

ELEMENT V

Housing

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V. HOUSING

1. INTRODUCTION

California law (Government Article 10.6) requires that each jurisdiction adopt a housing element as one of seven required General Plan elements. The State Legislature has found "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Government Code § 65580(a)). The housing element establishes goals, policies and programs to facilitate and encourage the provision of safe, adequate housing for its current and future resident of all income levels.

The housing element differs from other required General Plan elements, in that the State mandates it include specific information and analyze population and housing trends. Also, unlike other general plan elements, the housing element must be submitted to the California State Department of Housing and Community Development (HCD) for review and certification. Under State law, the required components of the housing element are:

Housing Needs Assessment and Quantified Objectives: California law (Government Code § 65584) requires the Department of Housing and Community Development to project statewide housing needs and allocate the need to each region in the State. After consulting with the Sacramento Area Council of Governments (SACOG), HCD provided the Regional Housing Needs Determination (RHND) to SACOG, which then distributed the Regional Housing Needs Allocation (RHNA) to cities and counties within the SACOG region.

Loomis must independently assess existing, special (i.e. disabled, elderly, etc.), and projected housing needs. After the needs assessment is complete, the Town must develop quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e. very low, lower, moderate, and above moderate) to make sure both existing and projected housing needs are met, consistent with the Town's share of the regional housing needs allocation.

One of the main goals of the Housing Element is to increase affordability of housing in an equitable manner. This is often referred to as "affordable housing". However, the Town recognizes the high cost of housing makes it difficult for the local workforce to afford housing. In fact, teachers or nurses supporting a family could fall into the lower income categories. Therefore, in order to better describe the housing needs, "affordable housing" and "workforce housing" are used interchangeably in the document.

Land Inventory: The Town must compile relevant information on zoning, acreage, density ranges, availability of services and infrastructure, and dwelling unit capacity of sites that are suitable for residential development.

Governmental and Nongovernmental Constraints: The Town must identify and analyze impediments to development of housing for all income levels.

Review of Previous Housing Element: The Town must review actual results of the goals, objectives, policies, and programs in the previous housing element (2006-2013) and analyze differences between what was projected and what was achieved.

Program of Actions: The Town must develop housing programs that meet local housing goals, quantify objectives, and fulfill HCD requirements.

General Plan Consistency

As stated above, the Housing Element is one of seven mandatory elements of the General Plan, which was updated by the Town of Loomis in May 2001. For the General Plan to provide effective guidance on land use issues, the goals, policies and programs of each element must be internally consistent. This Housing Element builds upon the General Plan and is consistent with its policies. Whenever an element of the General Plan is amended, the Town considers the impacts of the amendment on the other elements to ensure consistency is maintained. Due to the passage of AB 162 relating to flood protection, the Town may be required to amend the Safety and Conservation Elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation Elements.

The Town has proposed to amend the General Plan and Zoning Ordinance (see Program 10) to make adequate sites available to accommodate the Town's Regional Housing Need Allocation and comply with State-mandates.

2. EXISTING CONDITIONS

Loomis is a small, semi-rural community located in rapidly urbanizing western Placer County in California's Central Valley. Incorporated in 1984, the Town is located approximately 25 miles northeast of the City of Sacramento, along Interstate 80. Loomis is in the western portion of the Loomis Basin, an 80-square mile area of the Placer County foothills. Loomis maintains a distinct small-town, semi-rural character through large residential lots with active agricultural activities, rural roads, equestrian trails, a compact downtown "village", and preservation of historic structures.

Interstate 80, traversing northeast through the center of Town, divides Loomis into two distinct areas. The area north of I-80 contains existing retail, office and industrial development, as well as higher density residential development that is bounded by larger, semi-rural residential lots. The area south of I-80 is rural and residential in character, but contains zoning for a large tourist shopping area between the freeway and Secret Ravine. Local landowners maintain vocational agricultural activities on small ranches, including the raising of farm animals. Higher density residential development is concentrated near the Taylor Road commercial corridor per the Town's "core-concept" of development.

The following information regarding the characteristics of Loomis's housing and population is taken from the U.S. Census Bureau's 2010 Census and American Community Survey. Demographic information is also pulled from the California Department of Finance (DOF) data. The DOF records total and occupied housing units, household size and population, and group quarters population using the Housing Unit (HU) Method.¹ Housing allocations and growth predictions are derived from SACOG data.

2.1 Population

During the 1990s, Loomis grew at a moderate pace (average annual growth 1.3%). However, the growth rate has decreased since 2000 (average annual growth 0.3%). As Table 1 shows, the population of Loomis increased by approximately 2.7 percent between 2000 and 2010 from 6,260 to 6,430 people. In comparison, Placer County's total population increased by approximately 40 percent between 2000 and 2010 from 248,399 to 348,432 people. The population of Loomis in 2010 represents approximately 2 percent of the 348,432 people in Placer County.

¹ HUs are estimated by adding new construction and annexations and subtracting demolitions from the DOF benchmark file. The U.S. Census Bureau and local jurisdictions supply HU changes. Occupied HUs are estimated by subtracting vacant HUs (calculated using the 2010 Census vacancy rate) from total HUs. The household population is derived by multiplying occupied HUs by the current persons per household estimate. The benchmark group quarters population is updated using the reported population change in group quarters facilities. Household and group quarters populations are summed to produce the total city population estimates.

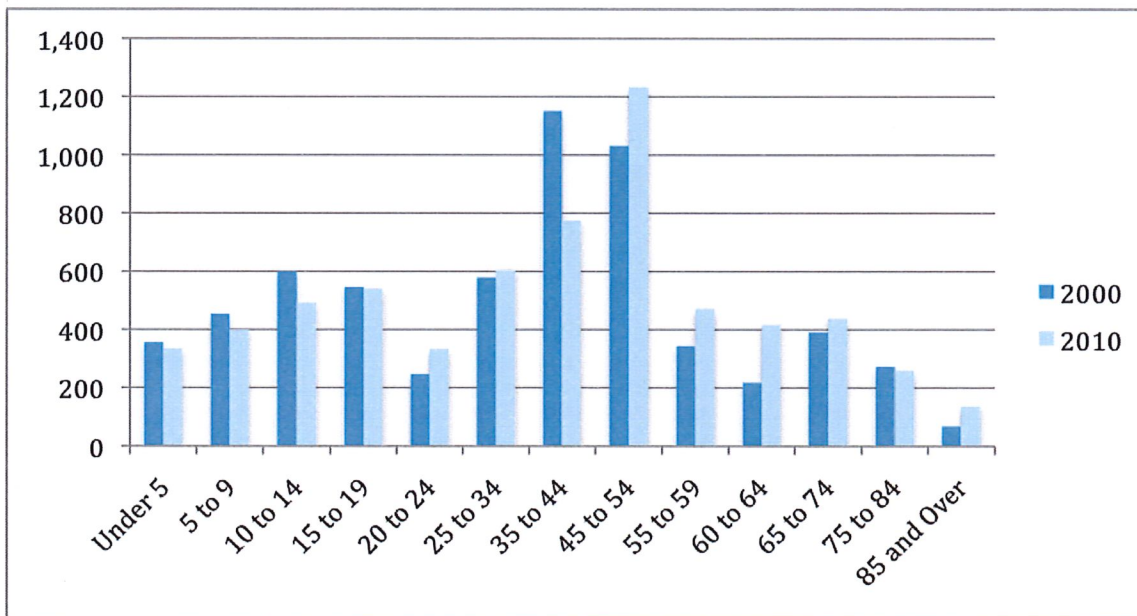
Table 1: Population Growth Trends			
Year	Population	% Increase	Avg. Annual Growth Rate
1990	5,705		
2000	6,260	9.7%	1.3%
2010	6,430	2.7%	0.3%

Sources: 1990, 2000 and 2010 Census

2.2 Age

Figure 1 illustrates the age distribution in Loomis for 2000 and 2010. The chart indicates an overall increase in the average age of residents since 2000. The population shifted such that a greater portion of individuals fell into the 45 to 54 age group in 2010 than did in 2000 (a 20 percent increase). Decreases in population were greatest for the 35 to 44 age group, at a 32.75 percent decrease.

Figure 1: 2000 & 2010 Age Distribution



Source: 2010 Census

2.3 Race/Ethnicity

Loomis is predominately white at 89.2 percent of the total population in 2010, consistent with 89.1 percent in 2000. The Asian population represented 2.6 percent of the total population in Loomis in 2010 down from 3.2 percent in 2000. The Hispanic population represented 8.8 percent of the total population in Loomis in 2010, an increase from 6.9 percent in 2000.

Table 2: Race/Ethnicity		
	2000	2010
Race/Ethnicity		
White	89.1%	89.2%
Black or African American	0.2%	0.5%
American Indian or Alaska Native	1.0%	1.2%
Asian or Pacific Islander	3.4%	2.8
Other Race	6.4%	6.3%
	100%	100%
Hispanic Origin		
Hispanic or Latino	6.9%	8.8%
Non-Hispanic	93.1%	91.2%
	100%	100%

Source: 2000 and 2010 Census

2.4 Household Growth

Loomis households grew 0.7 percent per year over the last ten years (see Table 3). Loomis households represent approximately 2 percent of the 132,627 County households in 2010.

Table 3: Household Growth Trends			
Year	Households	% Increase	Avg. Annual Growth Rate
1990	1,964		
2000	2,206	12.0%	1.2%
2010	2,356	6.8%	0.7%

Source: 1990, 2000 and 2010 Census

2.5 Housing Units and Housing Conditions

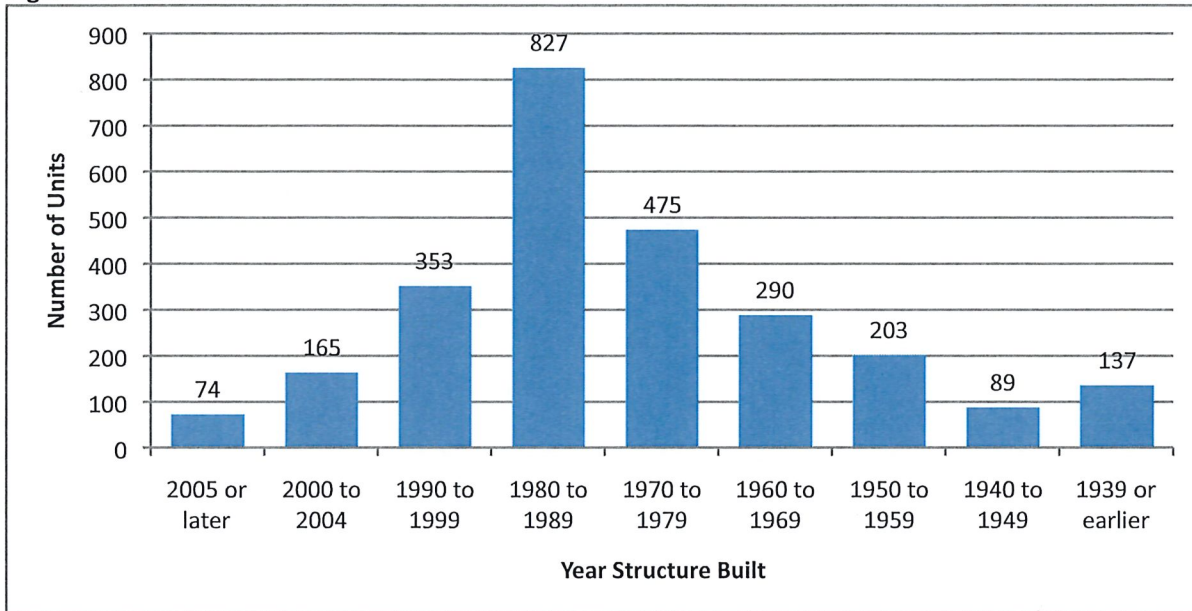
This section identifies housing units and housing conditions. A housing unit is a group of rooms or a single room that functions as separate living quarters, whether occupied or vacant².

² HCD defines a housing unit as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Number of Units and Year Structures Built: There are 2,465 dwelling units in Loomis according to the 2010 Census. This represents an 8.4 percent increase (192 units) from the 2,273 units identified in 2000.

Over two-thirds, or 72 percent, of the total housing stock has been built since 1970 with 30 percent of the housing units constructed in the 1980s. Housing production slowed during the 1990s to approximately 35 units annually and decreased to 24 units annually in the 2000s.

Figure 2: Year Structure Built



Source: 2010 Census

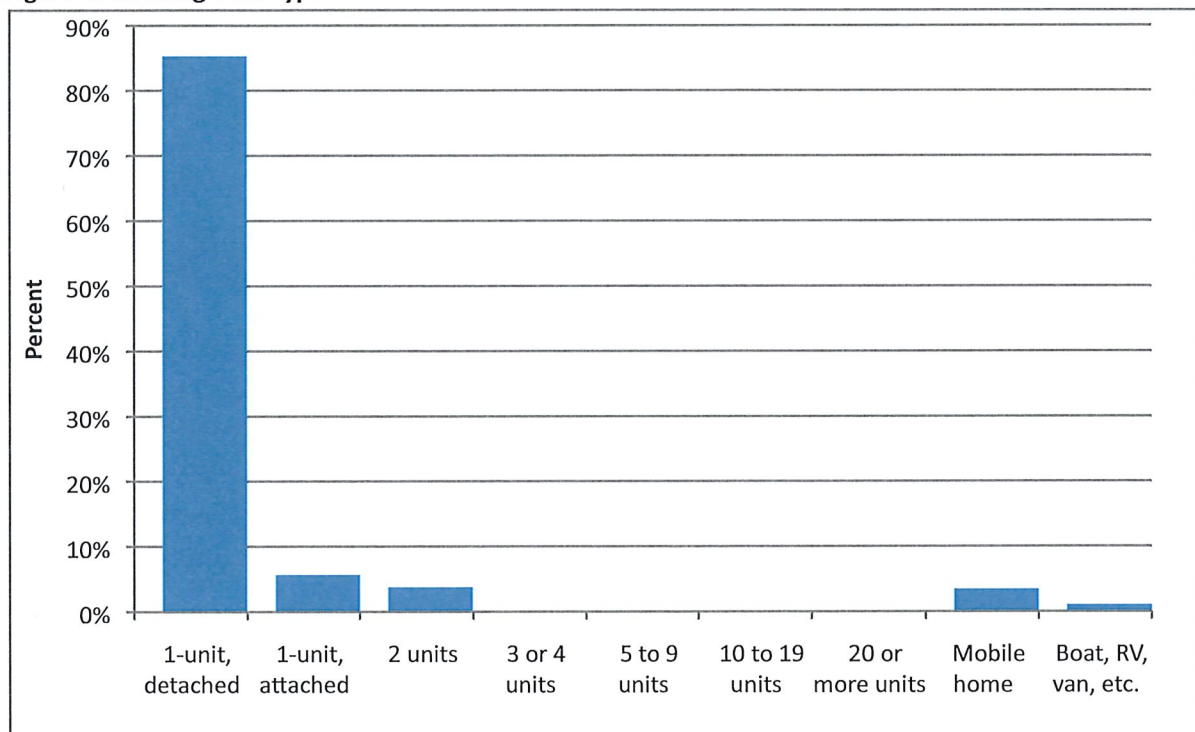
Occupancy and Tenure: Approximately 96 percent (2,356 units) of the total housing units in 2010 were designated as occupied, with four percent (109 units) vacant. The Town of Loomis had a lower vacancy rate than Placer County, which had a vacancy rate of approximately 13 percent. California’s vacancy rate was 8.6 percent in 2010. Of the 109 vacant units, 27 (1.1%) were for rent, 23 (0.9%) were for sale, 12 (0.5%) were for sale or rent but not occupied, five (0.2%) were used for seasonal, recreational, or occasional use, and the remaining were classified as ‘other vacant’. Of the 2,356 occupied housing units, 77.7 percent were owner occupied (1,830 units) and 22.3 percent (526 units) were renter occupied.

Housing Unit Type: Single-family detached homes made up 85.4 percent of all housing units in Loomis, in 2010. Single family attached units were the second largest category, approximately 5.8 percent. Remaining housing types combined make up approximately 8.7 percent of the total housing units, of which mobile homes comprise approximately 3.6 percent.

Table 4: Vacant and Occupied Housing Units			
	2010		Percent Change from 2000
	Total	Percent	
Total	2,465	100.00%	8.4%
Occupied	2,356	95.60%	6.8%
Owner	1,830	77.7%	2.9%
Renter	526	22.3%	23.2%
Vacant	109	4.40%	58.2%
For Rent	27	1.10%	n/a
Rented, not occupied	3	0.10%	
For sale only	23	0.90%	
Sold, not occupied	9	0.40%	
For seasonal, recreational, or occasional use	5	0.20%	
All other vacant	42	1.70%	

Source: 2010 Census

Figure 3: Housing Unit Type



Source: 2010 American Community Survey

Housing Conditions: The condition of most housing in Loomis is generally good to excellent. The community, however, has a number of old, small homes, some in subdivisions, which are not well maintained and continue to deteriorate, particularly north of the freeway. A number of these units have converted garages, sagging roofs, dry rot, and additions that do not meet code. Staff reviewed an earlier survey, visually inspected areas that had a greater percentage of housing that required rehabilitation in

the previous study, and checked with the building inspector. Results of this analysis are shown in Table 5. The building inspector estimates approximately 11 units (less than 1 percent) in Town are in need of substantial rehabilitation. SACOG estimates there are no units that are not currently habitable.

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single	2,025	50	15	10	1	2,101
Duplex	96	-	-	-	-	96
Multifamily	-	-	28 (Brace Road Complex)	-	-	28
Total	2,121	50	43	10	1	2,225
Percent	95%	2%	2%	<1%	<1%	100%

Source: Town of Loomis

The following definitions of housing conditions were used in the survey.

Sound – A unit that appears new or well maintained and structurally intact. The foundation appears structurally undamaged and rooflines are straight. Siding, windows, and doors are in good repair with good exterior paint condition. (Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.)

Minor – A unit that shows signs of deferred maintenance, or which needs only one major component such as a roof.

Moderate – A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

Substantial – A unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and reroofing, as well as painting and window replacement).

Dilapidated – A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

Units “at risk”: There are no subsidized housing units in Loomis and, therefore, no existing assisted housing units “at-risk” of reverting to market rates.

2.6 Employment

According to the 2006-2010 ACS, there were 5,231 people age 16 or over in Loomis eligible for work. Of those, approximately two-thirds, or 3,328, are in the labor force. The mean travel time to work in 2010 was 26.7 minutes. Both employed residents and commute estimates are consistent with Placer County and California State levels.

