



City Council Staff Report

Subject: 2024 Housing Element Annual Progress Report (APR) and 2023-2024 Housing Successor Agency Annual Report

Date: March 25, 2025

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Department: Community Development

Recommendation:

Receive a Report and Adopt a Resolution of the City Council of the City of Rocklin Accepting the 2024 Housing Element Annual Progress Report / 2023-2024 Housing Successor Report and Directing 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 requires every California jurisdiction to submit a Housing Element Annual Progress Report (APR) to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR). The APR (Attachments 2-14) identifies how the City is meeting its share of the regional housing needs identified in the City's 2021-2029 Housing Element. Attachment 15 is the Fiscal Year 2023-2024 Housing Successor to Redevelopment Agency Annual Report, per reporting requirements of Senate Bill 341 (California Health and Safety Code Section 34176.1(f)).

The reports illustrate the number of building permits issued in the 2021-2029 Housing Element for 2024 for residential units affordable to lower-, moderate-, and above moderate-income categories. Also included in the report is the implementation status of the housing programs adopted with the 2021-2029 Housing Element. This is the 6th Cycle Housing Element and the timeframe covered in the 2024 APR is from January 1, 2024 to December 31, 2024.

Table A2 (Attachment 4), as formatted by the State, contains a large number of columns and rows making it difficult to print a legible version. However, the online staff report packet contains a pdf version of the document with zoom-in capability. Members of the public without electronic devices may contact City Staff at (916) 625-5161 to make arrangements to view the table in person at City offices.

The following discussion provides a summary of the information contained within the APR specific to total housing units, affordability determinations, accessory dwelling units (ADUs), and the different affordability levels of the City's housing production.

Total Housing Units

Housing development activity increased in calendar year 2024, with a total of 618 single-family homes, multi-family apartment homes, and accessory dwelling units (ADUs). Certificates of Occupancy (certifies that a building is ready to be occupied) were issued for a total of 192 single-family residential homes, 37 ADUs, and 33 multi-family residential developments across two separate projects, resulting in 389 multi-family units. A total of 618 housing units were constructed in the City of Rocklin in 2024. It should be noted that a single building permit associated with each multi-family building typically contains multiple units, hence the discrepancy between total building permits and total units.

In addition to the Certificates of Occupancy discussed above, the City issued building permits for a total of 256 residential units, including 231 single-family homes and 25 ADUs. These buildings are expected to be completed within two years of issuance of the building permit.

Affordability Determinations

The affordability of each unit in this report was determined based on marketing data, actual purchase prices associated with for-sale products (when available), square footages of similar products when affordability was known for one and could not otherwise be obtained for other similar units, and phone interviews or other correspondence with land owners to determine rental rates for ADUs.

ADUs

The affordability of the ADUs constructed in the 2024 reporting period could not be determined as they are part of new single-family builds and owners have not been identified, or applicants of ADU permits could not be reached. Because staff cannot document the rental rates or the “no rent” status of the ADUs, they will be assigned to the above moderate-income category.

Extremely low-, Very low-, and Low-Income Units

In 2024, the Terracina at Whitney Ranch project was completed. This 100 percent affordable complex provides 83 very low-income units and 178 low-income units across 11 buildings.

Moderate-Income Units

In the 2024 reporting period, 32 moderate-income units were completed as part of the Stanford Terrace project.

Above Moderate-Income Units

325 Certificates of Occupancy were issued for units in the above moderate-income category in reporting year 2024: 192 single-family residential homes, 96 multi-family apartment homes, and 37 ADUs. Building permits were issued (not yet complete) for 256 units in the above moderate-income category, including 231 single-family units and 25 ADUs.

In summary, the City has made good progress toward meeting its Regional Housing Need Allocations (RHNA) in the 2024 reporting period across all income categories. Progress in the development of housing that meets the income needs of lower-income households remains a priority. The City continues to evaluate the inventory of available sites at densities providing the potential for lower income units to be constructed on an ongoing basis.

This report complies with the submission requirements of State law and is consistent with the guidelines set forth by the HCD, including a detailed assessment of Housing Program Accomplishments in Table D (Attachment 7) and the 2023-2024 Housing Successor Agency Annual Report which is attached as Exhibit B to the resolution (Attachment 15). All tables which have been left blank in Exhibit A are required to be included in the report, but without any data in instances where there was no activity to report during the reporting period, or if the tables involve topics which do not apply to the City.

Fiscal Impact:

There is no fiscal impact to the General Fund associated with this mandatory report, which is required to be completed on an annual basis by the State of California.

ATTACHMENTS:

1. Resolution
2. Resolution Exhibit A - LEAP Reporting
3. Resolution Exhibit A - Table A
4. Resolution Exhibit A - Table A2
5. Resolution Exhibit A - Table B
6. Resolution Exhibit A - Table C
7. Resolution Exhibit A - Table D
8. Resolution Exhibit A - Table E
9. Resolution Exhibit A - Table F
10. Resolution Exhibit A - Table F2
11. Resolution Exhibit A - Table G
12. Resolution Exhibit A - Table H
13. Resolution Exhibit A - Table J
14. Resolution Exhibit A - Table K
15. Resolution Exhibit B - Housing Successor Annual Report 2023-2024