incorporated the changes into the REVISED July 2021 Adoption Draft Document presented at the August 3, 2021 Planning Commission Hearing, and subsequently adopted by the City Council on August 24, 2021.

All documents, presentations, meetings and hearings related to the Housing and Safety Element Update were open and available to the public. Prior packets and audio or video from the City's Regional Housing Needs Allocation (RHNA) Committee, Planning Commission and City Council meetings can be found by entity and date on the City's website at: <https://www.rocklin.ca.us/agendas-minutes>. Even though the update process took place in the midst of the COVID 19-pandemic, all public workshops and hearings took place with both in person and virtual/Zoom meeting attendance options.

The City is pleased to report that Rocklin received a Compliance Letter regarding the newly adopted element from the State Department of Housing and Community Development on November 29, 2021 (See Attachment 1 to this report).

A copy of the full 2021-2029 Housing Element Update document is available on the City's website on the General Plan page at the following link: <https://www.rocklin.ca.us/post/general-plan>

An excerpt of the Goals, Policies and Programs resulting from the 2021-2029 Housing Element Update process are included as Attachment 2 to this report.

2021 Community Safety Element and Action Plan Update

Concurrent with the update of the City's Housing Element, a comprehensive update to the City's General Plan Community Safety Element and associated Action Plan was also conducted, to address climate adaptation and resiliency strategies and identify new information relating to flood and fire hazards in compliance with State law and recent legislation.

The revised Safety Element has been prepared to follow the most recent State guidance and recommendations on community safety and vulnerability. It is also consistent to the extent possible with recent and ongoing related plans across Placer County, including the new Placer County Sustainability Plan and the somewhat concurrent update to the county-wide Local Hazard Mitigation Plan (LHMP) which was adopted by the Placer County Board of Supervisors in November 2021. The City is currently

processing a General Plan Amendment to incorporate the newly adopted 2021 county-wide Local Hazard Mitigation Plan Update by reference into the recently Updated Safety Element.

The City's recently adopted 2021 Community Safety Element and associated Action Plan Update were reviewed by City Departments and distributed to all appropriate state agencies as part of the update process. Opportunities for public comment were also provided during combined Housing and Safety Element workshops and hearings.

A copy of the full 2021 Safety Element is available on the City's website on the General Plan page at the following link: <https://www.rocklin.ca.us/post/general-plan>

An excerpt of the Updated Goals, Policies and Action Plan resulting from the 2021 Safety Element Update process is included as Attachment 3 to this report.

Land Use Element - General Plan Amendments

In 2021, the City reviewed and approved a General Plan Amendment and Rezone to accommodate a small lot single family development project on a 7.4 acre site called Quarry Row on the outer edge of the City's Downtown/Central Rocklin corridor. The infill site was designated as a combination of Mixed Use (MU) and High Density Residential (HDR) and a General Plan Amendment to Medium High Density Residential was required. Although the change did not create a "no net loss" issue in terms of the City's applicable Housing Element Available Sites Inventory at the time, additional land in the City also needed to be redesignated to housing to comply with recent SB 330 legislation.

Quarry Row Subdivision Site



The Quarry Row General Plan Amendment (GPA) to change the site from MU and HDR to MHDR, reduced the minimum required residential density of the project site by 41 dwelling units. However, the applicant concurrently processed the Rocklin Corporate Center General Plan Amendment and Rezone to change

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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November 29, 2021

Aly Zimmermann, City Manager
City of Rocklin
3970 Rocklin Road,
Rocklin, CA 95677

RE: City of Rocklin's 6th Cycle (2021-2029) Adopted Housing Element

Dear Aly Zimmermann:

Thank you for submitting the City of Rocklin's (City) housing element adopted August 26, 2021 and received for review on September 1, 2021. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's July 21, 2021 review.

HCD's finding was based on, among other reasons, several programs that include, but are not limited to:

- Program 2 (Code Enforcement and Abatement)
- Program 5 (Housing Choice Vouchers)
- Program 7 (Accessory Dwelling Unit Development)
- Program 10 (Inventory of Sites for Housing/Rezone)
- Program 11 (Large Site/Small Site Incentives)
- Program 14 (Fair Housing)
- Program 24 (Successor Agency)

The City must monitor and report on the results of these and other programs through the annual progress report pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element and other laws. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking 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 and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

HCD appreciates all the hard work Laura Webster provided throughout the housing element update, the City's commitment throughout the process is commendable. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the general plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall". The signature is stylized and somewhat abstract, with a large initial "P" and "M".

Paul McDougall
Senior Program Manager

ATTACHMENT 2

This 2021–2029 Housing Plan builds upon the City’s experience in implementing the previous Housing Element. Existing housing programs were evaluated for progress, continued appropriateness and modified, as necessary, for the new planning period. New housing programs have been added to respond to new issues and concerns, changing needs, and updated laws.

GOALS AND POLICIES

The following Housing Element goals and policies have been developed in response to the community’s identified housing needs.

HOUSING CONSERVATION

The City conducted a focused housing condition survey in the Old Town/Central Rocklin area in early 2002. This area is the oldest neighborhood in Rocklin and was determined to have the greatest repair/rehabilitation needs. Most housing units were found to be structurally sound; only 13% of residential structures were in need of minor to significant repairs to ensure structural integrity. Nearly one-fifth (19%) of homes were in need of minor roof repairs and 18% had minor maintenance issues. Other housing conservation needs of the City include existing affordable housing stock and rental units at-risk of converting to market-rents or condominiums, and the Housing Choice Voucher Program.

Based on consultations in 2020 with the City’s Housing staff, Building Division and Code Enforcement Division, the City has received very few requests for low interest loans for home repairs and minimal complaints regarding nuisance housing conditions since 2008, further supporting that the City’s housing stock is generally in good condition.

Goal 1 Maintain and improve the quality of existing housing and residential neighborhoods in Rocklin.