Loomis has a small employment base, with an employed labor force of 3,328. The largest employment industries in 2010 were education and healthcare, construction, and retail (see Table 6). Construction and arts, entertainment, recreation, accommodation and food services were the fastest growing employment industries between 2000 and 2010. SACOG job forecasts for the Town of Loomis indicated an estimated 4,527 jobs in 2020 and 5,183 jobs in 2035.

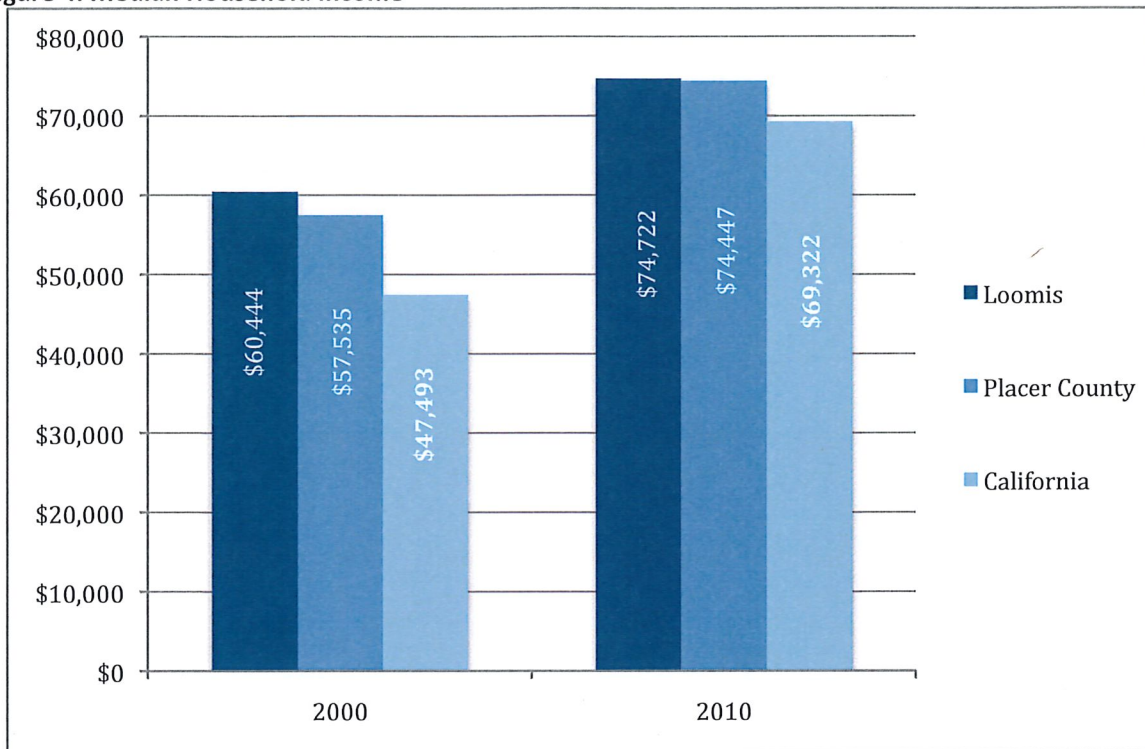
Industry	Total	Percent	Percent change from 2000
Educational services, and health care and social assistance	584	17.50%	6.8%
Construction	509	15.30%	74.9%
Retail trade	478	14.40%	23.5%
Finance and insurance, and real estate and rental and leasing	312	9.40%	23.3%
Manufacturing	295	8.90%	-5.8%
Arts, entertainment, recreation, accommodation and food services	244	7.30%	75.5%
Professional, scientific, management, and administrative	236	7.10%	-23.4%
Public administration	226	6.80%	-7.0%
Wholesale trade	155	4.70%	-4.3%
Other services, except public administration	146	4.40%	-18.9%
Transportation and warehousing, and utilities	102	3.10%	5.2%
Information	41	1.20%	-78.9%
Agriculture, forestry, fishing and hunting, and mining	0	0.00%	-100.0%
Total	3,328	100%	6.6%

Source: 2010 American Community Survey

2.7 Income

Loomis median income is similar to the County median yet higher than the State median. According to the 2006-2010 American Community Survey, median household income in Loomis increased by 24 percent since 2000, for a median income of \$74,722 compared to \$74,447 for Placer County and **\$60,883** for the State. In comparison, median household income in Loomis in 2000, \$60,444, was higher than both Placer County \$57,535 and California 47,493. (See Figure 4 for median household income.)

Figure 4: Median Household Income



Source: 2010 ACS

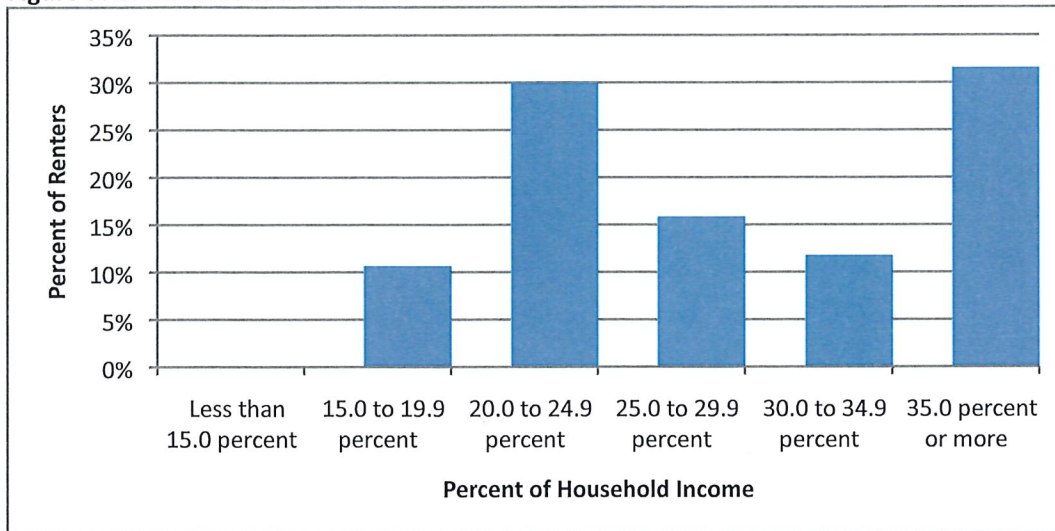
2.8 Housing Costs

Median Sales Price: According to the Employment Development Department, Labor Market Information Division, the June 2013 median County sales price was approximately \$362,500. According to the Placer County Association of Realtors, the January 2013 median sales price of homes in the Loomis/Penryn area was \$413,875 and the average sales price was \$476,479. Comparatively, County median and average sales prices were \$290,000 and \$331,161, respectively. This is an increase from the 2010 median price of \$275,050, and the average sales price of \$401,400. The 2013 sales prices in Loomis/Penryn trended upward from those in 2010. 2010 prices showed 40 to 50 percent declines in price compared to 2005, median and average sales prices of \$555,000 and \$680,293, respectively.

Median Rent: Of occupied housing units in Loomis, 22.3 percent, or 526 were renter occupied in 2010. Of these, 462 are paying rent. Median gross rent at time of the census was \$1,213/month. Gross rent is the amount of contract rent plus utilities (electricity, water, gas, and sewer) and fuels (oil, coal, kerosene, wood, etc.).³ Approximately 405 renters pay more than \$1,000/month. Of these, 191, or 43 percent, pay more than 30 percent of their household income on rent (Figure 5).

³ Encouraging energy efficiency can reduce overall utility costs, and, thereby improving affordability of long-term owner costs.

Figure 5: Gross Rent as a Percent of Household Income



Source: 2010 American Community Survey

2.9 Overcrowding

An overcrowded housing unit, defined by the U.S. Census Bureau, is one in which there are more than 1.01 persons per room (excluding bathrooms and kitchens). Severely overcrowded is defined as more than 1.51 persons per room.

Overcrowding is not a significant issue in Loomis. According to 2005-2010 ACS, there were 39 (1.6%) over-crowded housing units. Of these, all were classified as severely overcrowded. This figure is higher than the 1.7 percent overcrowded and 0.5 percent severely overcrowded levels of in Placer County.

2.10 Overpayment for Housing

Although standards applied to gauge-housing costs vary, guidelines from the U.S. Department of Housing and Urban Development (HUD) specify a household should not spend more than 30 percent of household income on housing and housing-related expenses. Households that pay more than 30 percent of income on housing cost are considered cost burdened while households that pay 50 percent or more are considered extremely cost burdened by HUD.

According to the 2010 ACS, 8.3 percent of those in owner-occupied units were paying between 30 and 34.9 percent of their income on housing costs, and 45.6 percent were paying more than 35 percent. Comparatively, 11.8 percent of renter occupied units were paying between 30 and 34.9 percent of household income on housing costs, and 31.6 percent were paying more than 35 percent. Table 7 shows overpayment by tenure as a percent of household income.

Table 7 Housing Cost as a Percent of Household Income			
	Owner-Occupied		Renter Occupied
	W/o mortgage	W/ mortgage	
Total	489	1,493	462
Less than 15.0 Percent	73.6%	n/a	0.0%
15.0 to 19.9 percent	17.0%	24.5%	10.5%
20.0 to 24.9 percent	0.0%	18.3%	30.0%
25.0 to 29.9 percent	4.3%	3.6%	15.9%
30.0 to 34.9 percent	0.0%	8.3%	11.8%
35.0 percent or more	5.1%	40.3%	31.6%

Source: 2010 American Community Survey

2.11 Housing Problems and Extremely Low-Income Households

Extremely low-income (ELI) households earn 30 percent or less of area median family income (HAMFI). Median income in Loomis is \$74,722. This results in a median extremely low income of \$22,416 or less. Of 2,450 occupied units (2005-2009 CHAS) 90 renters and 120 owners (approximately 8 percent of all occupied households) have household income less than 30 percent of the area median household income and are considered extremely low-income. As Table 8 illustrates, these households have a higher percentage of housing problems and a greater cost burden than other households.

Table 8: Extremely Low Income Households 2009			
	Renters	Owners	Total
Extremely Low Income Households	90	120	210
Percent with any housing problems	100%	87.5%	92.9%
Percent with housing cost burden 30%	0%	0%	0%
Percent with housing extreme cost burden >50%	100%	87.5%	92.9%

Source: CHAS Data Book, 2009

Table 9 shows housing cost by income group. The Table shows that 195, or 42 percent, of those who are extremely cost burdened fall within the extremely low-income household category. Additionally, table 9 shows while the total number owner-occupied households with any cost burden may be greater than renters, as a percent of the total number of renter occupied households, renters bear a greater cost burden than owners. ELI households also bear a disproportional share of housing problems, with 42 percent of households with housing problems within the extremely-low household income category. There are no ELI renter-occupied households that are not cost-burdened or without a housing problem.

Table 9: Cost Burden and Extremely Cost-Burden Households					
	Owners		Renters		Total
Occupied Housing Units	1,968		494		2,462
Extremely Low-Income: Household Income <= 30% HAMFI	Total	Percent	Total	Percent	
% with any housing problems	105	35%	90	18%	195
% cost burden > 30%	0	0%	0	0%	0
% cost burden > 50%	105	5%	90	18%	195
Very Low-Income Household Income > 30% to <= 50% HAMFI	Total	Percent	Total	Percent	
% with any housing problems	75	4%	15	3%	90
% cost burden > 30%	0	0%	15	3%	15
% cost burden > 50%	75	4%	0	0%	75
Low-Income Household Income > 50% to <= 80% HAMFI	Total	Percent	Total	Percent	
% with any housing problems	130	7%	50	10%	180
% cost burden > 30%	15	1%	40	8%	55
% cost burden > 50%	115	6%	15	3%	130
Moderate-Above Moderate Household Income > 80% HAMFI	Total	Percent	Total	Percent	
% cost burden > 30%	335	17%	0	0%	335
% cost burden > 50%	70	4%	0	0%	70
<i>Source: CHAS Data Book, 2009</i>					

Based on State law methodology, the Town estimates 50 percent of its very low-income housing allocation is to accommodate extremely low-income households. As a result, from the very low income housing need of 39 units (see Table 20), the Town has a projected need of 20 units for extremely low-income households. Most extremely low-income households receive public assistance, such as social security or disability insurance. To address need for extremely low-income housing, the Town will employ a number of strategies, including promoting a variety of housing types and programs that help support housing for extremely low-income households.

2.12 Special Housing Group Needs

To provide adequate housing for all people, a community must consider dwelling needs of senior citizens, female heads of households, large families, disabled persons, the homeless, and farmworkers. Shelter requirements of these special groups may point to a need for housing that is more "accessible", larger or smaller, secure, and/or more affordable.

2.12.1 Seniors

According to the 2010 Census, there are 834 seniors (over the age of 65) living in the Town of Loomis. This accounts for approximately 13 percent of the population in Loomis, a 1.3 percent increase from 2000 (733 persons, 11.7 percent). Loomis has a slightly smaller proportion of seniors compared to that of Placer County (15.4 percent).

There are 553 senior occupied households in Loomis. This accounts for roughly 23 percent of all households in the Town. 26 percent of all owner occupied and 13 percent of all renter occupied households in Loomis are headed by a senior (see Table 10).

Household	Owners	Renters	Total
Occupied Households	1,830	526	2,356
Senior Households	482	71	553
65-74 years	243	27	270
75- 84 years	164	23	187
85 plus years	75	21	96

Source: 2010 Census

Senior households tend to have fixed, limited income and need affordable housing options. In Loomis, 5.9 percent of seniors are living below the poverty level.

Additionally, seniors may have limited mobility, disabilities, or health problems that create an additional need for special housing.

In Loomis, there are several existing housing opportunities and programs available to assist seniors. Additionally, Placer County provides programs and living assistance to seniors, including Seniors First which provides Meals on Wheels, transportation to daily errands or medical appointments, friendly visitors, information and Housing Placement Assistance.

Residential Care Facility for the Elderly (RCFE)

EVERGREEN ESTATES RCFE

Client Type: RCGE/Elderly

Capacity: 6 residents

3380 Chisom Trail Rd. Loomis, Ca 95650

(916) 652-0155

Contact: Bujdei, Silvia

KING ROAD CARE HOME

Client Type: Elderly

Capacity: 6 residents

5877 King Road Loomis, Ca 95650
(916) 660-9947
Contact: Netudykhata, Vera

SENIOR CARE VILLA OF LOOMIS
Client Type: Adult/Elderly
Capacity: 27 residents
3400 Chisom Trail Loomis, Ca 95650
(916) 652-8000
Contact: Robin Juhasz

Adult Day Care

PATHWAYS
Client Type: Developmentally Disabled
Capacity: 15 residents
6125 King Road, #203 Loomis, Ca 95650
(916) 502-2152
Contact: Chance, Nancy

Senior Center

LOOMIS L.I.F.E. SENIOR CENTER
Client Type: Senior Center
Membership: 100+
First United Methodist Church
6414 Brace Road, Loomis, Ca, 95650

2.12.2 Female Headed Households

Per the 2010 Census, there are 266 female-headed family households in Loomis (15.1 percent of total families) of which 154 have related children under 18 years of age (see Table 11). 62 percent (165) of female households are owner occupied. The remaining 101 households are renter occupied. According to the 2006-2010 ACS, there were no female headed households living below the poverty level in Loomis, while 14.8 percent of female headed households in Placer County were living below the poverty level. In Placer County, 13.1 percent of households were headed by a female in 2010. 2.3 percent of these households had children under the age of 18.

Table 11 Female Headed Households		
	Total	Percent
Total Households	2,356	100%
Family Households	1,765	74.9%
Female Householder- no husband present	266	11.2%
Owner- Occupied	165	62%
Renter-Occupied	101	38%
Children Under 18	154	58 %
Below Poverty Level	0	0%

Source: 2010 Census

2.12.3 Large Households

Large households (defined as 5 or more persons) may have specific needs due to income levels and housing stock constraints. The 2010 Census illustrates there are 291 households (12.3 percent of all occupied households) with 5 or more people. Table 12 shows that over two-thirds of large households are owner-occupied, with the remaining 88 households occupied by renters. In the County, 10.3 percent of the households are classified as large, with approximately two-thirds occupied by home owners. As stated earlier, overcrowding is not a significant issue in Loomis. In addition, according to the 2010 Census, 43 percent of the housing units in Loomis have seven or more rooms.

Table 12 Large Households					
Household Size	Owner		Renter		Total
	Total	Percent	Total	Percent	
1-4 Person Household	1,627	89%	438	83%	2,065
5+ Person Household	203	11%	88	17%	291
Total	1,830	100%	526	100%	2,356

Source: 2010 Census

2.12.4 Disabled

Persons with disabilities have special housing needs because of employment and income challenges; need for accessible, affordable, and appropriate housing; and higher health care costs associated with disability. A disability is defined by the Census Bureau

as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently.

Living arrangements of disabled persons depend on severity of disability. Many disabled persons live in their own home, in an independent situation or with other family members. The U.S. Census collects data for several categories of disability. The 2000 Census defines five non-work disabilities: sensory, physical, mental, self-care, and go-outside home. Census data from 2010 is not available.

Long lasting disabilities:

Sensory disability: Blindness, deafness, or a severe vision or hearing impairment.

Physical disability: A condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.

Disabilities lasting six months or more:

Mental disability: Difficulty learning, remembering, or concentrating.

Self-care disability: Difficulty dressing, bathing, or getting around inside the home.

Going outside of home disability: Difficulty going outside the home alone to shop or visit a doctor's office.

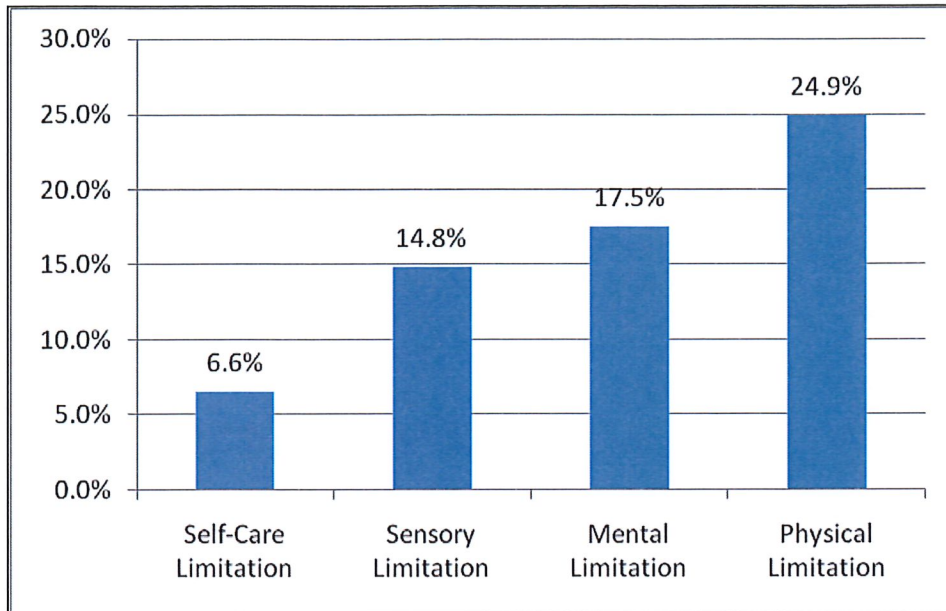
Employment disability: Difficulty working at a job or business.

