



City Council Staff Report

Subject: Affordable Housing Agreement for Estia at Rocklin

Date: August 12, 2025

Submitted By: Elizabeth Sorg, Assistant to the City Manager
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Department: City Manager's Office

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Approving the Estia at Rocklin Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants and Authorizing the City Manager to Execute the Agreement.

Background:

On September 27, 2022, the City Council of the City of Rocklin approved the design review for a 181 single-story apartment home project on the northwest corner of University Avenue and Sunset Boulevard, otherwise known as Estia (APN 017-276-007). This project required a General Plan Amendment and changed the land use designation from Business Professional to Medium High Density Residential. As a condition of approval, 18 of the 181 units (9.95 percent) would be set aside for renters with a household income at 80% of the Area Median Income (AMI) or less.

On October 10, 2023, the project proponent returned to City Council to seek further approval to modify their plans to replace some of the single unit and duplexes initially proposed with four-plex and eight-plex buildings instead. This brought the total number of units up to 200 and the number of affordable units up to 20. The City Council approved these modifications and the project proceeded with 20 affordable units.

Prior to the issuance of improvement plans, the developer is required to enter into an affordable housing agreement with the City to provide the 20 affordable units as required by the conditions of approval. The applicable condition of approval reads:

23. Affordable Housing

Prior to the issuance of improvement plans, the developer shall enter into an agreement with the City to provide a minimum of 10% (twenty [20] units) of affordable housing to include qualifying units in the lower income category (e.g.,

80% or under Area Median Income (AMI), for a term of fifty-five (55) years, in a form to the satisfaction of the City Attorney and Community Development Director. The affordability restriction shall be recorded against the property, to the satisfaction of the City Attorney."

Staff has worked with the project proponent and drafted an affordable housing agreement (Attachment 2) which secures the 20 units at an affordable price for qualified applicants at 80% or less AMI. The Agreement requires annual noticing to the City to provide information about rental rates and occupancy. This agreement will be recorded against the property to ensure compliance for the 55-year term.

Staff recommends that the City Council adopt the Resolution (Attachment 1) approving and authorizing the City Manager to execute and to have recorded the Regulatory Agreement and Declaration of Restrictive Covenants for the affordable units at Estia.

Fiscal Impact:

There is no direct fiscal impact to the staff recommendation.

ATTACHMENTS:

1. [Resolution](#)
2. [Resolution Exhibit A - Affordable Housing Regulatory Agreement \(Estia at Rocklin\)](#)