- Policy 1.1** Promote increased awareness of the importance of property maintenance to long-term housing quality and engage the community to preserve neighborhoods.
- Policy 1.2** Seek, through code enforcement, the private rehabilitation of substandard dwelling units and provide financial assistance, when available, to owners of dwelling units occupied by lower-income households. In applying this policy, the City shall seek to avoid the displacement of lower-income households.
- Policy 1.3** Provide assistance to inspect and identify code violations in residential structures.
- Policy 1.4** Require the abatement or demolition of substandard housing that is not economically feasible to repair.
- Policy 1.5** Work with for-profit developers and non-profit housing corporations to identify existing affordable housing and develop strategies to maintain its affordability.

- Policy 1.6** Continue to pursue available sources of funding for maintaining and expanding the supply of affordable housing for lower and moderate-income households, including extremely low-income households.
- Policy 1.7** Preserve the existing stock of affordable housing, including (but not limited to) mobile homes and apartments, through City regulations as well as financial and other forms of assistance.
- Policy 1.8** Support the Roseville’s and Placer County’s Housing Authority in the provision of Section 8 Housing Choice Voucher rental assistance to very low- and extremely low-income households.

HOUSING PRODUCTION

The City of Rocklin encourages the production of a diversity of housing types to meet the needs of all segments of the community. Housing diversity is important to ensure that all households, regardless of age, income level, and household type, have the opportunity to find housing suited to their need and lifestyle. New construction is a major source of housing for prospective homeowners and renters but generally requires public sector support for the creation of units affordable to lower income households, including extremely low-income households. The following goals and policies support the expansion of housing opportunities in Rocklin.

Goal 2 Facilitate the provision of a range of housing types to meet the diverse needs of the community.

- Policy 2.1** Provide quality housing opportunities for current and future residents with a diverse range of income levels.
- Policy 2.2** Provide expanded housing opportunities for the community’s workforce.
- Policy 2.3** Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, including extremely low-income households, as well as housing suitable for seniors, large families, female-headed households, the homeless, and persons with disabilities.
- Policy 2.4** Encourage the provision of housing affordable to extremely low-income households when reviewing proposals for new affordable housing developments.
- Policy 2.5** Facilitate the provision of second units as a means of providing affordable rental housing opportunities in existing neighborhoods.
- Policy 2.6** Encourage diversity of unit size and number of bedrooms within housing developments to expand lower cost rental opportunities for large families.

- Policy 2.7** Allow housing developments with at least 20 percent affordable housing by-right on lower-income housing sites that have been counted in previous housing element cycles, consistent with AB 1397.

PROVISION OF ADEQUATE HOUSING SITES

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. The City's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development.

Goal 3 Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs.

- Policy 3.1** Identify vacant parcels and provide to interested developers in conjunction with information on available development incentives.
- Policy 3.2** Ensure new residential projects are developed at densities consistent with the density ranges established for each residential district in the Land Use Element.
- Policy 3.3** Facilitate the development of multifamily housing on vacant parcels designated for medium-high and high-density residential uses.
- Policy 3.4:** Continue to work with developers requesting General Plan Amendments converting nonresidential designation to residential uses or from a higher density residential category to a lower density residential category to incorporate affordable housing as a component of the overall development. As an objective, target up to ten percent of the units as affordable, depending on the level of affordability or other amenities provided. Pursue the inclusion of extremely low-income units whenever possible in the negotiated target number of affordable units.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

State law requires that housing elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing affordable to lower- and moderate-income households, including housing for families, seniors, and persons with special needs.

Goal 4 Mitigate or remove potential governmental constraints to housing production and affordability.

- Policy 4.1** Provide regulatory and/or financial incentives, where appropriate, to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.

Policy 4.2 Periodically review City regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

REGIONAL COORDINATION

The City seeks to take an active role in cooperating with neighboring jurisdictions in Placer County to resolve housing problems and issues facing Rocklin that are primarily regional in nature. Homelessness and limited supply of and funding for affordable housing are examples of major housing issues that should be addressed at the local as well as regional level.

Goal 5 **Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness.**

Policy 5.1 Coordinate with surrounding jurisdictions in the provision of housing assistance and related services to lower and moderate-income households, homeless persons, and other persons with special needs.

Policy 5.2 In conjunction with surrounding jurisdictions, actively pursue State, Federal, and other funding sources for affordable housing activities.

EQUAL HOUSING OPPORTUNITY

The City seeks to promote housing opportunities for all persons in Rocklin, regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, physical or mental disability, sexual orientation, or source of income. In order to make adequate provision for the housing needs of all segments of the community, the City must also ensure equal and fair housing opportunities are available to all residents.

Goal 6 **Promote equal opportunity for all residents to reside in the housing of their choice.**

Policy 6.1 Support the enforcement of fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, color, ancestry, national origin, gender, religion, marital status, family status, physical or mental disability, or other arbitrary factors.

Policy 6.2 Support organizations that offer fair housing and mediation services to Rocklin residents.

Policy 6.3 Promote housing that meets the special needs of the homeless, seniors, large families, and persons with disabilities.

PROGRAMS

The goals and policies outlined in the prior section address Rocklin’s identified housing needs, and are implemented through a series of housing programs offered primarily through the City’s Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The City’s housing programs for addressing community housing needs are described according to the following six issue areas.

- Housing Conservation
- Production of Housing
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Promotion of Regional Coordination
- Promotion of Equal Housing Opportunity

The housing programs presented on the following pages include existing programs as well as various revised and new programs that have been added to address the City’s unmet housing needs.

CONSERVATION OF THE EXISTING SUPPLY OF HOUSING

Conserving and improving the housing stock is an important goal for the City of Rocklin. The City supports neighborhood preservation and improvement through housing rehabilitation and improvement programs, and code enforcement. The Old Town/Central Rocklin area is the oldest neighborhood in Rocklin and is determined to have the greatest repair/rehabilitation needs.