According to the 2000 Census, 859 persons (13 percent of the total population) age five and over in Loomis have a disability. Of these residents 249 have a sensory disability, 419 have a physical disability, 295 have a mental disability, 112 have a self-care disability, and 221 have a go-outside the home disability (see Table 13 and Figure 6). In the County, 26.6 percent of the population has a disability.

Table 13: Persons with Disabilities by Disability Type			
	Male	Female	Total
Total Disabilities			859
Total Disabilities for Ages 5-64	195	224	419
Sensory Disability	50	53	103
Physical Disability	29	20	49
Mental Disability	75	43	118
Self-care Disability	13	46	59
Go-outside-home Disability	28	62	90
Total Disabilities for Ages 65 and Over	170	270	440
Sensory Disability	68	79	147
Physical Disability	28	63	91
Mental Disability	6	12	18
Self-care Disability	20	33	53
Go-outside-home Disability	48	83	131

Source: 2010 Census

Figure 6: People with Disabilities



Note: Because the “Going outside the home” and “Employment” categories were only asked of those sixteen and older (other categories are age 5 and over), they are not shown in order to accurately cross-compare the categories.

Source: U.S. Census Bureau, Census 2000.

While the figures provided by the 2000 Census can help identify housing issues of the disabled population, not all disabilities necessitate the need for accessible (based on Americans with Disabilities Act (ADA) standards) or low-income housing.

Disabled residents have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to housing such as: wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances, etc. If the handicap prevents the person from operating a vehicle, then proximity to services and access to public transportation are also important. People with severe or mental disabilities may also require supportive housing, nursing facilities, or care facilities. If the physical disability prevents individuals from working or limits their income, then cost of housing and related modifications can increase. Many disabled people rely solely on Social Security Income, which is insufficient for market rate housing.

The State requires that those with disabilities receive housing opportunities with reasonable accommodation. An analysis of housing constraints for residents with disabilities is included under the constraints discussion.

A growing number of architects and developers are integrating universal design principles into their projects to increase the accessibility of the built environment. The intent of universal design is to simplify design and construction by making products,

communications, and the built environment more usable by as many people as possible without need for adaptation or specialized design. Applying these principles, in addition to the regulations specified in the Americans with Disabilities Act (ADA), new construction will increase opportunities in housing and employment for everyone. The Town of Loomis maintains a program to encourage use of universal design (see Program 25 in Chapter 8).

Following are the seven principles of universal design as outlined by the Center for Universal Design:

Equitable Use: Design is useful and marketable to people with diverse abilities.

Flexibility in Use: Design accommodates a wide range of individual preferences and abilities.

Simple and Intuitive: Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

Perceptible Information: Design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

Tolerance for Error: Design minimizes hazards and adverse consequences of accidental or unintended action.

Low Physical Effort: Design can be used efficiently and comfortably with minimum fatigue.

Size and Space for Approach and Use: Appropriate size and space is provided for approach, reach, manipulation, and use, regardless of user's body size, posture, or mobility.

Developmental Disabled

According to Section 4512 of the Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is

transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Alta California Regional Center (ACRC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities who reside in Colusa, Yolo, Sutter, Sacramento, Placer, El Dorado, Alpine, Yuba, Nevada, and Sierra counties. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. As of 2013, ACRC served approximately 18,212 people in their ten-county area. Table 14 shows the number of individuals served by ACRC in the 95650 zip code, the Town of Loomis.

Zip Code Area	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	Total
95650	30	22	87	6	3	148
Total	30	22	87	6	3	148

Note: Zip code exceeds the town limits; Loomis is approximately 50 percent of zip code.

Source: Alta California Regional Center, 2013

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, proximity to services and transit, and availability of group living opportunities represent the types of considerations important in serving this need group. Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to affordability of housing, as people with disabilities may be living on a fixed income.

2.12.5 Homeless

Population data for the homeless is difficult to estimate, and no survey to gather homelessness data for the Town has been completed. Based on conversation with the Sheriff’s Office, the Sheriff estimates there are less than 25 homeless persons in the Town. County homelessness data does exist, and according to a "point-in-time" survey taken by The Placer Consortium on Homelessness during January 2009, there were 616 homeless people in Placer County (See Table 15).

At time of the County count, of the 616 homeless, 155 were women and 155 were children. Approximately 20 percent of homeless households had children under 18 years

of age. Of the chronically homeless individuals (102), 84 percent self-identified as having a substance abuse, 80 percent self-identified as having a mental illness, and 27 percent were U.S. military veterans. In addition, nearly 40 percent of homeless surveyed were unsheltered, without transitional or emergency housing.

Table 15: Homelessness in Placer County		
	Total	Percent
Number of Homeless Persons Counted	616	100%
Female	155	25%
Children under 18	155	25%
Chronic Homeless		
Persons	102	100%
Self-identified with mental illness	82	80%
Self-identified with substance abuse problem	86	84%
U.S. Military veteran	28	27%
Sheltered		
In Transitional Housing	300	49%
In Emergency Housing	82	13%
Unsheltered		
Persons	234	38%
Children	33	5%

Source: Placer Consortium on Homelessness, 2009

The primary methods of providing emergency shelter to homeless individuals and families in Placer County are motel voucher programs dispersed through various divisions of Placer County’s Health and Human Services (HHS), and several community-based organizations. Placer County maintains a Housing Choice Voucher Program (Section 8) and HHS has Adult System of Care Housing Programs that are Permanent Housing, supportive housing, and shelter plus Care and APSH. In addition, organizations such as the Gathering Inn, Sierra Foothill AIDS Foundation, Salvation Army, St. Vincent de Paul, Peace for Families, and the Children’s Receiving Home provide emergency housing to certain segments of the homeless population, such as the homeless, foster children, and victims of domestic violence.

Emergency shelters are allowed, with a use permit,⁴ within the following zones: General Commercial (CG), Central Commercial (CC), and Public/Institutional (PI) districts. Program 27 has been proposed to allow emergency shelters without a conditional use permit or other discretionary review in accordance with SB 2. Rooming or boarding houses are allowed with a use permit in the Medium-Density Residential (RM) and High-Density Residential (RH) districts.

2.12.6 Farmworkers: The Migrant Health Program of the U.S. Department of Health and Human Services released the Migrant and Seasonal Farmworker Enumeration Profiles Study in 2000 estimating the number of migrant and seasonal farmworkers and their

⁴ Use Permit approval is required for all new construction in the CG and CC districts.

non-farmworker household members in California. The study is based on secondary source information, including existing database information and interviews. According to the report, the number of migrant and seasonal farmworkers in Placer County is estimated at 802 out of 938,758 statewide (less than 1 percent). Approximately 371 (46 percent) are migrant farmworkers and 431 (64 percent) are seasonal workers. The report defines a seasonal farmworker as an individual whose principal employment (51 percent of time) is in agriculture on a seasonal basis, who has been so employed within the last 24 months. A migrant farmworker meets the same definition but establishes a temporary abode. More recent information from the 2007 Census of Agriculture identifies 1,496 County farm workers on an estimated 246 farms. Of these, 29 were reported as migrant workers. Within the Town of Loomis, zip code 95650, the 2007 Census identifies 97 residents with farming as the principal occupation.

Housing for farmworkers must accommodate a wide range of household situations, including nuclear families, extended families, and singles. The variety of housing types allowed in Loomis may help facilitate farmworker housing. Second units are allowed in all residential zones except High Density Residential (RH). In addition, some zones allow carriage houses, boarding houses, and mobile homes. Medium Density Residential (RM),, allows single-family residences and could accommodate a development with a combination of housing types. Several commercial zones (CG, CO, and CT) also allow housing at 2 to 10 units per acre; the CC zone allows housing at 15 units per acre in mixed-use projects.

2.13 Opportunities for Energy Conservation

Planning to maximize energy efficiency and incorporating energy conservation and green building features, can contribute to reduced housing costs. Energy efficiency design promotes sustainable community characteristics and may reduce automobile dependence. Additionally, maximizing energy efficiency renders a reduction in greenhouse gas emissions contributing to global climate change. In response to recent legislation on global climate change (SB 375), local governments are now required to implement measures that cut greenhouse gas emissions attributable to land use decisions (see discussion on Global Climate Change below). The Housing Element programs can support energy efficiency that benefits both the market and the changing climate by:

- Establishing a more compact urban core, bringing residents close to work and services, therefore reducing automobile trips and reducing emissions that add to the global climate change.
- Implementing passive solar construction techniques that require solar orientation, thermal massing, and other energy efficient design techniques.
- Encouraging use of solar water and space heating.

Executive Order S-E-05 set into action the first steps in establishing greenhouse gas emission reduction targets in California. This was followed by the California Global Warming Solutions Act (AB 32), which required CARB to establish reduction measures. The global warming legislation was placed into the lap of individual jurisdictions with the San Bernardino County Settlement Agreement, which effects discretionary land use decisions and government operations.

There are several areas where programs for energy conservation in new and existing housing is supported by the Town:

- Through application of State residential building standards that establish energy performance criteria for new residential buildings (Title 24 of the California Administrative Code).
- Through appropriate land use policies and development standards that reduce energy consumption, such as promoting compact, walkable neighborhoods, with housing close to jobs, community facilities and shopping; planning and zoning for mixed-use and higher density development; permitting cluster development; and promoting solar design elements in new and rehabilitated housing.

Additionally, the Town's Planning Commission is now encouraging energy efficient measures with projects and has started requiring plumbing for solar technology in subdivision homes.

Pacific Gas and Electric (PG&E) provides a variety of energy conservation services for residents and participates in energy assistance programs for lower income households. These programs include Energy Watch Partnerships and the Charitable Contributions Program.

The Energy Watch Partnerships help residents lower energy bills and promotes clean energy production. Through Energy Watch Partnerships PG&E has increased effectiveness of energy efficiency programs, and provided information about demand responses programs, renewable energy and self-generations opportunities.

The Charitable Contributions Program gives millions of dollars each year to non-profit organizations to support environmental and energy sustainability. Projects that are funded include residential and community solar energy distribution projects, public education projects, and energy efficiency programs. The goal is to ensure 75 percent of the dollars assist under-served communities, which includes low-income households, people with disabilities, and seniors.

2.13.1 Energy Consumption

Residential water heating and space heating/cooling are major sources of energy consumption. With application of energy efficient design and use of solar power systems, these sources can be operated efficiently and sustainably.

By encouraging solar energy technology for residential heating/cooling in both retrofits and new construction the Town can play a major role in energy conservation. There are two distinct approaches to solar heating: active and passive. The best method to encourage use of these solar systems for heating and cooling is to not restrict use in zoning and building ordinances and to require subdivision layouts that facilitate solar use.

Residential water heating can be made more energy efficient through application of solar water heating technologies. Solar water heating uses the sun to heat water, which is then stored for later use. A conventional water heater is needed only as a back-up. By cutting the amount of natural gas needed to heat water 50-75 percent per building, solar water heating systems can lower energy bills and reduce global warming pollution. Loomis has the opportunity to implement solar technologies with help of recent legislation. The Solar Water Heating and Efficiency Act of 2007 (AB 1470), approved in October 2007, created a \$250 million ten-year program to provide consumer rebates for solar water heating systems.

Active systems use mechanical equipment to collect and transport heat, such as a roof plate collector system used in solar water and space heaters. Passive systems use certain types of building materials to absorb solar energy and can transmit that energy later, without mechanization.

2.13.2 Global Climate Change

Accumulation of greenhouse gases in the atmosphere regulates the earth's temperature and is known as the "greenhouse effect". Without these natural gases, Earth's surface would be approximately 60 degrees Fahrenheit cooler. Emissions from human activities such as electricity production and automobiles have elevated concentration of these gases in the atmosphere; this is referred to as global warming or global climate change. Examples of greenhouse gases include carbon dioxide, methane, nitrous oxide, and hydrofluorocarbons. Increased consumption of fossil fuels (wood, coal, gasoline, etc.) has increased atmospheric levels of greenhouse gases. New housing development may contribute to greenhouse gas emissions, but careful site planning and selection of environmentally friendly building materials and equipment can significantly reduce these emission levels.

Loomis can do more in certain areas to encourage energy conservation in new and existing residential development to reduce demand on energy production. A variety of energy efficiency and greenhouse gas emission reduction strategies can be integrated into land use decisions related to housing. Table 16 lists strategies developed by the California Environmental Protection Agency's Climate Action Team to address energy conservation and global climate change.

Through these and other conservation measures the Town seeks to minimize the percentage of household income that must be dedicated to energy costs and to minimize production of greenhouse gases that contribute to global climate change. Programs have been included to incorporate newly adopted state energy efficiency standards and to encourage alternative energy efficient technologies.

Table 16: Strategies to Address Energy Conservation and Global Climate Change

Climate Action Team Strategy	Project Design/Mitigation to Comply with Strategy	Housing Element Strategy
Building Energy Efficiency Standards in Place and in Progress: Public Resources Code 25402 authorizes the CEC to adopt and periodically update its building energy efficiency standards (that apply to newly constructed buildings and additions to and alterations to existing buildings)	Residential Development projects have the potential to achieve a greater reduction in combined space heating, cooling and water heating energy compared to the current Title 24 Standards.	Ensure all new development is in compliance with CEC energy efficiency requirements as they are updated.
Smart Land Use: Smart land use strategies encourage jobs/housing proximity, promote transit-oriented development, and encourage high-density residential/commercial development along transit corridors.	Specific strategies include: promoting jobs/housing proximity and transit oriented development; encouraging high density residential/commercial development along transit/rail corridor;	The Town should encourage compact residential development.
Green Buildings Initiative: Green Building Executive Order, S-20-04 (CA 2004), sets a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels.	Residential Development projects could increase energy efficiency percentage beyond Title 24 requirements. In addition, the project could implement other green building design (i.e., natural day lighting and on-site renewable, electricity generation).	The Town should adopt standards that require LEED or similar standards for green building.
California Solar Initiative: Installation of 1 million solar roofs or an equivalent 3,000 MW by 2017 on homes and businesses; increased use of solar thermal systems to offset the increasing demand for natural gas; use of advanced metering in solar applications; and creation of a funding source that can provide rebates over 10 years through a declining incentive schedule.	If feasible, the project could install photovoltaic cells or other solar options.	The Town should investigate the incentives that will be made available and provide information to developers, to encourage the installation of solar roofs on new residential development.

Source: State of California, Environmental Protection Agency, Climate Action Team, 2006.

3 REGIONAL HOUSING NEEDS ASSESSMENT

California's housing law has one of the most extensive sets of planning regulations in the nation. While some argue that the State mandates have been effective in addressing local housing needs, others believe that the process is overly burdensome and impinges on local land use control. Since the early 1990s, various stakeholders, including local governments, housing advocates, builders, realtors, and the State, have worked to develop housing reform legislation. The focus of the proposed reforms has been to:

Significantly streamline the existing housing element content requirements;

Clarify the housing fair share allocation process and make it more responsive to local government policies and constraints; and

Develop performance standards that will allow jurisdictions meeting the standards to avoid HCD review of their element.

State Housing Element law (Government Code § 65580 et. seq.) requires regional councils of government to identify for each city and county its "fair share allocation" of the Regional Housing Needs Determination (RHND) provided by the California Department of Housing and Community Development (HCD). On September 20, 2012, the Sacramento Area Council of Governments (SACOG), the COG for the Loomis area, approved the 2013 - 2021 Regional Housing Needs Plan, which determines how SACOG will distribute the HCD established RHND to each jurisdiction within SACOG. The Regional Housing Needs Allocation (RHNA) is broken down according to affordability type, and each city or county must plan to accommodate its fair share of the RHNA as outlined in the RHNP..

As stated above, housing needs in the RHNA are broken down by income category based on the limits for very-low and lower-income households established by the U.S. Department of Housing and Urban Development (HUD) (see California Health and Safety Code Section 50079.5). Using these figures, HCD calculates "median", "moderate", and "above moderate" income limits, and publishes these limits at the county level. Placer County's 2013 income limits are shown in Table 17.

Income Categories	Persons Per Household				
	1	2	3	4	5
Extremely Low-Income	\$16,000	\$18,300	\$20,600	\$22,850	\$24,700
Very Low-Income	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100
Lower-Income	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800
Median Income	\$53,250	\$60,900	\$68,500	\$76,100	\$82,200
Moderate-income	\$63,900	\$73,050	\$82,150	\$91,300	\$98,600

Source: 2013 HCD

3.1 Housing Affordability

To provide a perspective on housing affordability for each of the very low, low, and moderate income groups, Table 18 shows the estimated affordable home price for each HCD income category.

	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max Annual Income	Affordable Total Payment ¹	Utilities ²	Taxes & Ins. (for ownership) ^{3,4,5}	Own ⁶	Rent
Income Group						
Very Low						
One Person	26,650	666	75	\$137	\$75,848	\$591
Two Person	30,450	761	100	\$152	\$84,919	\$661
Three Person	34,250	856	125	\$168	\$93,995	\$731
Four Person	38,050	951	150	\$183	\$103,071	\$801
Low						
One Person	42,650	1,066	75	\$231	\$126,850	\$991
Two Person	48,750	1,219	100	\$260	\$143,256	\$1,119
Three Person	54,850	1,371	125	\$289	\$159,662	\$1,246
Four Person	60,900	1,523	150	\$318	\$175,917	\$1,373
Moderate						
One Person	63,900	1,598	75	\$356	\$194,607	\$1,523
Two Person	73,050	1,826	100	\$403	\$220,736	\$1,726
Three Person	82,150	2,054	125	\$450	\$246,713	\$1,929
Four Person	91,300	2,283	150	\$497	\$272,842	\$2,133

Notes:

1. Based on households allocating 30% of their monthly earnings toward housing costs.
2. \$75 for single person household, additional \$25 per person
3. Property taxes at 1.3%.
4. Personal mortgage insurance at about 0.045% of the home price.
5. Homeowner's insurance at 0.02% of the home price.
6. Based on a conventional 30-year loan with 6% interest using the affordable monthly mortgage payment and a 5% down payment.

