



City Council Staff Report

Subject: Affordable Housing Agreement for Quarry Row

Date: August 12, 2025

Submitted By: Elizabeth Sorg, Assistant to the City Manager
David Mohlenbrok, Community Development Director
Andrew Keys, Assistant City Manager

Department: City Manager's Office

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Approving the Affordable Housing Agreement for the Quarry Row project and Authorizing the City Manager to Enter into the Agreement.

Background:

On January 21, 2021, the City Council approved the Tentative Subdivision Map (TSM) for a 7.4 acre housing development on the corner of Pacific and Grove Street. This development, called Quarry Row, required a General Plan Amendment due to a reduction in density for the site. Because of this reduction in density, as a condition of approval the project is required to sell approximately 10%, or seven total units, at an affordable purchase price to income qualified buyers. The condition is included below:

Affordability Requirement

The project shall record an affordability regulatory agreement for these lots, or equivalent, to the satisfaction of the City Attorney, prior to approval of the Final Map. Said contract shall include the following provisions:

1. The Developer would be required to initially sell a minimum of seven (7) of the units to a person or family earning (80% or Less AMI) and at a price affordable to said persons as calculated by the City. Both the actual sales price and income eligibility of the buyers to be verified by the City.
2. The contract or deed restriction over the affordable properties is to run with the land and obligate the buyer(s) of each of the affordable properties.
3. Subsequent to the original sale of each affordable unit by the developer to a qualified buyer, further sales of each affordable property would be permitted at market rates provided any sale of one of the properties before five (5) years from the original sell date would entitle the City to 100% of any equity that is created between the then applicable affordable sale price and whatever market rate price the property sells for at the time it is first resold. A sale after five (5) years of ownership would entitle the City to 50% of the

equity created between the then applicable affordable sale price and whatever market rate price the property sells for at the time it is first resold. Subsequent sales of each affordable unit beyond the original first resale by the original purchaser (or heir) would not trigger an equity share requirement with the City.

Prior to the recording of the Final Map, the developer must record an affordable housing regulatory agreement for the seven identified affordable lots. Staff has drafted an affordable housing regulatory agreement, included as Attachment 2 to this staff report, to be executed and recorded in compliance with the condition of approval. The developer and their legal counsel have approved the terms presented.

Staff recommends the City Council adopt the Resolution authorizing the execution of the affordable housing agreement, which is included as Attachment 1. The Resolution also authorizes the City Manager to cause the agreement to be recorded.

Fiscal Impact:

There is no direct fiscal impact to the staff recommendation.

ATTACHMENTS:

1. [Resolution](#)
2. [Resolution Exhibit A - Affordable Housing Agreement \(Quarry Row\)](#)