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

Financing: CDBG, revolving loan funds

Timeframe: Ongoing, as funding is available, and households are interested. Advertise program in the newspaper once per year and place on the City's website.

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. 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: *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: 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 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 7-21).

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 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.

PRODUCTION OF HOUSING

The City of Rocklin implements various programs to encourage a diversity of housing types. Part of this diversity is addressed through the Regional Housing Needs Plan (RHNP), which encourages the construction of housing for all economic segments in the community. Housing diversity is important to ensure that all households, regardless of age, income level, and household type, have the opportunity to find housing suited to their need and lifestyle. The following programs support the provision of additional housing opportunities in Rocklin.

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.
- Encourage 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, preapproved plans for 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.
- Actively market ADU guidance and materials and preapproved plans in areas of high 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. 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: 40 units. Target 20 units in high resource areas.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: Complete bullets 1-5 by December 2022, evaluate effectiveness of ADU approvals and affordability by 2023, rezone if necessary, by 2024.

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 6th cycle Regional Housing Needs Allocation (RHNA), and the 5th cycle unaccommodated need, the City will rezone and amend the land use designation on 95.58 acres of vacant and underutilized land to Res 24+, and 64.33 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 7-42). 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 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 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 7-43.

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 5th cycle RHNA within one year of adoption of the Housing Element and complete land use designation changes and establish zoning as necessary for remaining sites identified in Tables 7-42 and 7-43 within 3 years and 120 days of 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.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

Under State law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to mitigate government constraints on residential development and facilitate development of housing affordable to lower- and moderate-income households, including families, seniors, and persons with special needs.

11. LARGE SITES AND SMALL SITES FOR HOUSING FOR LOWER INCOME HOUSEHOLDS

To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development.

To encourage the consolidation of smaller adjacent parcels zoned for residential use, the City will work with property owners to consolidate parcels, coordinating with local property owners to support the development of affordable multifamily housing development, or working with developers to identify suitable vacant and adjoining sites.

To further assist, the City will offer the following incentives for both large and small site development of affordable housing which may include but is not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units,
- Ministerial review of lot line adjustments,
- Deferral of fees related to the subdivision for projects affordable to lower income households,
- Providing technical assistance to acquire funding, and
- Modification of development requirements.

Responsible Agency: City of Rocklin, Community Development Department

Financing: A combination of General Fund, grants such as Community Development Block Grant (CDBG), SB 2, LEAP/REAP future housing funds and other funds as they become available

Time Frame: Develop the incentive program by December 2022, provide incentives throughout planning period, as projects are submitted to the Community Development Department

12. HOUSING FOR PERSONS WITH DISABILITIES

Pursuant to SB 520, the City must address the potential constraints to housing for persons with disabilities. In addressing this requirement, the State HCD focuses on the zoning and land use provisions for a variety of housing types suitable for persons with disabilities. Another concern is the provision of flexibility in the application of land use policies and zoning regulations for housing for persons with disabilities.

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) to allow disabled persons an equal opportunity to use and enjoy a dwelling. Existing City practice provides reasonable accommodation for disabled person housing on a case-by-case basis. For rehabilitation projects, such as installation of ramps or interior modifications, the City processes these requests for reasonable accommodation over the counter. No special review is required and therefore, will not constrain the rehabilitation of housing. Some projects require modifications to development standards to accommodate persons with disabilities. The City reviews requests for reasonable accommodation at the staff level. The Community Development Director will review and approve requests for reasonable accommodation using the following criteria:

- The request for reasonable accommodation will be used by an individual with a disability protected by applicable fair housing laws;
- The requested accommodation is necessary to make housing available to an individual with a disability protected by applicable fair housing laws;
- The requested accommodation would not impose an undue financial or administrative burden on the City; and
- The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.

Objectives: Facilitate the development, maintenance and improvement of housing for persons with disabilities. Work with service providers to identify opportunities, and seek funding for, housing for persons with disabilities to reduce displacement risk of these residents due to availability of services. Continue to publicize information about the City's reasonable accommodation procedures at public counters and on the City's website.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: Ongoing, as projects are processed through the planning period

PROMOTION OF REGIONAL COORDINATION

Since many of the housing problems and issues facing Rocklin are regional in nature, the City will take an active role in cooperating with other jurisdictions in Placer County. Issues such as the lack of affordable housing, homelessness, housing opportunities for first-time homebuyers, and funding for affordable housing activities are major housing issues that should be addressed at the local as well as regional level.

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 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) 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 regular Point In Time (PIT) counts of the local homeless population in Placer County.

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.

PROMOTION OF EQUAL HOUSING OPPORTUNITY

To adequately meet the housing needs of all segments of the community, the Housing Element must include program(s) that promotes housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, physical or mental disability, sexual orientation, or source of income.

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, 13, 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, 19, and 24) and facilitating affordable housing in high opportunity areas.
- As inquiries and complaints are received, 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 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). 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 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.

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

Financing: General Fund

Timeframe: Refer to each strategy in the AFFH program for metrics and specific timeframes. Review and implement programs identified in the City’s Analysis of Impediments to Fair Housing Choice (AI) developed as a HUD CDBG requirement based on the timeframes identified in the AI.

15. DEVELOPMENTALLY DISABLED PROGRAM

Pursuant to SB 812, the City must analyze the needs of community members with developmental disabilities to include an evaluation of the special housing needs of these residents. A “developmental disability” is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. The development of affordable and accessible homes is critical to expand opportunities for persons with developmental disabilities to live in integrated community settings.

Objective: Work with the Alta California Regional Center and PIRS to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City’s website and providing housing-related training for individuals/families through workshops. This outreach will inform future activities related to expanding access to affordable housing to individuals with developmental disabilities.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: Develop an outreach program by December 2022 and annually coordinate with regional offices and developers to pursue opportunities.