3.2 Unaccommodated Housing Need from Previous Housing Element

If a jurisdiction failed to make adequate sites available to accommodate the RHNA in the previous period, AB 1233 (GC Section 65584.09) requires them to identify and rezone sites in the first year of the current planning period. This requirement is in addition to the requirement to identify other specific sites to accommodate the RHNA for the current planning period (2013-2021). The jurisdiction may not count capacity on the same sites for both planning periods.

The Town of Loomis did not adopt a housing element for the prior, 2006-2013, planning period. Therefore, the Town must carry over and plan for the unaccommodated need from the 2006-

2013 period. HCD allows a jurisdiction to count projects constructed, approved, or permitted during this period against the total RHNA need.

For the 2006-2013 planning period, the Town of Loomis needed to accommodate 147 housing units (see Table 19). During this planning period, there were 60 housing units approved, of which 6 were affordable second units. With a median home selling price of approximately \$413,875, it is assumed the new single-family detached units will serve the above-moderate income housing need. The size of second units generally ranges from 800 to 1,200 square feet. Based on market research, second units rent at approximately \$1 per square foot and are affordable to lower income households at rents ranging from \$800 to \$1,200 per month (see also Table 18 – Income Limits and Affordability). The remaining need for this planning period, 87 units, must be accommodated in the current planning period. Table 19 shows the remaining housing need for the 2013-2021 planning period.

Table 19: Unaccommodated RHNA 2006-2013

HCD Income Categories	Housing Need	Housing Starts 1/1/06 – 12/31/12	Remaining Housing Need
Very Low	44	0	44
Lower	25	6 ¹	19
Moderate	26	0	26
Above Moderate	52	54	0
Total	147	60²	89²

Note:

1. Six second units were approved between January 2006 and December 2008. Based on market research these units are affordable to smaller, lower-income household
2. The Town may only apply units already constructed/approved to the previous planning period need for each income level. While 54 above moderate units were constructed, only 52 units were needed. The surplus 2 units cannot be counted toward other income needs, leaving 89 total units remaining.

3.3 Regional Housing Needs Allocation

The 2013-2021 Regional Housing Needs Allocation (RHNA) for Loomis is shown in Table 20. While the number of new units approved since the start of the planning period can reduce the Regional Housing Needs Allocation, no units have been approved in that timeframe. Table 20 shows that the Town has a State allocation of 154 units, 66 for very-low and low-income housing.

Table 20: Regional Housing Needs Allocation

HCD Income Categories	Housing Need
Very Low	39
Lower	27
Moderate	29
Above Moderate	59
Total	154

Source: Town of Loomis, SACOG 2013-2021 RHNA Final Allocations

Loomis is not responsible for the actual construction of these units. Loomis is, however, responsible for creating a regulatory environment in which the private market *could* build their State housing allocation. This includes the creation, adoption, and implementation of General Plan policies, Zoning Code standards, and/or economic incentives to encourage the construction of various types of units. The Goals, Policies, and Programs in this Housing Element anticipate the construction of 231 new units for the remainder of the planning period (see Table 44– Summary of Quantified Objectives). This amounts to about 28 units per year. Historically Loomis has permitted about 19 units per year on average. In addition, even though the Town approves a project, the applicant may not pull a building permit.

Table 21 illustrates the housing need for the 2013-2021 Housing Element.

Table 21: Total Housing Need – 2013-2021 Housing Element					
	Very-Low	Low	Moderate	Above Moderate	Total
RHNA (01-01-06 to 06-30-13)	44	25	26	52	147
RHNA (01-01-2013 to 10-31-21)	39	27	29	59	154
Units Constructed/Approved ¹	X	X	X	54 ²	52²
Second Units	X	6	X	X	6
Remaining Housing Need	83	46	55	59	243

Note:

1. For units approved in previous planning period, see Table 19

2. The Town may only apply units already constructed/approved to the previous planning period need. While 54 units were constructed, only 52 units apply towards the 2006-2013 above moderate need.

Source: Town of Loomis

RHNA: http://www.sacog.org/rhnp/attachments/2008-02-26/Table%20_Income%20Allocations.pdf

4. HOUSING RESOURCES

4.1 Vacant Land Inventory

State law governing the preparation of Housing Elements emphasizes the importance of an adequate land supply by requiring that each Housing Element “. . . identify adequate sites . . . to facilitate and encourage the development of a variety of types of housing for all income levels . . .” (Government Code Section 65583(c)(1)). If an adequate supply of new housing is to be provided, enough vacant land must be zoned to allow for the construction of a variety of housing at densities that will satisfy the objectives of the Housing Element. The land must also have access to appropriate public services, such as water, sewage treatment, storm drainage, and roads.

Land suitable for residential development includes all of the following:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites that allow residential development;
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

Table 22 shows the potential for housing development during the 2013-2021 planning period. The table shows that there is adequate vacant and underutilized land to accommodate the remaining RHNA with appropriate densities to meet the need for very-low and low-income housing. The following subsections provide detail for each of the following categories: vacant land, opportunity sites, and second unit potential.

Table 22: Potential Housing Development during 2013-2012 Planning Period					
	Very-Low	Low	Moderate	Above Moderate	Total
RHNA (Remaining Need from Table 21)	83	46	55	59	243
Vacant Land Capacity (Table 23)					
Low-Density Residential				361	361
High-Density			1,331		1,437
Sub-Total					1,692
Re-Zone Potential (Table 24)	225				225
Second Unit Potential	6				6
Remaining Housing Need	0	0	0	0	0

4.1.1 Vacant Land

As Table 23 below indicates, there are 336 vacant parcels (964 acres) suitable for residential development that have the capacity to accommodate a realistic development level of 1,692 units if built at 80 percent of allowable densities (see also Figure 7 –Vacant and Underutilized Parcel Map). The anticipated 80 percent build out is based on historical trends and the assumption that a certain portion of the land is not suitable, or desirable, for development. There may be political barriers to full development, as well. The development potential far exceeds the units required to meet the Town’s remaining RHNA of 243 housing units, including the previously unaccommodated need (see Section 3.3). However, the Town understands in order to facilitate the development of very-low and low-income housing, there needs to be adequately sized sites with higher density zoning. The sections below address the capacity of vacant sites to accommodate affordable housing. (See Appendix A for a full list of vacant parcels by Assessor Parcel Number.)

Zone	GP Designation	Number of Parcels	Acres	Allowable Density (units/acre)	Realistic Unit Capacity ¹	On-site Constraints
RE ²	RE	45	131.2	0.43	45	See Figure 8: FEMA Flood Zones
RA	RA	141	588.0	0.22	104	
RR	RR	19	32.1	1	26	
RS-20	RL	2	1.7	2	3	
RS-10	RM	25	21.0	4	70	
RS-7	RM	2	0.3	4	1	
RS-5	RMH	16	23.6	6	113	
Subtotal Low Density	N/A	250	797.9	N/A	361	
RM-5	RMH	43	17.6	10	141	
CG ²	GC	18	48.7	10	390	
CO	O/P	3	13.8	10	110	
RH	RMH	2	0.5	15	5	
CT	TD	11	80.7	10	645	
CC	TC	9	3.4	15	40	
Subtotal High Density	N/A	86	164.7	N/A	1,331	
Totals		336	962.6		1,692	

Notes:

1. Realistic Capacity is calculated at 80% of maximum density.
 2. This number excludes the 13.3 acres discussed for up-zoning under opportunity sites, below.
 3. The maximum density in Residential Estate (RE) is one dwelling unit per 2.3 acres.
 4. The maximum density in Residential Agriculture (RA) is one dwelling unit per 4.6 acres.
- Multi-family housing in mixed-use development is permitted by right in all commercial districts. This table does not include potential second units and/or carriage houses.

Source: Town of Loomis

4.1.2 Opportunity Sites

After discussing the pros and cons of a variety of lands for infill and rezoning to higher density housing, the Town recommends the 54-acre 7 parcel site, called the Village at Loomis, on Horseshoe Bar Road. The site contains six dwellings and one commercial building, with the two largest parcels remaining vacant. The site is zoned for residential and commercial (see Table 24). The property owner is very willing to work with the Town to accommodate the RHNA and provide higher density and affordable housing. The site contains several attributes that make it appropriate for higher density housing including:

- Proximity to transit
 - Walking friendly
 - Bicycle friendly
 - Electric vehicle friendly
- Proximity to services (grocery, medical, etc.)
 - Opportunity for energy conservation
 - Support services
- Compatible with neighborhood character
- Ability to accommodate several units
- Availability of sites greater than 1 acre
- Interested owner
- Availability of infrastructure, including sewer and water
- Located within Master Plan area
- Limited trees and wetland issues

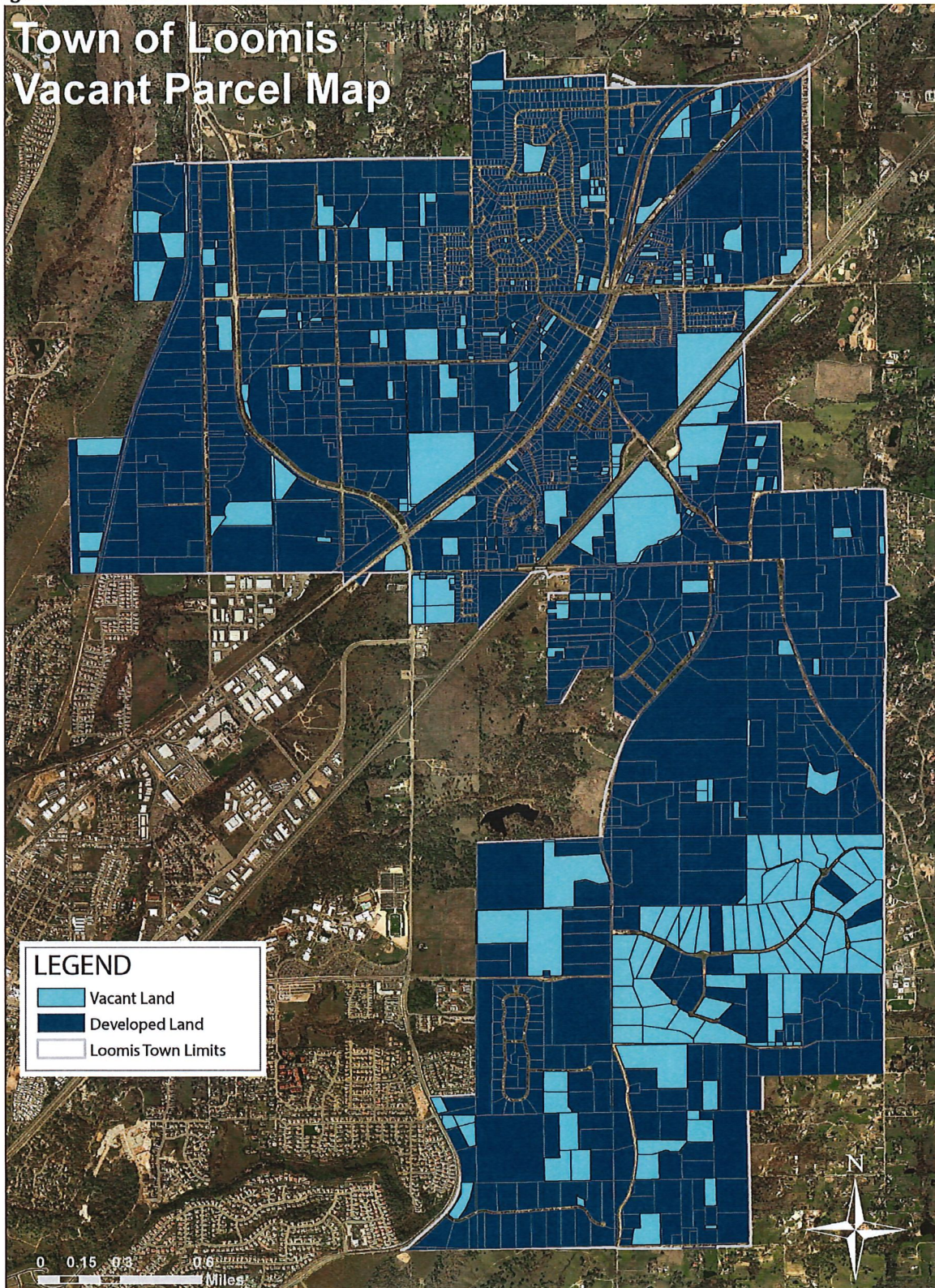
APN	Acres	Existing		Proposed		Estimated Capacity	
		Zone; Density	GP Land Use	Zone; Land Use	Density	Max	Realistic
043-080-044 ¹ (vacant)	28.8	CG; 10 du/ac	General Commercial	± 1.5 acres to Residential Single (RS-5) Family	8 du/ac; northeast portion of parcel	12 du	9 du
				± 10.2 acres to Residential Multi Family (RM-2)	20 du/ac; northwest portion of parcel	204 du	163 du
				± 3.1 acres to Residential Multi Family (RM-1.7)	25 units per acre; southeast portion of parcel	77 du	62 du
				± 5.5 acres to General Commercial-Open Space Overlay (CG-	10 du/ac; eastern portion of parcel		

Table 24: Proposed Re-zone at the Village at Loomis							
APN	Acres	Existing		Proposed		Estimated Capacity	
		Zone; Density	GP Land Use	Zone; Land Use	Density	Max	Realistic
				OSY) ± 8.5 acres will remain as CG zoning	10 du/ac; western portion of parcel	55 du 85 du	44 du 68 du
044-094-001 (occ)	0.6	CG; 10 du/ac	General Commercial	Will remain as CG zoning	10 du/ac	6 du	4.8 du
044-094-010 (occ)	0.2	CG; 10 du/ac	General Commercial	Will remain as CG zoning	10 du/ac	2 du	1 du
043-080-015 ² (vacant)	23.6	RS-5; 6 du/ac	Residential Medium Density	±2.6 acres to Residential Single Family-Open Space Overlay (RS-5-OSY) ± 21 acres to remain RS-5 zoning	6 du/ac 6 du/ac	16 du 126 du	13 du 100 du
044-094-004	0.5	CC; 15 du/ac	Town Center Commercial	General Commercial (CG)	10 du/ac	5 du	4 du
044-094-005							
044-094-006							
Sub-total	40.4				6-10 du/ac	307 du	245 du
	10.2				20 du/ac	204 du	163 du
	3.1				25 du/ac	77 du	62 du
Sub-total	13.3						225 du
Totals	53.7					588 du	470 du

The re-zone of the Village at Loomis can contribute 225 high density units. The two high density re-zone sites, zoned 20 du/ac and 25 du/ac, meet the minimum density requirements to accommodate very-low and low-income housing. The Town will evaluate existing development standards and create new standards, as necessary, to help achieve higher densities on these sites (See Program 10). The 225 units proposed under the Village at Loomis exceeds the Town’s RHNA of 129 units for very-low and low-income housing. This project, alone, will accommodate the current need of 301 units, with an excess of 169 units. Town needs to rezone 15.3 acres to allow for the Village at Loomis, not including commercial and residential Open Space Overlays (OSY) in which the density does not change from the base zone.

The Town of Loomis recognizes that parcels at least 1-acre in size are best suited for facilitation of the development of affordable housing. The Town will work with the property owner to develop a Master Plan for this site which subdivides the property into adequate parcel sizes.

Figure 7. Vacant and Underutilized Parcels



Source: Town of Loomis, 2013

4.1.3 Second Unit Potential

The Loomis Zoning Ordinance allows second units in the RR, RS-20, RE, and RA zoning districts on lots of 20,000 square feet or larger. There are a total of 207 vacant parcels in these zones. The total number of second units that could be accommodated on vacant parcels in these zones based on a build out rate of 80 percent is 165. In addition, all developed residential parcels greater than 20,000 square feet that do not have a second unit are potential sites for additional development. Another unquantifiable number of parcels allow carriage units over garages.

However, historic trends in second units indicate an average 1 second unit application per year, six permits approved between 2006 and 2012. Based on the average number of units, it is assumed that 6 second units will be permitted during the 2013-2021 planning period. The average size of second units ranges from maximum 640 square feet to 1,200 square feet, depending on the lot size. Maintaining trends of \$1/square foot, these units would be affordable to very-low and low-income households.

4.2 Approved Projects

Table 25 lists pending and approved projects with the number of potential units, unit sizes, and the status of the project. This Table is included for informational purposes. (See Section 4.1.2 for more information on the Village of Loomis.)

Table 25: Pending and Approved Housing Developments				
Developer/ Development Name	Description	Number/Type Of Units	Price Range	Status
PENDING				
Village at Loomis (former lands behind Raley's, includes Gates site)	This is a 54-acre site, zoned CG and RS-5, between the Raley's grocery store and Interstate 80. The proposed project includes rezoning and General Plan changes for retail, office, detached single-family units, attached single-family units, live-work units, multi-family units, and, possibly, senior housing.	10.2+/- acres at 20 du/acre 3.1+/- acres at 25 du/acre (Special-HDR Zone) Senior housing development may be included on 3.1 acres Site is under consideration for rezoning to meet the Town's RHNA.	Unknown	
APPROVED				
Taylor Road Mixed Use	This is an 8.9-acre site.	46 dwelling units and 19,000 square feet of commercial	Unknown	Statutory map extensions. CUP tied to map; Town has reduced fees; water

Table 25: Pending and Approved Housing Developments				
Developer/ Development Name	Description	Number/Type Of Units	Price Range	Status
		8 single story (5 of these have 462 sf carriage units) 3 duplexes (6 units) 6 dwelling units		and sewer fees are problematical for carriage units.
Heritage Park Estates	This is the 2 nd and 3 rd phase of a 68 lot subdivision zoned RM-5	40 lots	Unknown	Bond expired; Town has acquired.
Del Oro Vistas	This is a 4.25 acre site zoned RS-7	12 lots	Unknown	Automatic statutory map extensions
Poppy Ridge Estates	19.7 acre site zone RE, 2.3 acre	7 lots	Unknown	1 residence constructed
Sierra de Montserrat		62 - 4.6-acre lots	Lots \$367,000 and up	12 residences completed or in construction
Morgan Estates	10 acre site zoned for one acre sites, RR	8 planned development sites proposed	Unknown	Approved extended to 2014
Poppy Ridge 2	40 acre site zoned RE	16 units	Unknown	Automatic statutory map extensions Automatic extension of one year on subdivision
Adjamian site	This is a 9.4 Acre parcel zoned 1 acre, RR	8 units (determination on 5 existing smaller units pending)	Unknown	Automatic statutory map extensions Approved

Source: Town of Loomis

4.3 Infrastructure Capacity

The proximity, availability, and capacity of infrastructure help to determine the suitability of residential land. Below is an evaluation of water and sewer capacity available to accommodate the housing needs during the planning period.

Water: Water service in Loomis is provided by the Placer County Water Agency (PCWA). Water supplies include 120,000 acre-feet per year (AFY) from the Middle Fork of the American River, 100,400 AFY from Pacific Gas & Electric, and 35,000 AFY from the Central Valley Project. Water is provided on a first-come first-served basis by the PCWA. The Town prefers a policy assuring sufficient water to meet its projected General Plan needs. However, projected use is not anticipated to surpass supply during the planning period. PCWA anticipates serving subscribers' needs through 2030 and water services are available to serve the high-density parcels with additional infrastructure. No major deficiencies have been identified in the PCWA system or for the infill or higher density housing sites.

However, some areas of Loomis are not served by the PCWA system and rely on groundwater from private wells. The largest area not served by PCWA includes properties along Barton

Road, an area with low-density development potential. Groundwater distribution and well yield vary greatly in the planning area. In addition, water quality is variable depending on the source. In 1974, an estimate of available groundwater was between 40 and 200 million gallons per day.

Wastewater: Approximately half of the Town of Loomis is connected to wastewater collection infrastructure. The South Placer Municipal Utility District (SPMUD) provides this service. The sewer lines north of Interstate 80 range from 6 to 12 inches in diameter. The primary service line, the Lower Loomis Trunk Sewer, is a 15-inch pipe near Taylor Road. A need has been identified for extension of sewer service in the Middle Antelope Creek area in western Loomis. Wastewater is transported for treatment to the Roseville Regional Wastewater Treatment Plant, which is a consolidation of the Dry Creek Treatment Facility and the Pleasant Grove Treatment Facility. Together the facilities current daily inflow is 16 million gallons per day (mgd) and capacity is 30 mgd. Wastewater services are available to serve the high-density residential sites, although the Roseville Treatment Plant is requesting that projects provide specific environmental impacts to their facility on environmental documents. SPMUD indicates that all of Loomis is now annexed into the District (2008) and agreements with the Roseville treatment plant do not require this project-specific evaluation.

5. CONSTRAINTS

State housing law requires the Town to review both governmental and non-governmental constraints to the construction of affordable housing in order to remove and/or mitigate potentially negative effects.

5.1 Local Governmental Constraints

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code § 65583(c)(3)).

The Town's primary policies and regulations that affect residential development and housing affordability include: the Zoning Ordinance, the Land Use Element of the General Plan, development processing procedures and fees, on and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, an analysis of governmental constraints on housing production for persons with disabilities is included in this Section.

The Town's land use controls generally do not constrain the development of multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, and single-family occupancy units.

As defined by Loomis, multi-family dwellings include carriage units, duplexes, triplexes, fourplexes (buildings with two, three or four dwelling units, respectively, in the same structure); apartments (five or more units in a single building); and townhouse development (three or more attached dwellings where no unit is located over another unit). Multi-family housing may also comprise a row of single-family homes adjacent to existing single-family homes within a larger multi-family project.

Existing resource protection policies, including the Town's Tree Preservation and Protection Ordinance, are designed to encourage resource sensitive mitigation and facilitate the preservation and maintenance of protected trees (heritage and oak), without limiting development potential. Mitigation requirements may become cumbersome for high-density projects, as tree replacement is required on site at fairly high ratios depending on the types of trees being removed (e.g. 12 replacement trees for every 10-15 inch blue oaks removed). However, tree replacement for the retention of the Town's tree canopy is much less costly to developers than paying the in-lieu mitigation fee.

The Town proposes Program 27 to comply with SB 2 on emergency shelters and transitional housing. This legislation requires jurisdictions to permit emergency shelters without a conditional use permit (CUP) or other discretionary permits, and transitional housing and supportive housing must be considered residential uses and must only be subject to the same

restrictions that apply to the same housing types in the same zone. The following sections provide information on local land use regulations.

5.1.1 Zoning Ordinance

This section addresses the zoning districts, which allow residential development, and the development standards for each district, followed by specific development regulations for multi-family housing, mixed-use development, and secondary dwelling units.

Zoning Districts: The Zoning Ordinance includes six residential zoning districts and four commercial districts that allow residential development. The maximum residential density allowed is 15 units per acre. Residential development is permitted by right, minor use permit, and use permit.

The residential zoning districts are:

a) Residential Agricultural (RA) Zoning District: The RA zoning district is applied to areas appropriate for agricultural uses such as orchards, nurseries and vineyards, cattle grazing, and very low density residential uses, where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible. Second units are permitted by right on lots greater than or equal to 20,000 square feet in this district. The maximum allowable density is 4.6 acres per dwelling unit. The RA zoning district is consistent with and implements the Residential Agricultural land use designation of the General Plan.

b) Residential Estate (RE) Zoning District: The RE zoning district is applied to areas appropriate for large-lot single-family residential development, together with agricultural uses such as orchards, nurseries and vineyards, cattle grazing, where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible. Second units are permitted by right on lots greater than or equal to 20,000 square feet in this district. The maximum allowable density is one dwelling unit per 2.3 acres. The RE zoning district is consistent with and implements the Residential Estate land use designation of the General Plan.

c) Rural Residential (RR) Zoning District: The RR zoning district is also applied to areas appropriate for large-lot single-family residential development. These areas can include agricultural uses such as orchards and vineyards; where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible, but where the keeping of large animals occurs only on parcels of one acre or larger. Second units are permitted by right on lots greater than or equal to 20,000 square feet in this district. The maximum allowable density is one dwelling unit per 40,000 square feet. The RR zoning district is consistent with and implements the Rural Residential land use designation of the General Plan.

d) Single-Family Residential (RS) Zoning District: The RS zoning district is applied to areas appropriate for neighborhoods of single-family homes, and related, compatible uses. Second units are permitted by right on lots greater than or equal to 20,000 square feet in this district. Carriage homes allowed in the downtown area on lots 5,000 square feet and greater. The maximum allowable density ranges from one dwelling per half-acre, to two-to-six dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RS map symbol. The RS-5 district is intended to be applied only within the downtown area of Loomis. The RS zoning district is consistent with and implements the Residential - Low Density, and Residential - Medium Density land use designations of the General Plan.

e) Medium Density Residential (RM) Zoning District: The RM zoning district is applied to areas appropriate for a variety of housing types, including small-lot single-family housing, and various types of multi-family housing (for example, duplexes, townhouses, and apartments). Second units are permitted by right on lots greater than or equal to 20,000 square feet in this district. Carriage homes are allowed in the downtown area on lots 5,000 square feet and greater. The maximum allowable density ranges from six to ten dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RM map symbol. The RM zoning district is consistent with and implements the Residential – Medium-High Density land use designation of the General Plan.

f) High Density Residential (RH) Zoning District: The RH zoning district is applied to areas appropriate for various types of multi-family housing, including duplexes, townhouses, and apartments. The maximum allowable density ranges from 10 to 15 units per acre. The RH zoning district is consistent with and implements the Residential – High Density land use designation of the General Plan.

The commercial zoning districts are:

a) Office Commercial (CO) Zoning District: The CO zoning district is applied to areas appropriate for various types of office uses, together with similar and related compatible uses. Residential uses may also be accommodated as part of mixed-use projects in this zoning district. The CO zoning district is consistent with and implements the Office and Professional land use designation of the General Plan.

b) General Commercial (CG) Zoning District: The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve local residents and businesses, including shops, personal and business services, and restaurants. Residential uses may also be accommodated as part of mixed-use projects. The CG zoning district is consistent with the General Commercial land use designation of the General Plan.

c) Central Commercial (CC) Zoning District: the CC zoning district is applied to areas within the historical downtown appropriate for a mixture of land uses, with primarily retail and pedestrian-oriented office uses on the ground floors of commercial structures, and residential units allowed on second and third floors. The CC zoning district is consistent with and implements the Town Center Commercial land use designation of the General Plan.

d) Commercial Tourist Zoning District (CT): The CT zoning district is applied to areas appropriate for a mixture of office/business park, retail commercial, lodging, conference center and other traveler-serving uses, local-serving entertainment uses, and residential uses as part of mixed use structures. The CT zoning district is consistent with the Tourist/Destination Commercial land use designation of the General Plan.

Table 26 displays the types of permits necessary for residential uses in the Town of Loomis.

Table 26: Zoning Districts Permitting Residential Uses											
Residential Uses	Zoning District										
	RA	RE	RR	RS	RM	RH	CO	CG	CC	CT	PI
Single-Family	P	P	P	P	P	—	—	—	—	—	—
Multifamily	—	—	—	—	MUP/ UP	P/MU P	—	MU P	UP	—	—
Multifamily in mixed-use	—	—	—	—	—	—	P	P	P	P	—
Second Unit	P	P	P	P	P	—	—	—	—	—	—
Mobile Home Parks	UP	UP	UP	UP	UP	UP	—	—	—	—	—
Mobile Homes	P	P	P	P	P	P	—	—	—	—	—
Mobile Homes – Special Needs	MU P	MU P	MU P	MU P	—	—	—	—	—	—	—
Residential Care Facility ≤6 Persons	P	P	P	P	P	P	—	—	—	—	—
Residential Care Facility >6 Persons	—	—	UP	UP	UP	UP	UP	—	—	—	—
Residential Care Facility for the Elderly	—	UP	UP	UP	UP	UP	UP	—	—	U P	—
Residential Care Facility for the Elderly ≤6 Persons	P	P	P	P	P	P					
Residential Care Facility for the Elderly >6 Persons	UP	UP	UP	UP	UP	UP					
Rooming or Boarding House	—	—	—	—	UP	UP	—	—	—	—	—
Emergency Shelter	—	—	—	—	—	—	—	UP	UP	—	UP
Live/work units	—	—	—	—	—	—	—	MU P	MU P	—	—
Carriage House	—	—	—	P	P	—	—	—	—	—	—

Notes:

- P: Permitted
- MUP: Minor Use Permitted
- UP: Use Permit required
- Use not allowed

Source: Town of Loomis Zoning Ordinance, 2013

Development Standards: Tables 27, 28, 29, 30, and 31 provide development standards for the residential and commercial zoning districts. The development standards do not impede the Town’s ability to achieve maximum allowable densities.

Table 27: RA, RE, and RR District Development Standards			
Development Feature	Requirement by Zoning District		
	RA Residential Agricultural	RE Residential Estate	RR Rural Residential
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>		
Area (net)	4.6 acres	2.3 acres	40,000 sf (1)
Width	160 ft	160 ft	135 ft
Depth	100 ft		
Frontage	100 ft, unless approved as a cul-de-sac lot or flag lot.		
Residential density	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>		
Max Density	4.6 acres per unit	2.3 acres per unit	40,000 sf per unit
Min Density Allowed	Each legal parcel in a residential zoning district will be allowed one single-family dwelling regardless of lot area; parcels may also be allowed a second unit in compliance with the Zoning Ordinance.		
Setbacks	<i>Minimum setbacks required.</i>		
Front	50 ft. from property line (75 ft if a public or private street or street easement is within setback area)		
Side - Interior (each)	25 ft	20 ft	
Side - Corner	Same as front setback		
Rear	25 ft	20 ft	
Lot coverage	<i>Maximum percentage of total lot area that may be covered by structures.</i>		
	20%; the review authority may allow up to 25% coverage on a nonconforming parcel that it determines is significantly smaller than the minimum area required by the zone (i.e., 25% or less of the required lot area).		20%
Height limit	<i>Maximum allowable height of structures.</i>		
Max height	35 ft and 2 stories		

Notes:

1. A minimum lot area less than 2.3 acres is allowed only where community water or sewer service is provided.
2. An existing parcel in the RR zone that is less than 24,000 sf may use the setbacks required for the RS zone.

Source: Town of Loomis Zoning Ordinance

Table 28: RS, RM and RH District Development Standards			
Development Feature	Requirement by Zoning District		
	RS Single-Family Residential	RM Medium Density Residential (1)	RH High Density Residential (1)
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>		
Area (net)	See Table 29		10,000 sf (2)
Width			60 ft
Depth			100 ft
Residential density	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>		
Maximum Density	See Table 29		1 unit per 3,000 sf of site area
Setbacks	<i>Minimum and, where noted, maximum setbacks required for primary structures.</i>		
Front	20 ft	15 ft, 25 ft maximum allowed	
Side - Interior (each)	Both interior side setbacks shall total a minimum of 20 ft, with neither side less than 5 ft. 10 ft is required in the RS-5 zoning district for a 2-story building wall.		
Side - Corner	20 ft	15 ft	
Rear	20 ft		10 ft
Building separation	20 ft between a garage and another structure on the site if needed for access to the garage; 6 ft between other structures on the same site.		
Lot coverage	<i>Maximum percentage of total lot area that may be covered by structures.</i>		
	See Table 29		40%
Height limit	<i>Maximum allowable height of structures.</i>		
Maximum Height	35 ft, 2 stories in RS-20 30 ft, 2 stories elsewhere	30 ft and 2 stories	

Notes:

1. The Town will evaluate existing development standards and create new standards, as necessary, to help achieve higher densities on these sites. (see Program 10).
2. A condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of the Residential Zoning Districts, and the total number of dwellings does not exceed the maximum density allowed by the applicable zoning district.

Source: Town of Loomis Zoning Ordinance

Table 29: RS & RM Density, Parcel Size, and Site Coverage					
Zoning District and Suffix	Maximum Number of Dwelling Units (units) per Parcel	Minimum Lot Size			Maximum Site Coverage
		Area (net)	Width	Depth	
RS-20	1 dwelling unit.	20,000 sf	100 ft	100 ft	25%
RS-10		10,000 sf	60 ft	100 ft	30%
RS-10a		10,000 sf average (2)	60 ft	100 ft	30%
RS-7		7,000 sf	60 ft	100 ft	35%
RS-5		5,000 sf	55 ft	80 ft	35%
RM-5	1 unit per 4,500 sf of site area	5,000 sf (1)	55 ft	80 ft	40%
RM-3.5	1 unit per 3,500 sf of site area	3,500 sf (1)	50 ft	70 ft	50%

Notes:

1. A condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of the Residential Zoning Districts, and the total number of dwellings does not exceed the maximum density allowed by the applicable zoning district.
2. Individual parcels may be less than 10,000 square feet provided that the average lot size for all the parcels in the subdivision is at least 10,000 square feet.

Source: Town of Loomis Zoning Ordinance

Table 30: CO and CG District Development Standards		
Development Feature	Requirement by Zoning District	
	CO Office Commercial	CG General Commercial
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>	
Area (net)	5,000 sf (1)	
Width	Determined by the review authority through the subdivision process.	
Residential density	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the Town through subdivision or land use permit approval, as applicable.</i>	
Maximum density	2 - 10 units per acre in a mixed use project, subject to the General Plan specific area policies, Land Use and Community Development Element, Section G.	
Setbacks (2)	<i>Minimum and, where noted, maximum setbacks required for primary structures.</i>	
Front	15 ft minimum; offices shall be set back no more than 15 ft, except where an entry courtyard is provided, or where approved through Design Review.	
Side - Interior (each)	15 ft along a lot line abutting an R zone, none required otherwise.	
Side - Corner	15 ft	
Rear	15 ft along a lot line abutting an R zone, none required otherwise.	
Floor area ratio (FAR)	<i>Maximum FAR allowed.</i>	
	0.60 maximum	
Lot coverage	<i>Maximum percentage of total lot area that may be covered by structures. When expressed as a range, the review authority may limit the maximum coverage allowed a specific project to less than the maximum of the range, as determined appropriate for the site and project.</i>	
	35% to 60%	25% to 60%
Height limit	<i>Maximum allowable height of structures.</i>	
Maximum height	30-ft - 2 stories	35-ft - 2 stories

Notes:

1. A commercial condominium, or a residential condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of the Commercial Zoning Districts, and the total number of any dwellings is in compliance with the maximum density established by the applicable zoning district.
2. Ground-floor residential shall comply with the setback requirements and height limits of the RH zone.

Source: Town of Loomis Zoning Ordinance

Table 31: CC and CT District Development Standards		
Development Feature	Requirement by Zoning District	
	CC Central Commercial	CT Tourist/Destination Commercial
Minimum lot size Area (net) Width, depth	<i>Minimum area and width for parcels proposed in new subdivisions.</i>	
	5,000 sf (1)	
	Determined by the review authority through the subdivision process.	
Residential density	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the Town through subdivision or land use permit approval, as applicable.</i>	
Maximum density	15 units per acre in a mixed use project.	2 - 10 units per acre in a mixed use project.
Setbacks	<i>Minimum and, where noted, maximum setbacks required for primary structures.</i>	
Front	Taylor Road - No front setback allowed; buildings shall be placed at the property line except where a setback is authorized through Design Review, and except that up to 20 ft may be allowed for outdoor seating or eating areas with Design Review approval. Horseshoe Bar Road - 15 ft for landscaping and the preservation of existing buildings and landscaping. Sites on other streets - 15 ft.	25 ft, landscaped
Side - Interior (each)	15 ft along a property line abutting a residential zone or use, none required otherwise.	25 ft along a property line abutting a residential zone, none required otherwise.
Side - Corner	Same requirement as front setback.	
Rear	Same requirement as side setbacks.	
Freeway	N.A.	40 ft from the Interstate 80 right-of-way, or other distance approved as part of a Master Development Plan.
Floor area ratio (FAR)	<i>Minimum FAR required and maximum FAR allowed.</i>	
	0.25 minimum, 1.60 maximum; more than 0.60 may be approved only where parking is provided in a structure that does not detract from the pedestrian orientation of the Downtown.	Not applicable
Lot coverage	<i>Maximum percentage of total lot area that may be covered by structures. When expressed as a range, the review authority may limit the maximum coverage allowed a specific project to less than the maximum of the range, as determined appropriate for the site and project.</i>	
	35% to 60%	35% to 60%
Height limit	<i>Maximum allowable height of structures.</i>	
	35-ft - 3 stories	35-ft - 3 stories

Note:

1. A commercial condominium, or a residential condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area requirement determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of the Commercial Zoning Districts, and the total number of any dwellings is in compliance with the maximum density established by the applicable zoning district.