16. LOW-BARRIER NAVIGATION CENTERS.

Pursuant to AB 101, the City must establish a streamlined approval processes for low-barrier navigation centers to allow them to be permitted by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. Low-barrier navigation centers are temporary housing with case management that use best practices to reduce barriers to access, provided that they meet the requirements of Government Code 65662. Streamlining this approvals process can remove barriers to access for Rocklin residents experiencing homelessness who might otherwise struggle to find shelter appropriate to their circumstances.

Objective: Amend the City’s zoning ordinance to add low-barrier entry practices to the City’s Emergency Residential Shelter use, per Government Code 65660-65668. Low-barrier practices may include, but are not limited to:

- Permitting the presence of partners if it is not a population-specific site;
- Allowing pets;
- Providing space for the storage of possessions; and
- Providing privacy such as partitions around beds or private rooms.

Responsible Agency: City of Rocklin, Community Development Department

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

Timeframe: Within one year from adoption of the Housing Element

17. SUPPORTIVE HOUSING.

Pursuant to AB 2162 (2018), the City must expedite the approval of supportive housing by permitting this use by right in zones where multifamily and mixed-use projects are permitted. This program will remove barriers to the development of supportive housing in order to meet the needs of homeless community members and allow supportive housing to be built in areas where it does not currently exist. Supportive housing is defined in section 65582 of the Health and Safety Code as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Objective: Amend the zoning code to allow for the approval of 100% affordable developments that include a percentage of supportive housing units, either 25% or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted.

Responsible Agency: City of Rocklin, Community Development Department

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

Timeframe: Within one year from adoption of the Housing Element

18. DEVELOPMENT STREAMLINING.

Pursuant to SB 35 (2017), the City must establish a process through which multifamily projects that meet a defined affordability threshold may apply for a streamlined review process. The goal of this streamlined review is to encourage the development of affordable housing by offering an expedited entitlement process to project developers.

Objective: Establish a written policy or procedure and other guidance, as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.

Responsible Agency: City of Rocklin, Community Development Department

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

Timeframe: Ongoing, as projects are processed through the Community Development Department.

19. AFFORDABLE HOUSING IMPACT FEE

The City will explore the feasibility of an affordable housing impact fee. This would help to offset the impact of new development on the need for affordable housing. The City will explore both Commercial linkage fees and residential impact fee options.

Objective: Conduct a nexus study to evaluate the extent to which new development projects contribute to the local need for affordable housing.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: Determine the viability of an Affordable Housing Impact Fee by December 2023. Annually review fee to determine if additional updates are necessary.

20. REPLACEMENT PROGRAM

The City will require replacement housing units subject to the requirements of Government Code, section 65915, on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.

Objective: Mitigate the loss of affordable housing units by requiring new housing developments to replace all affordable housing units lost due to new development.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

21. EMPLOYEE HOUSING

To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the Zoning Ordinance to treat employee housing that serves six or fewer persons as a single-family structure and permit this housing type in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Additionally, employee housing consisting of no more than 12 units or 36 beds will be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.

Objective: Amend the Zoning Code to comply with State Law.

Responsible Agency: City of Rocklin, Community Development Department

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

Timeframe: Within one year from adoption of the Housing Element

22. PARKING FOR EMERGENCY SHELTERS

The City will review and revise as necessary, parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the Rocklin Ranch Planned Development industrial zone (PD-LI).

Objective: Amend the Zoning Code to comply with State Law.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: Within one year from adoption of the Housing Element

23. COMMUNITY CARE FACILITIES

To comply with Government Code section 65008, subdivision (a), the City will review and revise, as appropriate, requirements to allow group homes and residential care facilities in all residential zones for seven or more residents and ensure that the City's policies do not pose a constraint to housing for persons with disabilities.

Objective: Amend the Zoning Code as appropriate to comply with State Law.

Responsible Agency: City of Rocklin, Community Development Department

Financing: General Fund

Timeframe: Within one year from adoption of the Housing Element

24. SUCCESSORY 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

COMMUNITY SAFETY ELEMENT GOALS AND POLICIES

GOAL FOR COMMUNITY SAFETY: To minimize danger from hazards and to protect residents and visitors from earthquake, fire, flood, other natural disasters, climate-related hazards, and human-created hazards such as train derailment, industrial accidents, acts of war or terrorism, and accidental release of hazardous materials.

GENERAL POLICIES

- S-1 Require engineering analyses of new development proposals in areas with possible soil instability, flooding, earthquake faults, or other hazards, and require that development in such areas are designed and built to minimize the risk to human health and property damage.
- S-2 Maintain a City Emergency Operations Plan to include the National Incident Management System (N.I.M.S.).
- S-3 Coordinate with local and State Emergency Management agencies using the Standardized Emergency Management System (S.E.M.S.) and National Incident Management System (N.I.M.S.) to facilitate multi-agency emergency response.
- S-4 Review identified evacuation routes and shelter locations for use in case of disasters or emergencies, and as needed revise the Emergency Operations Plan and other emergency planning efforts to ensure that evacuation routes and shelter locations continue to meet community needs.
- S-5 Maintain appropriate standards for minimum road widths and turnarounds.
- S-6 Coordinate with local, regional, state, and federal agencies regarding homeland security, recognizing the City's role as first responder to local incidents.
- S-7 Ensure that all public services, municipal operations, and critical facilities can continue operating during and after a hazard or emergency event to meet community needs to the greatest extent possible.
- S-8 Conduct public outreach and education efforts to inform people in Rocklin of the hazard risks, vulnerabilities, and threats in the community, and what steps community members should take to reduce their risks. Provide materials and information in languages other than English if requested.
- S-9 Coordinate with utility companies to minimize service interruptions, such as Public Safety Power Shutoffs, before, during, and after hazardous conditions, including options to harden and underground utility lines.
- S-10 Review and as needed update the Community Safety Element and associated emergency management and hazard mitigation plans regularly, at a minimum of every eight years, to incorporate updated science, information, and other relevant information.

- S-11 Ensure that communication systems used by emergency responders and key City staff have sufficient redundancy and resiliency, including, but not limited to, cell phones and other technologies, to meet City needs during and after a hazard event.
- S-12 Ensure that the City uses and enforces the most up-to-date version of the California Building Code with applicable local amendments.
- S-13 Reinforce all City-owned assets and sets of infrastructure at risk of being impacted by current and future hazard risks.

FLOODING POLICIES

- S-14 Coordinate with the Placer County Flood Control and Water Conservation District and other appropriate entities to maintain locally and regionally effective strategies for the planning, construction, operation, and maintenance of drainage and flood-control facilities.
- S-15 Maintain and implement the City’s Ordinance regarding “Flood Hazard Areas” (Chapter 15.16 of the Rocklin Municipal Code as of November 2020).
- S-16 Ensure that new development and infrastructure projects do not create or exacerbate flood risks elsewhere in Rocklin or in neighboring communities and that new development does not result in on-site flooding or increase flooding of off-site properties.
- S-17 Require that new development detain on-site drainage such that the rate of runoff flow is maintained at pre-development levels, except where detention is not recommended in plans and policies adopted by the Placer County Flood Control and Water Conservation District (PCFCWCD), and to require coordination with other projects’ master plans to ensure no adverse cumulative effects. In lieu of detention, the City may require retention and/or off-site drainage improvements that are more beneficial to the community’s overall drainage system.
- S-18 Require new development to annex into an existing drainage maintenance district where warranted.
- S-19 Require all new residential development to have the ground floor located above the 100-year flood base elevation.
- S-20 Encourage development to incorporate environmental design features to reduce flood risks with natural drainage as well as groundwater replenishment, such as the use of permeable ground surfaces (e.g., pavers, bricks, permeable concrete, landscaping with water-absorbing plant specimens) in new developments as well as city-owned land uses, as feasible.
- S-21 Locate new public facilities and pieces of infrastructure outside of identified floodplain areas and move existing facilities and infrastructure out of floodplain areas to the greatest extent possible. If facilities and infrastructure cannot be located or moved outside of floodplain areas, the City shall design these structures to protect against flood risks.

HAZARDOUS MATERIALS/CONTAMINATED SITES POLICIES

- S-22 Require existing and new commercial and industrial uses involving the use, handling, transport, or disposal of hazardous materials within the City to disclose their activities in accordance with local guidelines and the requirements of State law. From among these facilities, identify which of these exist within identified hazard areas. Require new facilities to be appropriately designed, sited, and constructed to minimize damage from a hazard event, and encourage existing facilities to do the same.
- S-23 Require that construction activities cease if contamination is discovered on construction projects until the contamination is reported, and its extent is assessed, delineated, and isolated, as appropriate. Remediation shall occur to the satisfaction of the appropriate responsible agency (such as the Placer County Environmental Health Services, the Central Valley Regional Water Quality Control Board, the Department of Toxic Substances Control, or the City of Rocklin, depending on the type of contamination).
- S-24 Require site-specific hazard investigations to be conducted, if determined to be necessary by the City, to confirm potentially contaminated soils prior to approval of new discretionary development projects.
- S-25 Identify the transportation routes used by vehicles transporting hazardous materials in the city and identify any critical facilities or assets whose access or operability could be compromised by a hazardous materials release event caused by a transportation incident involving hazardous materials.
- S-26 Prohibit any new facilities using, storing, or producing hazardous materials from being located directly adjacent to existing residential or school uses.
- S-27 Work with Placer County Environmental Health Division to ensure that businesses prepare, file, and maintain Hazardous Materials Business Plans, as required.
- S-28 Compile and regularly update an inventory of all properties, facilities, or land uses in engaging with hazardous materials in the city, including their location, property owner's contact information, and quantities of hazardous materials on site.
- S-29 Encourage use of on-site green infrastructure to protect and enhance community water quality with landscape design (e.g., berms, grasslands, plantings) to either contain released hazardous materials or to process and/or absorb pollutants from infiltrating the soil or watershed.
- S-30 Require a risk analysis, as appropriate, when reviewing new projects located near bulk hazardous material facilities, bulk petroleum transmission pipelines, and railroad travel routes.

FIRE HAZARD POLICIES

- S-31 Require new development and projects proposing land use changes to annex into existing or new Community Facilities Districts for fire prevention/suppression and medical response, or to create other financing mechanisms, as necessary.
- S-32 Require substantially vacant newly annexed areas containing wildland fire potential to bear additional costs associated with contracting to CAL FIRE for fire suppression or provide other means of mitigation approved by the Fire Department until such time as urban services become available.
- S-33 Incorporate fuel modification/fire hazard reduction planning (e.g., weed abatement, open space management plans, firebreaks, planting restrictions) on lands (both public and private) that contain terrain and vegetative features such as grass, woodlands, and severe slopes. Require fuel modification and fire hazard planning for new developments containing wildland fire potential.
- S-34 Maintain inter-jurisdictional cooperation and coordination, including automatic aid agreements with fire protection/suppression agencies in Placer County.
- S-35 Provide adequate firefighting infrastructure and safety design, including peak-load water supply, safe access routes for emergency vehicles, a minimum of two entry and exit points in all residential communities, and legible street signs during all conditions across the city.
- S-36 Site all new public facilities in areas outside of identified fire hazard severity zones and wildland urban interface or fire threat areas, as feasible.

SEISMIC AND GEOLOGIC HAZARD POLICIES

- S-37 Provide for seismic safety and structural integrity in residential, commercial, industrial, and public facilities through Building Code enforcement.
- S-38 Require site-specific geotechnical studies of development proposals in areas subject to landslide potential, erosion, and/or slope instability.