Source: Town of Loomis Zoning Ordinance

Multi-Family Housing: New or remodeled multi-family projects (50 percent or more of building area remodeled) shall comply with the standards of Section 13.42.250 of the Zoning Ordinance, which includes:

a) Limitation on use in RS zoning district: A multi-family project allowed in the RS zoning district may be approved only on a corner parcel of at least 10,000 square feet.

b) Accessory structures: Accessory structures and uses (e.g., car washing areas, bicycle storage, garages, laundry rooms, recreation facilities, etc.) shall have an architectural style, materials and colors similar to the dwelling units.

c) Building facades adjacent to streets: In a multi-family project of three or more units, at least 50 percent of the facade of each building adjacent to a public street shall be occupied by habitable space. Each facade adjacent to a street shall have at least one entry into an individual dwelling unit.

d) Front yard paving: No more than 45 percent of the front yard setback area shall be paved for walkways, driveways, and/or other hardcover pavement.

e) Garage requirements: A garage for a multi-family unit shall comply with the following requirements:

1) Front setback: A garage for a multi-family dwelling shall be set back from the front property line at least 10 feet further than the facade of the dwelling, to reduce visual impact from the street.

2) Side setbacks: When a maintenance easement is granted by the owner of the adjacent parcel with the approval of the Planning Director, a garage may be built to the side property line on that side, but shall be located at least eight feet from the other side property line. Otherwise, a garage shall be set back a minimum of five feet from side property lines.

3) Rear setback: A garage shall be set back a minimum of five feet from the rear property line.

4) Facade width, parking orientation: The front facade of any garage shall not exceed a width of 25 feet. Tandem parking is permitted.

5) Door orientation: No garage door for a multi-family unit shall face directly onto a street.

f) Open space: Each multi-family residential project except duplexes shall provide permanently maintained outdoor open space for each dwelling unit (private space), and for all residents (common space), in addition to required setback areas. This is an important component of the Town’s General Plan as Loomis lacks park and open space especially in central areas of Town. There are only two park facilities in the Town of Loomis: Blue Anchor Park (3 acres), and Sunrise-Loomis Neighborhood Park (4 acres). The Heritage Park site may provide additional park area for the Town.

1) Area required: Private and common open space shall be provided as illustrated in Table 32.

Table 32: Multifamily Open Space Requirements		
Project size	Common Open Space Required	Private Open Space Required
3 to 4 units	200 sf	150 sf per unit
5 to 10 units	500 sf	
11 to 30 units	1,000 sf	
31 and more units	2,000 sf	

Source: Town of Loomis

2) Configuration of open space: Required open space areas shall be designed and located as follows. The review authority may allow required open space to be in different locations and/or with different dimensions where it determines that the alternative approach will provide open space of equivalent and aesthetic quality.

a) Location on site: Required open space areas shall be easily accessible, continuous, usable site elements. Private open space shall be at the same level as, and immediately accessible from within the unit.

b) Dimensions: Private open space areas shall have a minimum dimension of 10 feet, and a configuration that would accommodate a rectangle of at least 100 square feet. Common open space areas shall have a minimum dimension of 20 feet.

3) Maintenance and control of common open space: Required common open space shall be controlled and permanently maintained by the owner of the property or by a homeowners' association. Provisions for control and maintenance shall be included in any property covenants of a common interest development.

- g) Height Limits: The maximum height allowed for multi-family dwellings in residential zoning districts is 30 feet and 2 stories. A multi-family project in the CG zoning district shall not exceed 35 feet and 2 stories. A multi-family project in the CC zoning district shall not exceed 35 feet and 3 stories. These height limits are based on available fire equipment.

Mixed-Use Development: Multi-family housing in a mixed-use development is permitted by right in all commercial zoning districts. Mixed-Use zones provide increased flexibility for housing development. While there is no standard ratio for residential to commercial development, the residential component must be combined with some type of commercial use. The following standards apply to mixed-use projects (Section 13.42.140 of the Zoning Ordinance). These standards are designed to address compatibility issues between residential and commercial uses and are not intended to discourage the construction of affordable housing.

- a) Design considerations: A mixed-use project shall be designed to achieve the following objectives.
- 1) The design shall provide for internal compatibility between the different uses.
 - 2) Potential noise, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.
 - 3) The design of the mixed-use project shall take into consideration potential impacts on adjacent properties and shall include specific design features to minimize potential impacts.
 - 4) The design of a mixed-use project shall ensure that the residential units are of a residential character, and that privacy between residential units and other uses on the site are maximized.
 - 5) The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, courtyards, walkways, and street furniture.
 - 6) Site planning and building design shall be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.

b) Preferred mix of uses: Mixed-use projects that provide commercial and/or office space on the ground floor with residential units above (vertical mix) are encouraged over projects that provide commercial structures on the front portion of the lot with residential uses placed at the rear of the lot (horizontal mix).

c) Maximum density: When residential dwelling units are combined with office, or retail commercial uses in a single building or on the same parcel, the maximum density shall be 15 dwelling units per net acre.

d) Location of units: Residential units shall not occupy ground floor space within the first 50 feet of floor area measured from each building face adjacent to a street, or any ground floor space in the CC zoning district.

e) Loading areas: Commercial loading areas shall be located as far as possible from residential units and shall be screened from view from the residential portion of the project to the maximum extent feasible.

f) Refuse and recycling areas: Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and non-residential uses.

g) Lighting: Lighting for the commercial uses shall be appropriately shielded to not negatively impact the residential units.

h) Noise: All residential units shall be designed to minimize adverse impacts from non-residential project noise, in compliance with Section 13.30.070 (Noise).

i) Hours of operation: A mixed-use project proposing a commercial component that will operate outside of the hours from 8:00 a.m. to 6 p.m. shall require Minor Use Permit approval to ensure that the commercial use will not negatively impact the residential uses within the project.

Secondary Dwelling Units: To encourage establishment of secondary dwelling units on existing developed lots, state law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially-zoned areas, or where no ordinance has been adopted, to allow second units if they meet standards set out in the State law. The State law requires ministerial consideration of second-unit applications. Local governments are precluded from totally prohibiting second units in residentially zoned areas unless they make specific findings (Government Code § 65852.2). Second units can be an important source of affordable housing since they are smaller than primary units and they do not have direct land costs. Second units can also provide supplemental income to the homeowner, thus allowing the elderly to remain in their homes or moderate-income families to afford houses.

According to the Zoning Ordinance, a second unit is a second permanent dwelling that is accessory to a primary dwelling on the same site. A second unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling. Carriage houses are allowed as separate dwelling units over a detached garage.

Table 33 sets out the primary standards for second units and carriage houses in the Town of Loomis. These standards do not conflict with state law governing second units.

Table 33: Second Unit and Carriage House Standards				
Standard	Second Unit		Carriage House	
Permit	Second Unit Permit		Zoning Clearance	
Minimum site area	20,000 sf		5,000 sq. feet; min width of 50 feet, min depth of 100 feet, min buildable pad of 400 sf	
Height	25 feet in Downtown; applicable heights in other districts			
Rental of unit	May be rented, although not required			
Floor area	Site Area	Max floor area	Max floor area	
	Up to 40,000 sf	640 sf (1) (2)	640 sf	
	40,0001 sf to 9.2 acres	1,200 sf (1) (2)		
	9.2 acres or larger	No max		
Setbacks	Same as primary unit		Location on top of garage	No closer than 20 feet
			Side setback	W/maintenance easement from Director may be built to side property line with eight feet on other side from other side line; otherwise min 5 feet
			Rear setback	Min 10 feet

Notes:

1. A parcel that qualifies for a second unit and is of sufficient size to be subdivided in compliance with the applicable zoning district may have a second unit with no floor area limitation, provided that both units are located to meet the setback requirements that would apply to primary dwellings on the future parcels.
2. A site that would qualify for a second unit, with an existing dwelling of 1,400 square feet or less (not including a garage) as of July 31, 2001, may be developed with one additional dwelling, with no restriction on the floor area of the new unit.

Source: Town of Loomis Zoning Ordinance

5.1.2 General Plan

The Loomis General Plan was adopted in 2001. The Land Use Element of the General Plan designates the following land use types: residential, public, commercial, and industrial.

The General Plan designates approximately 75 percent of Loomis for residential use in seven residential designations and four commercial designations on the Land Use Map. The residential densities described below are in dwelling units per net acre. A net acre is the actual area of a given property, exclusive of streets rights-of-way.

Table 34 lists the General Plan Land Use Designations allowing housing:

Table 34: General Plan Land Use Designations		
Land Use Designation	Corresponding Zoning District	Percent of Land Area
Residential Agricultural	RA	58%
Residential Estate	RE	11%
Rural Residential	RR	Approximately 7%
Residential Low-Density	RS	Less than 1% (32 acres)
Residential-Medium Density	RS	9%
Residential-Medium-High Density	RM	2%
Residential-High Density	RH	One vacant parcel
Office and Professional	CO	0.6%
General Commercial	CG	Select areas outside of downtown core
Town Center Commercial	CC	Small area in downtown core
Tourist/Destination Commercial	CT	3%

Source: Town of Loomis General Plan

5.1.3 Development Processing Procedures and Fees

Government policies and ordinances regulating development affect the availability and cost of new housing. Although land use controls have the greatest direct impact, development approval procedures and fees can affect housing costs as well.

Permit processing requirements have increased at all levels of government in recent years. The Town of Loomis has a number of procedures developers are required to follow. Although the permit approval process must conform to the Permit Streamlining Act (Government Code § 65920 *et. seq.*), housing proposed in Loomis is subject to one or more of the following review processes: environmental review, zoning, subdivision review, use permit control, design review, and building permit approval.

As required by the California Environmental Quality Act (CEQA), the Town's permit processing procedures include an assessment of the potential environmental impacts of the proposed projects. If a project requires an environmental impact report, additional processing and time is required. Many of the environmental regulations have protected the public from significant environmental degradation and the location of certain developments on inappropriate sites and have given the public an opportunity to comment on project impacts. This process does, however, increase the time and cost of project approval.

Permit and Development Fees: The Town collects fees to help cover the costs of permit processing, inspections, and environmental review. Fees charged for building permits are based on the construction values prescribed by the California Building Code or less. The Town also collects development impact fees in accordance with California Government Code § 66000-66025 for the provision of services such as roads, signals, and storm drains. These fees are generally assessed on the number of units in a residential development, and collected at the beginning of the approval process. Fees collected by the Town do not exceed the Town's costs for providing these services.

Table 35 shows several examples of current planning and building permit fees for single-family and multi-family development. The County Facility, South Placer sewer, PCWA water, Dry Creek Drainage, school, and fire fees are levied by other jurisdictions. The Town does not have control over these fees nor have the authority to waive or reduce them.

Table 35: Planning and Development Fees		
Fee Category	Fee Amount	
Planning and Application Fees	Single-Family	Multifamily
Annexation Application	\$1,097 (deposit)	\$1,097 (deposit)
Variance	\$735 (minor)/\$1,507 (major)	\$735 (minor)/\$1,507 (major)
Conditional Use Permit	\$1,383 (MUP)/\$3,800 (UP)	\$1,383 (MUP)/\$3,800 (UP)
General Plan Amendment	\$2,731 (deposit) \$3,702 (deposit for combining with zone change)	\$2,731 (text) \$3,702 (deposit)
Zone Change	\$1,623 (deposit)	\$1,623 (deposit)
Design Review	\$1,009 (minor)/\$1,507 (major) (deposits)	\$1,009 (minor)/\$1,507 (major) (deposits)
Master Plan/Specific Plan	\$852 per acre	\$852 per acre
Specific Plan	\$852 per acre	\$852 per acre
Second Unit	\$143	N/A
Subdivision		
Certificate of Compliance	\$1,700	\$1,700
Lot Line Adjustment	\$2,002 (deposit)	\$2,002 (deposit)
Subdivision	\$9,639 (deposit)	\$9,639 (deposit)
Subdivision Modification/Revision to Tentative Map	\$1,601 (deposit)	\$1,601 (deposit)
Subdivision Final Map Check/Processing	\$2,873 plus \$27 per lot	\$2,873 plus \$27 per lot

Table 35: Planning and Development Fees		
Fee Category	Fee Amount	
Subdivision Amended Map Check/Certificate of Correction	\$1,771 (deposit)	\$1,771 (deposit)
Environmental	Single-Family	Multifamily
Initial Environmental Study	\$1,031 (deposit) or Cost + 30%	\$1,031 deposit or Cost + 15%
Environmental Impact Report	Cost + 30% + \$3,045.25 (filing fee)	Cost + 15% + \$3,045.25 (filing fee)
Negative Declaration	\$839 or Cost + 30% + \$2,206.25 (filing fee)	\$839 or Cost + 15% + \$2,206.25 (filing fee)
Mitigated Negative Declaration	\$839 or Cost + 30% + \$2,206.25 (filing fee)	\$839 or Cost + 15% + \$2,206.25 (filing fee)
Other (Notice of Exemption)	\$341	\$341
Impact		
Traffic	\$4,637 per unit	\$2,829 per unit
Drainage	\$883	\$667
Community Facility	\$2,488	\$1,650
Fire	\$0.54 per sq. ft.	\$0.54 per sq. ft.
Parks ¹	\$5,544 per unit	\$3,691 per unit
School Fees	\$3.20 per sq. ft.	\$3.20 per sq. ft.
Master Plan	\$852/acre	\$852/acre
Low Income	\$750/unit (subdivisions of 5 or more units)	\$750/unit (subdivisions of 5 or more units)
Placer County Capital Facility	\$2,092.94 permit	\$1,524.16 per unit
Notes: 1. Park impact fee includes Quimby In-Lieu/Park Acquisition, Passive Park/Open Space Acquisition, and Park Facility Improvement.		

Source: Town of Loomis

Table 36 shows the estimated proportion of total fees to the development cost per unit.

Table 36: Proportion of Fee in Overall Development Cost for a Typical Residential Development		
Development Cost for a Typical Unit	Single-Family	Multi-Family
Total estimated fees per unit	\$22,480	\$15,600
Typical estimated cost of development per unit	\$250,000	\$180,000
Estimated proportion of fee cost to overall development cost per unit	8.9%	8.7%
Notes: Model Assumes a 1,400 sf single family dwelling and 1,200 sf multi-family dwelling.		

Source: Town of Loomis

Planning Permit Procedures: Procedures for processing permits vary based on the permits involved. Generally, the following procedures are common to the permitting process:

- a) Formal or informal pre-application meeting with the Director or Staff
- b) Filing of application and fees
- c) Initial application review – completeness check
- d) Environmental Review
- e) Staff Report and recommendation
- f) Permit approval or disapproval

Prior to the submittal of a project application and fees, the applicant typically has informal discussions with staff and a pre-application meeting with formal conceptual review. The preliminary staff review is conducted to review the application for completeness once all required documents and fees are submitted to the Town. The project is given a preliminary environmental determination and sent to all responsible agencies for further review. Environmental Review is also conducted: a negative declaration requiring 20 to 30 days and 6 months minimum for an EIR. The Staff make final recommendations in a Staff Report to the Planning Commission. The Planning Commission reviews the staff report and visits the site prior to the public hearing. The Planning Commission can approve, conditionally approve, or deny the project. The project can be appealed within 10 calendar days to the Town Council. A design review or other approvals are then conducted, as required. Building plans are reviewed and approved by the planning, engineering, and building staff and a permit is issued.

Table 37 displays the typical timelines for types of approvals and permits.

Table 37: Timelines for Permit Procedures			
Type of Approval or Permit	Typical Processing Time		
	Single Family Residential	Multi Family Residential	Planned Unit Development
Initial Site Plan Review	4 weeks	4 weeks	8-12 weeks
Architectural Design and Final Site Plan	NA	8-10 weeks	8-10 weeks
Building Permit – Simple	1 week	1 week	1 week
Building Permit – Complex	2-3 weeks	2-3 weeks	2-3 weeks
Approved Final Grading Plan	1 week	1 week	1-2 weeks
Total (Approximate)	5 weeks	16 weeks	20-26 weeks

Source: Town of Loomis

Table 38 lists the review authority for various applications in the Town of Loomis. Use Permits are reviewed by the Planning Commission, which notices and holds a public hearing to decide on approval. The Planning Director reviews Minor Use Permits (MUP). The Director may refer MUP applications to the Planning Commission and appeal to the Town Council as an option. MUP applications are noticed and a hearing is held if it is requested after the noticing. The

decision and findings are recorded for Use Permits and Minor Use Permits. Conditions of approval may be imposed for either type of permit. Additionally, design review approval by the Planning Director is often required for subdivision applications. (See Table 26 for the types of permits required for residential construction.) However, any parcels rezoned as a result of implementation of Program 10 will not be subject to any discretionary actions for project approval. Projects will still be subject to Design Review.

Table 38: Review Authority			
Type of Decision	Role of Review Authority (1)		
	Director	Planning Commission	Town Council
Zoning Clearance	Decision (2)	Appeal	Appeal
Master Development Plan	Recommend	Recommend	Decision
Master Sign Plan	Decision (2)	Appeal	Appeal
Minor Use Permit (MUP)	Decision (2)	Appeal	Appeal
Use Permit (UP)	Recommend	Decision	Appeal
Minor Variance	Decision (2)	Appeal	Appeal
Variance	Recommend	Decision	Appeal
Design Review - Permitted use or MUP	Decision	Appeal	Appeal
Design Review - UP use	Recommend	Decision	Appeal
Limited Term Permit	Decision	Appeal	Appeal
Sign Permit	Decision (2)	Appeal	Appeal

Notes:

1. "Recommend" means that the review authority makes a recommendation to a higher decision-making body; "Decision" means that the review authority makes the final decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Chapter 13.74 (Appeals).
2. The Director may defer action and refer the request to the Commission, so that the Commission may instead make the decision.

Design Review: Design review is required for all multifamily projects proposed in Loomis. In addition, new two story residential units (excluding second units but not carriage homes) and second story additions on lots less than 40,000 square feet require individual design review.

According to the Town of Loomis Zoning Ordinance, Design Review is intended to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the small-town, historic, and rural character of the community. Therefore, the purposes of these procedures and requirements are to:

- 1) Recognize the interdependence of land values and aesthetics and encourage the orderly and harmonious appearance of development within the community;
- 2) Ensure that new uses and structures enhance their sites and are compatible with the highest standards of improvement in the surrounding neighborhoods;
- 3) Retain and strengthen the visual quality and attractive character of the community;
- 4) Assist project developers understand the Town's concerns for the aesthetics of development, and
- 5) Ensure that development complies with all applicable Town standards and guidelines, and does not adversely affect community health, safety, aesthetics, or natural resources.