CLIMATE-RELATED HAZARD POLICIES

- S-39 Collaborate with other cities, unincorporated communities, and special districts in Placer County as well as with Capital Region Climate Readiness Collaborative to develop and implement regional climate change adaptation and resilience initiatives.
- S-40 Use the reported data and findings of applicable local, regional, or state documents or plans pertaining to climate change and climate-related hazards to update the Community Safety Element and other appropriate planning efforts. Such documents or plans may include the California Climate Change Assessment, the California Adaptation Planning Guide, and the Safeguarding California plan.

- S-41 Develop a municipal network of resilience hubs, outside of any areas of elevated hazard risk to the greatest extent possible, that can serve as shelters and resource centers during and after hazard events (e.g., flood inundation, fire hazards, extreme heat days, etc.).
- S-42 Prepare for a reduced, long-term water supply resulting from more frequent and severe drought events.
- S-43 Engage with the Placer Mosquito and Vector Control District as well as the Placer County Department of Public Health to prepare for increased episodes of vector-borne diseases in Rocklin and the surrounding area.
- S-44 Renovate existing city-owned assets and design future facilities to incorporate renewable energy generation systems, battery storage systems, and energy-efficient design and features, as feasible.
- S-45 Encourage new developments and existing property owners to incorporate sustainable, energy-efficient, and environmentally regenerative features into their facilities, landscapes, and structures to reduce energy demands and improve on-site resilience.
- S-46 Work with appropriate entities to ensure that unhoused persons or groups in Rocklin have access to temporary and/or emergency housing, food, and other essential living materials to keep them safe during anticipated hazard events.
- S-47 Ensure that senior populations in Rocklin have access to information to help them improve their homes against certain hazards such as extreme heat or vector-borne diseases that threaten them particularly.
- S-48 Ensure that lower-income households have access to information regarding low-cost programs (e.g., subsidies for National Flood Insurance Program participation, air-conditioning, low-cost healthcare) to improve their homes and/or protect their wellbeing from climate-related hazards.
- S-49 Utilize natural resources and infrastructure to absorb the impacts of climate change, as feasible.

OTHER HAZARD POLICIES

- S-50 Require quarry safety protection measures prior to the development of any property containing or bordering on an existing quarry. The quarry safety protection measures shall identify public safety hazards associated with quarries and shall specify the protection methods that will be implemented to ensure public safety.
- S-51 Reduce the exposure of sensitive receptors to potential health risks from toxic air contaminants (TACs).

ACTION PLAN: TABLE A-4

GENERAL PLAN POLICY ACTION STEPS – COMMUNITY SAFETY ELEMENT

Action Step #	Description	Applies to Policy(s)	Responsible Dept.	Decision-Maker	Timing Target	Funding Source
SA-1	Require California Environmental Quality Act (CEQA) documents prepared for development projects to address impacts related to: a. Geologic hazards b. Seismic safety c. Flooding d. Hazardous materials/contaminated sites e. Wildland fire and other hazards	S-1 S-16 S-19 S-22 to S-26 S-30 S-32 S-33 S-35	Planning Public Works Fire	Planning Commission City Council	Ongoing	EIRs – Developer Funded Other CEQA documents prepared by staff - Application Fees/General Fund
SA-2	Annually review the City Emergency Operations Plan and revise/update as necessary. Include the National Incident Management System (N.I.M.S.), evacuation routes, and shelter information.	S-2 S-4	Police Fire Public Works	City Council	Ongoing	General Fund
SA-3	Coordinate with other local, state, and federal agencies regarding homeland security and multi-agency emergency response utilizing the Standardized Emergency Management System (S.E.M.S.) and the National Incident Management System (N.I.M.S.).	S-3 S-6	Police Fire Public Works	City Council	Ongoing	General Fund
SA-4	Coordinate with Placer County to assess the hardships that vulnerable communities may face when an evacuation order is announced and examine resources that the City and key public and private partners could provide to them to reduce these impacts.	S-4	Planning CDD -Housing Police Fire	City Council	Ongoing	General Fund

Action Plan Table A-4
General Plan Policy Action Steps – Community Safety Element

Action Step #	Description	Applies to Policy(s)	Responsible Dept.	Decision-Maker	Timing Target	Funding Source
SA-5	Host workshops and make available, on a regular basis, information discussing where potential hazards are expected to occur and possible impacts to community members.	S-8	Planning Fire	City Council	Ongoing	General Fund
SA-6	Utilize the project entitlement/improvement plan process to: <ul style="list-style-type: none"> a. Require engineering analysis of proposed development in potentially hazardous areas (i.e., soil instability, seismic, floodprone areas). Prohibit development where mitigation is not feasible. b. Require geotechnical studies for development proposed in areas with potential for landslide, erosion, or slope instability. c. Require quarry safety protection measures (fencing, signage) as appropriate in sites containing or bordering existing quarries. d. Implement standards for min. road widths and turnarounds. e. Prevent on-site flooding of structures and ensure there is no increase in flooding off-site. Avoid modifications to the City’s Regulatory Floodplain unless authorized/documented through appropriate FEMA processes. f. Require detention and/or retention at predevelopment levels unless detention is not recommended by regional drainage plans/policies. 	S-1 S-5 S-17 S-18 S-19 S-20 S-21 S-22 S-22 to S-26 S-29 S-32 S-34 to S-37 S-45	Planning Engineering Fire	Planning Commission City Council	Ongoing	Application Fees General Fund

Action Plan Table A-4
General Plan Policy Action Steps – Community Safety Element

Action Step #	Description	Applies to Policy(s)	Responsible Dept.	Decision-Maker	Timing Target	Funding Source
	<ul style="list-style-type: none"> <li data-bbox="279 297 825 358">g. Require annexation into existing drainage maintenance district(s) where warranted. <li data-bbox="279 367 825 561">h. Require applicable hazardous materials disclosures in accordance with County, State and Federal regulations and appropriate treatment/ remediation of water or soil contamination if discovered during construction. <li data-bbox="279 570 825 732">i. Require a risk analysis for development proposed close to bulk hazardous material facilities, bulk transmission pipelines and on railroad travel routes, as appropriate. <li data-bbox="279 740 825 902">j. Incorporate fuel modification zones, non-combustible barriers, or other special features such as combined masonry /open fencing at interfaces between development and steep vegetated terrain. <li data-bbox="279 911 825 1170">k. Require landowners requesting annexation of areas containing primarily undeveloped land to pay the annual costs of contracting with CAL FIRE to provide fire suppression services or to provide other means of mitigation approved by the Fire Department, until such time as urban services become available. <li data-bbox="279 1179 825 1240">l. Require annexation into new or existing CFD's for fire and medical services. <li data-bbox="279 1248 825 1411">m. Restrict developers from receiving approval on projects engaging with significant volumes of hazardous materials that would be located next to housing or schools. 					

Action Plan Table A-4
General Plan Policy Action Steps – Community Safety Element

Action Step #	Description	Applies to Policy(s)	Responsible Dept.	Decision-Maker	Timing Target	Funding Source
	<ul style="list-style-type: none"> n. Require developers of residential projects to provide a minimum of two ingress and egress points in the project. o. Require the ground floor of new residential construction to be built above the 100-year flood base elevation. p. Incorporate permeable ground surfaces in new developments, as feasible. q. Require new developments to utilize infrastructure and street fixtures that facilitate rapid evacuation, such as reflective house numbers and street names on both the street curbs as well as on street name signs and keep these signs free of overhanging or engulfing foliage or other debris. Additionally, “No Outlet” signs should be placed on all dead-end streets and roads. r. Encourage sustainable and regenerative design features, such as improved shading, bioswales, and drought-tolerant landscaping in new projects to help developers produce more resilient projects in Rocklin. s. Encourage landscaping-as-remediation/mitigation guidelines for contaminated sites as well as sites using, producing, or storing hazardous materials in the city. 					

**Action Plan Table A-4
General Plan Policy Action Steps – Community Safety Element**

Action Step #	Description	Applies to Policy(s)	Responsible Dept.	Decision-Maker	Timing Target	Funding Source
SA-7	Consult with the Placer County Flood Control & Water Conservation District as well as upstream and downstream jurisdictions regarding regional approaches for the planning, construction, operation and maintenance of drainage and flood control facilities. Include these entities in the referral of project applications as appropriate.	S-14	Public Works Planning Engineering	City Council	Ongoing	General Fund
SA-8	Pursuant to the Central Valley Flood Protection Plan (CVFPP) conduct the following: <ul style="list-style-type: none"> a. Review existing City flood related planning documents as well as General Plan elements (Land Use, Open Space, Safety) and policies for consistency with the CVFPP. Initiate amendments to existing documents as appropriate. b. Review the adopted Urban Level of Flood Protection Plan and make revisions as appropriate for Rocklin. c. Work cooperatively with Placer County and other appropriate agencies to identify those areas in Rocklin that are subject to flooding and provide input on the preparation of flood emergency plans and flood mitigation programs, as provided for by CA Water Code Sections 9621 through 9623. 	S-10 S-15 S-16	Engineering Planning Public Works	Planning Commission City Council	Ongoing	General Fund
SA-9	Review the City of Rocklin Flood Hazard Ordinance & update as necessary, including periodic updates of official flood zone maps.	S-15 S-16	Engineering	City Council	Ongoing	General Fund

**Action Plan Table A-4
General Plan Policy Action Steps – Community Safety Element**

Action Step #	Description	Applies to Policy(s)	Responsible Dept.	Decision-Maker	Timing Target	Funding Source
SA-10	Expand existing drainage maintenance districts through annexations.	S-18	Public Works Finance City Attorney	City Council	Ongoing	General Fund
SA-11	Assess the need and feasibility of incorporating water retention areas or underground water cisterns in all new and existing public parks and open spaces.	S-20 S-42	Planning Public Works	City Council	2025	General Fund
SA-12	Require existing and new commercial and industrial uses involving the use, handling, transport, or disposal of hazardous materials in the City to disclose their activities in accordance with Placer County guidelines and the requirements of State law.	S-22 S-26 S-30	Fire	City Council	Entitlement process and through routine inspections	SA-9
SA-13	Require that construction activities cease if ground or water contamination is discovered during construction until the contamination is reported and the extent of the contamination, as well as, necessary actions for remediation have been identified to the satisfaction of the appropriate agency. Require that remediation activities are completed to the satisfaction of the appropriate responsible agency (i.e., Placer County Environmental Health Services, Central Valley Regional Water Quality Control Board, Department of Toxic Substances Control, or the City of Rocklin, depending upon the type of contamination).	S-23	Planning Fire Engineering Public Works	City Council	Entitlement and inspection process Ongoing	Remediation - Development Cost City Response and Monitoring - General Fund and/or Mitigation Monitoring Fees

Action Plan Table A-4
General Plan Policy Action Steps – Community Safety Element

Action Step #	Description	Applies to Policy(s)	Responsible Dept.	Decision-Maker	Timing Target	Funding Source
SA-14	Designate the Fire Department as the keeper of a database of all properties in Rocklin engaging with hazardous materials and include such information as: their address, their owner’s contact information, and a list of all the hazardous materials on site.	S-28	Fire	City Council	Ongoing	General Fund Fines
SA-15	Develop and adopt a set of landscaping-as-remediation/mitigation guidelines for sites engaging with hazardous materials as well as contaminated sites in the city.	S-29 S-49 S-50	Planning	Community Development Department Director City Council Planning Commission	2025	General Fund Mitigation/ Monitoring Fees Fines
SA-16	Maintain automatic aid agreements with other fire protection/suppression agencies in Placer County.	S-34	Fire	City Council	Ongoing	General Fund
SA-17	Continue to implement the City’s most currently adopted Fire and Building Codes to ensure that development is constructed in a structurally and seismically safe manner. To the extent feasible, conduct periodic fire and seismic safety inspections to ensure compliance with adopted codes.	S-12 S-37	Building Fire	City Council	Ongoing	General Fund Fines