Projects undergoing design review are evaluated for architectural design, building massing, and appropriate scale to the surroundings and community. The project should include an attractive and desirable site layout and design, including but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc. The project must provide safe and efficient public access, circulation, parking, appropriate open space and landscaping, including the use of water efficient landscaping, be consistent with the General Plan, and in compliance with any applicable design guidelines and/or adopted design review policies.

The Planning Commission must make findings regarding compliance with the review criteria on which the decision is based. If approved by the Commission, conditions may be imposed for full approval.

5.1.4 On and Off-Site Improvement Requirements

Loomis requires the installation of certain on-site and off-site improvements to ensure the safety and livability of its residential neighborhoods. On-site improvements typically include street, curb, gutter, sidewalk, and utilities as well as amenities such as landscaping, fencing, streetlights, open space, and park facilities. Off-site improvements typically include the following (some of which are regulated by other agencies):

- a) Road improvements, including construction of sections of roadway, medians, bridges, sidewalks, bicycle lanes, and lighting.
- b) Drainage improvements, including improvement to sections of channel, culverts, swales, and pond areas.
- c) Sewage collection and treatment (South Placer Municipal Utility District (SPMUD)).

- d) Water systems improvements, including lines, storage tanks, and treatment plants (Placer County Water Authority (PCWA)).
- e) Public facilities for fire (Loomis Fire Protection District (LFPD), Penryn Fire Protection District (PFPD), South Placer Fire Protection District (SPFPD)), school (Loomis Elementary School District, Placer County High School District), and recreation.

Generally, the developer passes on-site and off-site improvement costs to the homebuyer as part of the final cost of the home. The site improvements that are under the jurisdiction of the Town of Loomis have specific requirements, which are discussed below:

Street Improvements: Street improvement requirements are regulated by zoning district (see Table 39). The standard right-of-way is 50 feet, although this can be reduced to 30 feet on private roads that are not anticipated to be extended or become public.

Number of Parcels	Residential Agriculture, Residential Estate, and Rural Residential Zoning Districts		Other Residential Categories (all RS and RM districts)	
	Street Width	Right of Way	Street Width	Right of Way
0-4	20	50	28	50
5-50	24	50	28	50
Over 50	36	50	36	50

Source: Town of Loomis, 2013

Parking: Table 40 lists parking space requirements for residential developments.

Land Use Type: Residential Uses	Vehicle Spaces Required
Single Family Dwelling	2 covered spaces, plus 1 additional space for each bedroom over 3.
Live/work units	2 spaces.
Individual mobile home	1 covered space for each unit.
Mobile home park	1 covered space for each unit plus 0.5 uncovered guest parking spaces and 0.25 parking spaces for each unit for vehicle storage.
Multi-family dwelling	2 covered spaces per unit, plus 1 additional space for each bedroom over 3, plus guest parking at a ratio of 1 uncovered space per each 3 units.
Multi-family dwelling in a mixed use project	Studio or 1 bedroom unit - 1 space per unit 2 or 3 bedroom unit - 2 spaces per unit Guest parking - 1 space per each 4 units (These standards have been reduced on a project-by-project

	basis.)
Organizational house	1 covered or uncovered space for each bedroom.
<i>Residential care homes</i>	
Six or fewer clients	2 covered spaces.
Seven or more clients	1 space for each 2 residential units, plus 1 space for each 4 units for guests and employees.
Rooming and boarding houses	1 covered or uncovered space for each bedroom.
Second Units/Carriage Houses	1 space for studios and one bedroom units and 2 spaces for two or three bedroom units.
Senior Housing	1 space for every 2 units

Source: Town of Loomis 2013

Off-street disabled/handicapped parking is required in compliance with the California Building Code, the Federal Accessibility Guidelines, and California Code of Regulations Title 24.

Bicycle parking is required for all multifamily housing developments. Bicycle parking is required for 10 percent of the required vehicle spaces. If garages are provided for all units, this requirement is waived. Spaces for bicycle parking will be distributed throughout the development. Any parking lot with more than fifty spaces is required to provide 1 motorcycle space per fifty car spaces.

In a few specified situations, parking requirements may be reduced or waived. (Town of Loomis Zoning Ordinance Section 13.36.080). The Town has not received any complaints related to parking requirement for multi-family residential projects. The multi-family parking requirements are not considered a constraint to cost and supply of housing in Loomis.

5.1.5 Building and Housing Codes

While local regulations and fees increase housing costs, some building and housing regulations and fees are mandated by State law to protect the health, safety, and welfare of the community or to protect existing residents from financial or environmental impacts.

Loomis has adopted the 2010 Universal Building Code , which sets minimum standards for residential and other structures. The 2013 Code will go into effect in January 2014. Table 41 lists applicable building and housing codes. No local amendments have been made to the codes that would significantly increase housing costs.

Table 41: Applicable Building and Housing Codes		
Code	Date	Remarks
California Building Code	2010	No amendments
California Building Code Standards	2010	No amendments that significantly increase housing costs
California Fire Code	2010	No amendments
California Fire Code	2010	No amendments that significantly affect housing costs
California Plumbing Code	2010	No amendments that significantly affect housing costs
California Mechanical Code	2010	No amendments that significantly affect housing costs
California Electric Code	2010	No amendments that significantly affect housing costs

Source: Town of Loomis

5.1.6 Governmental Constraints on Housing Production for Persons with Disabilities

As part of the governmental constraints analysis, State law calls for the analysis of potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities. Table 42 reviews not only the Zoning Ordinance, but also land use policies, permitting practices, and building codes to ensure compliance with State and Federal Fair Housing laws. Where necessary, the Town proposes new policies or programs to remove constraints. Loomis has adopted a reasonable accommodation ordinance for housing designed for persons with disabilities. The Town also encourages the incorporation of universal design in new construction.

Table 42: Constraints on Housing for Persons with Disabilities	
Type of Potential Constraint	
<i>Overarching and General</i>	
Does the Town have a process for persons with disabilities to make requests for reasonable accommodation?	Yes, Loomis has adopted a reasonable accommodation ordinance (Loomis Zoning Ordinance 13.39) for persons with disabilities in the enforcement of building codes and issuance of building permits.
Has the Town made efforts to remove constraints on housing for persons with disabilities?	Yes, Loomis has adopted a reasonable accommodation ordinance for housing designed for persons with disabilities. In addition, temporary mobile home permits may be issued to those providing evidence of disability provided that the primary dwelling unit is occupied by either the primary caregiver or by the disabled person. (Loomis Zoning Ordinance 13.42.170.B.1.b)
Does the Town assist in meeting identified needs?	The Town has contacted local service providers of special needs groups to assist in providing housing for persons with disabilities and identifying available resources. The Town previously conditioned one

Table 42: Constraints on Housing for Persons with Disabilities	
Type of Potential Constraint	
	developer to make one apartment ADA compliant.
Zoning and Land Use	
Has the Town reviewed all its zoning laws, policies, and practices for compliance with Fair Housing law?	Yes, the Town has reviewed the land use regulations and practices to ensure compliance with Fair Housing laws. (Note: The General Plan and Zoning Ordinance were updated (2001 and 2003, respectively) and were deemed in compliance with State laws at the time of adoption.)
Are residential parking standards for persons with disabilities different from other parking standards? Does the Town have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Section 13.36.050 of the Town Zoning Ordinance (Disabled/Handicapped Parking Requirements) mandates the provision of disabled parking spaces in accordance with the California Building Code the Federal Accessibility Guidelines, and/or California Code of Regulations Title 24 requirements. The Town will reduce parking requirements for special needs housing if a proponent can demonstrate a reduced parking need.
Does the locality restrict the siting of group homes?	No
What zones allow group homes other than those allowed by State law? Are group home over six persons allowed?	Group homes (also known as residential care homes) of six or less individuals are allowed with a zoning clearance in the Residential Agricultural (RA), Residential Estate (RE), Rural Residential (RR), Single-Family Residential (RS), Medium-Density Residential (RM), and High-Density Residential (RH). Facilities with more than 7 residents are allowed in Rural Residential (RR), Single-Family Residential (RS), Medium-Density Residential (RM), High-Density Residential (RH), Office Commercial (CO), with a use permit. The allows Residential Care Facilities for the Elderly up to 6 individuals in the RA zone. A Use Permit is required for homes with 7 or more individuals. The Town has a 30-bed assisted care facility for the elderly in the RE zone.
Does the Town have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No
Does the land use element regulate the siting of special needs housing in relationship to one another?	No. There is no minimum distance required between two or more special needs housing.
Permits and Processing	
How does the Town process a request to retrofit homes for accessibility?	Loomis has adopted a reasonable accommodation ordinance (Loomis Zoning Ordinance 13.39) for housing designed for persons with disabilities.

Table 42: Constraints on Housing for Persons with Disabilities	
Type of Potential Constraint	
Does the Town allow group homes with six or fewer persons by right in single-family zones?	Yes
Does the Town have a set of particular conditions or use restrictions for group homes with greater than six persons?	Group homes with greater than six persons are allowed by Use Permit in the RR, RS, RM, RH, and CO zones. They are subject to design review and are required to have a minimum site area of 15,000 sq. ft. Additionally, there are parking requirements, site coverage requirements, minimum age of residents, and maximum number of residents.
What kind of community input does the Town allow for the approval of group homes?	Group homes (also known as residential care homes) of six or less individuals are allowed with a zoning clearance in the Residential Agricultural (RA), Residential Estate (RE), Rural Residential (RR), Single-Family Residential (RS), Medium-Density Residential (RM), and High-Density Residential (RH). Zoning clearance is a routine land use approval that involves staff checking to ensure that zoning requirements will be satisfied. These facilities with more than 7 residents are allowed in Rural Residential (RR), Single-Family Residential (RS), Medium-Density Residential (RM), High-Density Residential (RH), Office Commercial (CO), with a Use Permit. The Use Permit provides the public with an opportunity to review the project and express their concerns in a public hearing.
Does the Town have particular conditions for group homes that will be providing services on site?	No, the Town does not have special standards for group homes regarding location, design or operation.
Building Codes	
Has the locality adopted the Uniform Building Code?	Loomis has adopted the 2013 California Building Code, which incorporated the 2006 International Building Code. No amendments have been made that affect the ability to accommodate persons with disabilities.
Has the Town adopted any universal design element into the code?	The Town will encourage the incorporation of universal design in new construction.
Does the Town provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	The Town has adopted an ordinance (Loomis Zoning Ordinance 13.39) ensuring the provision of reasonable accommodation for persons with disabilities in the enforcement of building codes and issuance of building permits.

Source: Town of Loomis

5.2 Non-governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local governments have little or no control. Nonetheless, State law requires that the housing element contain a general assessment of these constraints. This assessment can serve as the basis for actions to offset the effects of such constraints. The primary non-governmental constraints to the development of new housing in Loomis are land, construction costs, and environmental constraints.

5.2.1 Land Costs

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. These costs can account for over half of the final sales prices of new homes in very small developments and in areas where land is scarce. Among the variables affecting the cost of land are its location, amenities, the availability and proximity of public services, and financing arrangements. According to an informal survey of 35 lots for sale in November 2013, the cost of an acre of vacant, unimproved land that is suitable for residential development in the Town of Loomis ranges from \$27,000 to \$475,000.

5.2.2 Construction Costs

Construction costs vary widely depending on the type, size, and amenities of the development. According to Placer County Building Division, the construction costs for a typical single-family dwelling is approximately \$100 to \$150 per square foot.

5.2.3 Environmental and Physical Constraints

The following potential physical and environmental constraints may affect development regulated by the Town of Loomis by limiting the development potential and/or adding mitigation costs to a project:

Environmental Constraints

- a) Three sensitive plant communities are known to occur in Loomis: Oak Woodland and Savannah, Riparian and Stream habitat and Wetlands. In addition, activities such as oak and heritage tree removal are regulated by the Town and could add additional barriers to development.
- b) Vernal pools are not known to occur within the Town of Loomis, but several are located just beyond the Town limits. If a pool was discovered at the site of a potential project it would constrain development in its vicinity. The Town requires wetlands studies, and has policies that limit new development to be setback 25-100', depending on the type of wetlands.
- c) One special status animal species is known to occur in Loomis, the federally threatened Valley Elderberry Longhorn Beetle. In 2007, the species was recommended to be delisted, but a proposal has yet to be released (U.S. Fish and Wildlife Service). Other special status species with the potential to occur based on habitat and behavioral patterns are the Cooper's Hawk, Black-Shouldered Kite

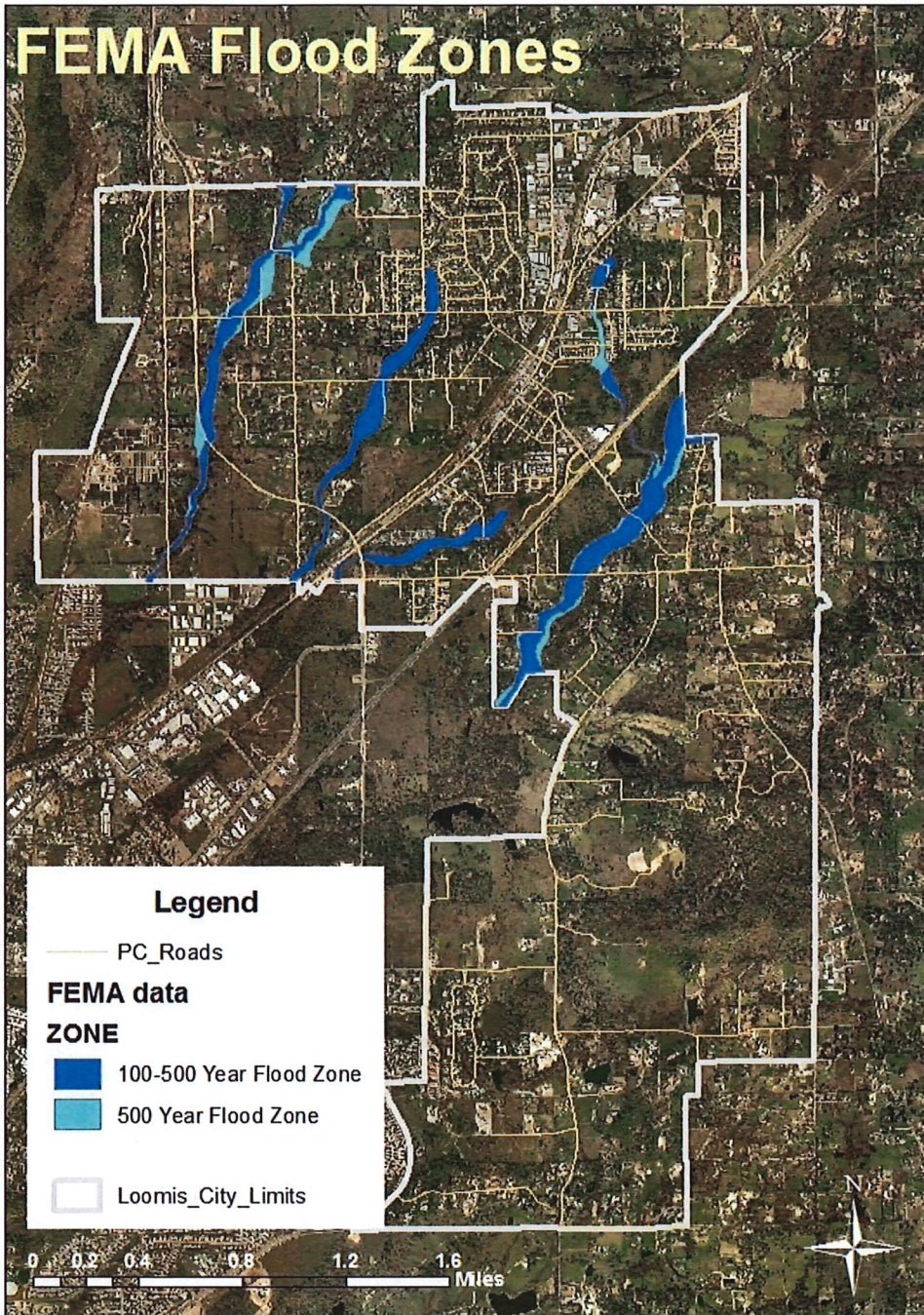
and Western Pond Turtle. Barriers to wildlife movement and migration and the removal of raptor nesting sites are to be avoided in future development. The occurrence of any of these species on a site could pose constraints to a housing project.

- d) Some sites in Loomis were historically used for mining. Tailings remain at some sites posing a potential environmental hazard and constraint to future development.
- e) Sites in Loomis historically used for agriculture may have contamination due to former pesticide use, a potential environmental constraint.
- f) The Town's Tree Preservation and Protection Ordinance is designed to encourage resource sensitive mitigation and facilitate the preservation and maintenance of protected trees (heritage and oak), without limiting development potential. Mitigation requirements may become cumbersome for high-density projects, as tree replacement is required on site at fairly high ratios depending on the types of trees being removed (e.g. 12 replacement trees for every 10-15 inch blue oaks removed). However, tree replacement for the retention of the Town's tree canopy is much less costly to developers than paying the in-lieu mitigation fee.

Physical Constraints

- g) Parcels with steep slopes may have constraints associated with landslide hazards and some sites may have soil types with high erosion potential.
- h) Flood hazards pose potential constraints to some areas in Loomis. In particular sites adjacent to Secret Ravine, Antelope Creek, Sucker Ravine and their tributaries have a higher potential for constraints.
- i) Rock outcroppings on potential development sites can pose a constraint. These outcroppings either need to be avoided or in some limited cases removed, which can be an additional expense.
- j) Stationary noise sources near potential sites for development may pose constraints. For example, the railroad tracks that run through Town exceed acceptable noise levels.
- k) Housing may be limited within 500 feet of the I-80 Freeway under CEQA, due to the health hazards of siting sensitive uses near urban roads with over 100,000 vehicles per day.

Figure 8: FEMA Flood Zones



5.3 Availability of Financing

The availability of housing is a matter of statewide importance and cooperation between government and the private sector is critical to attainment of the State's housing goals. Housing element law is the State's primary market-based strategy to increase housing supply, affordability, and choice. However, housing element law is seen as an unfunded State mandate at the local level. To encourage compliance with housing element law and the adoption of effective housing elements, several housing and infrastructure funding programs have been linked to housing element certification in order to incentivize and reward local governments.

The following programs are available within the State of California to provide cities, communities, and counties financial assistance in the development, preservation, and rehabilitation of affordable housing. The Department of Housing and Community Development identifies and provides detailed information on the grants and loans available for affordable housing:

Affordable Housing Innovation Program: Provides grants or loans to fund the development or preservation of workforce housing.