**Action Plan Table A-4
General Plan Policy Action Steps – Community Safety Element**

Action Step #	Description	Applies to Policy(s)	Responsible Dept.	Decision-Maker	Timing Target	Funding Source
SA-18	Residential development projects and projects categorized as sensitive receptors shall be located an adequate distance from existing and potential sources of toxic air contaminant (TAC) emissions such as freeways, major arterials, industrial sites, and hazardous material locations. “Adequate distance” shall be based on site-specific conditions, the type and location of sensitive receptors, the types and amounts of potential TAC emissions, mitigation measures which reduce potential health risks from TAC emissions, and other factors.	S-51	Planning	Community Development Department Director Planning Commission City Council	Ongoing	Developer Cost
SA-19	The City shall require new air pollution point sources (such as, but not limited to, industrial, manufacturing, and processing facilities) to be located an adequate distance from residential areas and other sensitive receptors. “Adequate distance” shall be based on site-specific conditions, the type and location of sensitive receptors, the types and amounts of potential TAC emissions, mitigation measures which reduce potential health risks from TAC emissions, and other factors.	S-51	Planning	Community Development Department Director Planning Commission City Council	Ongoing	Developer Cost
SA-20	Work with Placer County Water Agency to ensure that they perform regular maintenance on the City’s water pipelines, replacing any outdated or malfunctioning sections of pipe, and regularly clean and flush out fire hydrant terminals.	S-35	Public Works	City Council	Ongoing	General Fund Development Impact Fees

**Action Plan Table A-4
General Plan Policy Action Steps – Community Safety Element**

Action Step #	Description	Applies to Policy(s)	Responsible Dept.	Decision-Maker	Timing Target	Funding Source
SA-21	Identify and map areas with older housing stock (especially housing stock built before 1990), open spaces or natural areas with accumulated fuel loads, utility rights-of-way, and other areas that are susceptible to extensive fire damage.	S-33 S-35	Fire	City Council	Ongoing	General Fund Hazard Mitigation Grant Program
SA-22	Require owners of existing properties and new development projects, to implement weed abatement and defensible space landscaping zones as defined by the Rocklin Fire Department. When needed, clear excess dried vegetation across the city in areas identified by the Fire Department.	S-32 S-33	Fire Planning Public Works	Community Development Department Director Planning Commission	Ongoing	General Fund Developer Cost Hazard Mitigation Grant Program Bureau of Reclamation Drought Resiliency Grants
SA-23	Design all new public facilities and city-owned assets located within fire-prone areas to be hardened against fire hazards, including such features as: fire- and drought-adapted plants and landscaping; metal or other non-flammable roofing materials; and/or dual-paned, tempered glass windows. When feasible, place such facilities and assets in areas of reduced or no fire hazard risks.	S-36	Public Works	Community Development Department Director Planning Commission	Ongoing	General Fund Hazard Mitigation Grant Program Bureau of Reclamation Drought Resiliency Grants
SA-24	Coordinate with Pacific Gas & Electric Company (PG&E) to ensure areas below and adjacent to power lines are kept clear of plant matter and other accumulated debris.	S-33	Fire Public Works	Community Development Department Director Planning Commission	Ongoing	General Fund PG&E

Action Plan Table A-4
General Plan Policy Action Steps – Community Safety Element

Action Step #	Description	Applies to Policy(s)	Responsible Dept.	Decision-Maker	Timing Target	Funding Source
SA-25	Collaborate with Placer County Fire Safe Alliance, Greater Lincoln Fire Safe Council, and Placer County Resource Conservation District to implement the Community Wildfire Protection Plan.	S-34	Fire Planning	City Council	Ongoing	General Fund Hazard Mitigation Grant Program
SA-26	Identify and map opportunity sites and facilities that can serve as community resilience hubs and ensure that these areas are not in areas of high hazard risk and are accessible via the City’s network of evacuation routes.	S-41	Fire Planning	City Council	2025	General Fund Emergency Management Performance Grant
SA-27	Mandate drought-responsive design features and measures such as retrofitting all existing City-owned buildings with water-efficient fixtures (e.g., faucets, toilets, sprinklers, etc.) as well as prohibiting landscape irrigation during the middle of the day.	S-42 S-44	Public Works	City Council	2025	General Fund Development Impact Fees
SA-28	Provide public information on the City’s website or other information resources to describe the Placer Mosquito and Vector Control District and how residents can report sightings of vectors in Rocklin.	S-43	Public Services	City Council	2022	General Fund
SA-29	Continue to support formation of community and neighborhood-based care networks in which neighbors check on one another prior to, during, and after a hazard event.	S-47 S-48	Police	City Council	Ongoing	General Fund Fines
SA-30	Adopt a plan or program to ensure immobile seniors in senior residential care facilities can be safely evacuated in the event of an emergency.	S-47	Fire Police	City Council	2025	General Fund Fines

Action Plan Table A-4
General Plan Policy Action Steps – Community Safety Element

Action Step #	Description	Applies to Policy(s)	Responsible Dept.	Decision-Maker	Timing Target	Funding Source
SA-31	Collaborate with the Homeless Resource Council of the Sierras to support community-based organizations in providing care and resources to unhoused persons who need them in the event of a hazard in the city or surrounding area.	S-46	Police CDD - Housing	City Council City Manager	Ongoing	General Fund
SA-32	Provide new affordable and safe housing stock to vulnerable populations by encouraging, and expediting when possible, housing developments with projects focused on special populations. Enforce and regularly update the City’s Housing Element and its implementation programs.	S-45 S-47 S-48	Planning CDD -Housing	City Council	Ongoing	General Fund Metropolitan Planning Organization (MPO), State, and Federal housing development grants