Building Equity and Growth in Neighborhoods Program: Provides grants and loans to first-time low and moderate-income buyers.

www.hcd.ca.gov/fa/begin

CalHome Program: Provides grants and loans for programs that support low or very-low income homeowners. Eligible Activities include rehabilitation, down payment assistance, mortgage financing, homebuyer counseling, and technical assistance for self-help.

www.hcd.ca.gov/fa/calhome

Emergency Housing and Assistance Program Capital Development: Provides deferred payment loans for capital development activities for: emergency shelters, transitional housing, and safe havens.

<http://www.hcd.ca.gov/fa/ehap/ehapcd.html>

Emergency Housing and Assistance Program Operating Facility Grants: Provides grants for: emergency shelters, transitional housing, and supportive services for homeless individuals and families.

<http://www.hcd.ca.gov/fa/ehap/>

Enterprise Zone Program: Provides incentives such as sales tax credits and operation deductions for business investment.

etips@hcd.ca.gov

Federal Emergency Shelter Grant Program: Provides grants to fund emergency shelters and transitional housing for the homeless.

<http://www.hcd.ca.gov/fa/fesg/>

Governor's Homeless Initiative: Provides loans for the development of supportive housing for homeless residents who suffer from severe mental illness.

www.hcd.ca.gov/fa/ghi

HOME Investment Partnerships Program: Provides cities, counties, and nonprofit organizations with grants and low-interest loans to develop and preserve workforce housing.

<http://www.hcd.ca.gov/fa/home/>

Housing Assistance Program: Provides grants to assist housing payments for extremely-low to very-low-income housing.

www.hcd.ca.gov/fa/hap

Joe Serna, Jr. Farmworker Housing Grant Program: Provides grants and loans to finance the construction, repair, and purchase of rental units for farmworker housing.

www.hcd.ca.gov/fa/fwhg

Multifamily Housing Program: Provide deferred payment loans to fund the construction, repair, and purchase of permanent and rental units for supportive housing. This includes housing for low-income residents with disabilities, or those who are at risk of homelessness.

www.hcd.ca.gov/fa/mhp

Office of Migrant Services: Provides grants to assist in seasonal rental housing and support for migrant farmworker families.

www.hcd.ca.gov/fa/oms

Predevelopment Loan Program: Provides short-term loans for financing low-income housing projects.

www.hcd.ca.gov/fa/pd/p

State CDBG Program Economic Development Allocation, Over the Counter Component: Provides grants to create or sustain jobs for rural low-income workers. May also include grants for publicly owned infrastructure.

<http://www.hcd.ca.gov/fa/cdbg/>

State CDBG Program Planning and Technical Assistance Grants: Provides grants to support studies and plans for housing, public works, community facilities, and economic development activities that provide principal benefit to low-income persons.

<http://www.hcd.ca.gov/fa/cdbg/PlanTech.html>

State CDBG Program General, Native American, and Colonias Allocations: Provides grants to fund housing, capital improvement, and community projects that benefit lower-income residents in rural communities.

<http://www.hcd.ca.gov/fa/cdbg/GenNatAmCol.html>

Substandard Housing Program: Assists State and local agencies responsible for abating unsafe living conditions that violate Health and Safety Codes.

<http://www.ftb.ca.gov/forms/misc/959.pdf>

6. EVALUATION OF PREVIOUS HOUSING ELEMENT

Table 43 lists programs from the 2001-2005 Housing Element and provides the results and analysis of each program. The 3rd Cycle, 2001-2005, Housing Element, adopted February 2006, is the most recently adopted Housing Element in the Town of Loomis. The 4th cycle, 2006-2013 Element reviewed by HCD in 2010, was not certified by HCD or adopted by the Town. As all programs identified in the 2006-2013 Housing Element are contingent upon adoption of element, no programs have been implemented. Therefore, this element reviews the status of all programs adopted in the 3rd cycle.

Table 43 Review of Previous Element				
Program	Action	Responsible Party	Time Line	Comments
Hsg1	<p>As part of any <i>General Plan</i> update, the Town will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional areas that may be suitable for higher density residential development in areas where public services can support new development.</p> <p>Desired Result: Implementation of the mixed use concept of the <i>General Plan</i> and increased range of housing opportunities for residents.</p>	Planning Director	Ongoing	To be included in next General Plan update.
Hsg2	<p>Within the Town Center, the Town will continue to pursue strategies for providing adequate water and sewer services and drainage facilities for the areas designated for residential development. This includes working and coordinating with the appropriate agencies.</p> <p>Desired Result: Full implementation of the mixed-use concept of the <i>General Plan</i> through supportive public/private financing programs to eliminate barriers to development.</p>	Town Engineer	Ongoing	<p>Ongoing</p> <p>As part of the Taylor Road Mixed Use Plan, a drainage implementation program was worked out by the Town and developer to improve drainage in area. The Village at Loomis development should result in further review and action in the Town Center by utility providers.</p>

Table 43 Review of Previous Element				
Program	Action	Responsible Party	Time Line	Comments
Hsg3	<p>The Town will continue to implement the permit assistance program for residential projects including pre-application meetings, flexibility in lot size as allowed under the Zoning Ordinance (Section 13.24.050), and streamlining of second residential unit approval process.</p> <p>Desired Result: Expedited development review procedures. Objective: 5 units</p>	Planning Director	Ongoing	<p>Pre-application meetings and streamlining of second residential units ongoing.</p> <p>14 second units approved since 2001; 1 built without permits in 1980s has been permitted.</p>
Hsg4	<p>The Town Planner and Planning Commission will establish a procedure for giving highest priority in the review process to low income housing projects.</p> <p>Desired Result: Provide an incentive to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing.</p>	Planning Director Planning Commission	Six months after Housing Element adoption	General Plan policy provides guidance for quickly processing low income projects, if an application were submitted.
Hsg5	<p>The Town will identify existing "illegal" second homes through the Housing Conditions Survey or public noticing in the newspaper and consider a "grandfather" clause or legal nonconforming use provision to preserve these units.</p> <p>Desired Result: Achieve a portion of Regional Housing Needs Assessment (RHNA) goals through the preservation of 20 secondary dwelling units. Encourage and protect Second Residential Units.</p>	Planning Director	2004	<p>One second unit constructed without a permit was legalized in 2006; no specific program has been implemented.</p> <p>This Action is not helpful to creating affordable housing and will be discontinued.</p> <p>However, Program 21 is proposed that continues to work on improving housing code compliance.</p>

Table 43 Review of Previous Element				
Program	Action	Responsible Party	Time Line	Comments
Hsg6	<p>The Town will continue to coordinate with the City of Roseville and Placer County in the development of a regional land banking and financing pool to assist with the production of affordable housing.</p> <p>Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.</p>	Town Manager and Planning Director	Ongoing	Town continues to participate in regional and County forums to work on this problem.
Hsg7	<p>The Town will continue to implement the following incentive programs for the construction of affordable housing:</p> <ul style="list-style-type: none"> a. Allow second residential units with single-family residences. b. Allow mobile homes and manufactured housing in all residential zoning districts. c. Allow "hardship mobile homes" in residential zones. d. Allow density bonuses for the construction of units for low and very low-income residents, and for housing projects for seniors. e. Consider "cluster developments" in order to reduce site improvement costs, allow more efficient use of developable lands and conserve open space. <p>Desired Result: Continued use of these programs Objective: 20 units</p>	Planning Director	Ongoing	<p>Town has promoted second units in new large-lot subdivisions as a method of meeting the SACOG compact requirements. Town continues to implement these incentive programs.</p> <p>14 second residential units were approved; 3 manufactured homes were built; and one hardship mobile homes were requested. A cluster development was approved in 2008 in the RR zone because of environmental constraints.</p>
Hsg8	<p>The Town will continue to seek financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) Funds, Self Help Housing, HOME funding, collecting the Low Income Density</p>	Planning Director	Apply for funding on an annual basis. Organizations will be contacted regarding	Town has been working on Equity Sharing concept; and is in touch with Mercy Housing on funding and site

Table 43 Review of Previous Element				
Program	Action	Responsible Party	Time Line	Comments
	<p>Bonus Fee and pursuing other financing resources as appropriate. A particular emphasis will be placed on pursuing development programs and funds that meet very low and low-income needs. This will be accomplished by working with appropriate non-profit organizations to identify funding opportunities.</p> <p>Desired Result: Assist with financial incentives to qualified sponsors of affordable housing projects to encourage the production of affordable housing. The Town will coordinate efforts to match potential developers and sites with funding resources for affordable housing (See also Program 11 below.)</p>		available funding.	<p>opportunities.</p> <p>The Town has implemented a first time homebuyers program in November 2007 and assisted 3 families; cleaned up the Income Reuse Plan; and applied for CDBG funds in 2008 (denied).</p> <p>Staff attended CDBG conference.</p>
Hsg9	<p>The Town will continue to identify financial institutions operating in the Town that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate income housing.</p> <p>Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.</p>	Town Manager Planning Director	Ongoing	The Town has contacted Mercy Housing to discuss funding options and to leverage local resources for affordable housing projects.

Table 43 Review of Previous Element				
Program	Action	Responsible Party	Time Line	Comments
Hsg10	<p>The Town shall adopt an inclusionary housing ordinance that requires at least 10 percent of the units in market-rate developments to be affordable to very low, low, and moderate-income households. This ordinance will identify acceptable methods to provide affordable housing such as the following:</p> <p>a) Construction of housing on-site, b) Construction of housing off-site, c) Dedication of land for housing, and d) Payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:</p> <ul style="list-style-type: none"> • Limiting the application of the ordinance to developments exceeding a certain size. • Percentage of housing units required to be set aside as affordable. • Design and building requirements. • Timing of affordable unit construction. • Determination of a fee in lieu of developing affordable units. • Developer incentives, such as cost offsets. • Administration of affordability control. <p>Desired Result: An inclusionary housing ordinance Objective: 15 units</p>	Town Planner	<p>Study complete. Adopt inclusionary ordinance that complies with the Sacramento Regional Compact for the Production of Affordable Housing within one year after adoption of the Housing Element.</p>	<p>Town has included a condition on each subdivision approved since adoption of SACOG compact to provide 10% affordable housing.</p> <p>The Town Council considered an inclusionary housing ordinance in 2007; a new proposal is being considered in conjunction with this housing element.</p>
Hsg11	<p>The Town will work with developers to facilitate residential development in the commercial and multi-family zones to diversify the housing stock. Specifically, the Town will:</p> <ul style="list-style-type: none"> • Contact potential affordable housing developers such as the Affordable Housing Development Corporation (AHDC). • Identify specific sites for multi-family development at 15 units per acre. • Develop timelines and contingency plans for contacting developers and providing affordable housing. 	Planning Director	Six months after adoption of the Housing Element	<p>Town has kept in touch with Mercy Housing to look at potential sites; discussed senior congregate care site needs with large provider; and indicated a need to potential developers of the larger sites in Town that inclusion of a 100 or so unit facility</p>

Table 43 Review of Previous Element				
Program	Action	Responsible Party	Time Line	Comments
	<ul style="list-style-type: none"> Assist in preparing applications (See also Program 4) and in identifying funding opportunities (See also Program 8). Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing (See also Program 7). <p>Desired Result: Endorse a more proactive approach to providing affordable housing and provide more areas of higher residential densities. Objective: 100 units.</p>			for seniors would be desirable. Town also looked at site for low income housing near Sierra College; looked at failing subdivision to see if it could come together.
Hsg12	<p>The Town will amend the zoning ordinance parking requirements for second units and carriage houses to require 1 vehicle space for studio or 1-bedroom units and 2 vehicle spaces for 2 and 3 bedroom units.</p> <p>Desired Result: Encourage Second Residential Units</p>	Planning Director	Six months after adoption of the Housing Element	Ordinance amended.
Hsg13	<p>The Town shall amend the General Plan and the Zoning Ordinance to require uses and intensities sufficient to facilitate housing for lower income households. In order to meet the housing objectives, such amendments will include one or more of the following:</p> <ul style="list-style-type: none"> Allowing 15 units per acre in the General Commercial Zoning District. Allowing 15 units per acre in the Commercial Tourist Zoning District. Identifying a specific site(s) for medium and high-density residential development at 15 units per acre. Requiring a residential component at 15 units per acre in mixed-use projects, such as 50% residential or second floor residential. <p>Desired Result: Encourage higher density residential development Objective: 15 units</p>	Planning Director	One year after adoption of the Housing Element	<p>Rezoning of parcels to comply with this Program under review by the Town.</p> <p>Town is reviewing all potential sites that can accommodate 20 units per acre.</p>

Table 43 Review of Previous Element				
Program	Action	Responsible Party	Time Line	Comments
Hsg14	<p>The Town has identified the Gates property (also known as the Raley’s site) or other appropriate sites as suitable for medium and high-density residential development. The Town will amend the General Plan and Zoning Ordinance to allow high-density residential development of at least 15 dwelling units per acre “by right” on at least 10 acres this site subject to design review.</p> <p>Desired Result: Encourage higher density residential development Objective: 150 units</p>	Planning Director	Six months after adoption of the Housing Element	Rezoning of parcels to comply with this Program under review by the Town.
Hsg15	<p>The Town will develop reasonable design guidelines which are responsive to changing markets and desired amenities and which allow for a range of well-designed housing choices compatible with smart growth principles. Promotion and facilitation of affordable multifamily housing will be a primary focus of the guidelines. Standards should be predictable and have no adverse impact on the cost or supply of housing. These guidelines will expand on the standards set forth in Zoning Ordinance Section 13.42.250 addressing Multifamily Residential Housing.</p> <p>Desired Result: Ensure that developers have clear guidelines for designs that preserve community values without suppressing creativity.</p>	Planning Director	One year after adoption of the Housing Element	Town Council believes that existing documents are adequate and can be combined into one comprehensive document. Ongoing.
Hsg16	<p>The Town will seek appropriate funding to provide housing rehabilitation loans and weatherization services for low and moderate-income households.</p> <p>Desired Result: Provide appropriate financial incentives to promote conservation of existing housing units. Objective: 5 units.</p>	Planning Director	Ongoing.	Ongoing. Town put monies towards first time home buyers. Recent 2008 CDBG application denied.

Table 43 Review of Previous Element				
Program	Action	Responsible Party	Time Line	Comments
Hsg17	<p>The Town will adopt a mobile home conversion ordinance. Such an ordinance shall a) discourage the permanent loss of mobile homes, b) provide long-term notice to tenants prior to conversion, c) provide options for tenant purchase, d) shall require relocation assistance for households displaced when such a conversion is approved, and e) conform to other applicable provision of state law.</p> <p>Desired Result: Preserve and where feasible improve conditions in Mobile Home Parks.</p>	Planning Director	2004	Ordinance adopted
Hsg18	<p>The Town will continue to implement the incentive program for senior housing, including the density bonus ordinance.</p> <p>Desired Result: Promote development of senior housing in order to respond to the growing senior population in the area.</p> <p>Objective: 20 units</p>	Planning Director	Ongoing	The Town will continue this effort with larger projects. Currently discussed as part of the Village at Loomis project. An additional site is being considered by a developer.
Hsg19	<p>The Town will continue to allow small group housing projects (six or fewer residents) in all residential zones subject to the same rules that apply to single-family dwellings.</p> <p>Desired Result: Ensure a fair process and reasonable protections for sponsors of group housing which meets specialized housing needs.</p> <p>Objective: 10</p>	Planning Director	Ongoing	No group housing issues known to staff. To staff's knowledge, one additional group home has moved in and State law upheld.
Hsg20	<p>Universal design is based on the idea that throughout life, all people experience changes in their abilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Universal design features include:</p>	Planning Director	2004 and ongoing	Planning Commission has previously required two approved units to be ADA-compliant.

Table 43 Review of Previous Element				
Program	Action	Responsible Party	Time Line	Comments
	<ul style="list-style-type: none"> • Entrances to homes without steps. • Hallways and doors that comfortably accommodate strollers and wheelchairs. • Lever door handles and doors of the appropriate weight. • Electrical outlets that can be accessed without having to move furniture. • Rocker action light switches to aide people with a loss of finger dexterity. • Showers that can accommodate a wheel chair, and that have adjustable showerheads to accommodate people of different heights. • Kitchens with varying counter heights. <p>The Town will work with homebuilders to encourage the incorporation of universal design features in new construction and remodels in a way that does not increase housing costs.</p> <p>Desired Result: A greater number of homes that accommodate people of different abilities.</p>			
Hsg21	<p>Review the Zoning Ordinance, Land Use Policies, Permitting Practices, and Building Codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents, as needed, for compliance with Federal and State Fair Housing laws that protect people with disabilities. For example, current regulations, policies, and practices should be reviewed to ensure that they do not:</p> <ul style="list-style-type: none"> • Deny housing based upon the disability of the residents. • Impose special restrictions on disability related services. • Characterize congregate living arrangements as a business. • Impose restrictions on ADA retrofits. 	Planning Director	2004 and ongoing	Reasonable accommodation ordinance adopted.

Table 43 Review of Previous Element				
Program	Action	Responsible Party	Time Line	Comments
	<p>Desired Result: Review regulations, policies, and practices and amend, as appropriate.</p>			
Hsg22	<p>The Town will amend the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5, which states that farmworker housing for six or fewer employees should be “deemed a single-family structure with a residential land use designation”, and 17021.6 which states that “no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and if it is not required of any other agricultural activity in the same zone”.</p> <p>The Town shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.</p> <p>Desired Result: Compliance with Health and Safety Code Sections 17021.5 and 17021.6 and procedures that encourage and facilitate the development of farmworker housing.</p>	<p>Planning Director</p>	<p>Zoning Ordinance amendment adoption within six months of the Housing Element adoption</p>	<p>Not applicable. H&S Code Section only applies to agricultural zones. The Town does not have any agricultural zones.</p>
Hsg23	<p>The Town will continue to coordinate with Placer County and/or neighboring cities and continue to contribute funding when feasible toward emergency shelter programs for the area, including consideration of funding for programs developed through inter-jurisdictional cooperation.</p> <p>Desired Result: Supportive, inter-jurisdictional programs to alleviate or prevent homelessness. Leverage limited local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.</p>	<p>Planning Director</p>	<p>Ongoing</p>	<p>Ongoing relationship with Placer County agencies.</p>

Table 43 Review of Previous Element				
Program	Action	Responsible Party	Time Line	Comments
Hsg 24	<p>The Town will continue to implement provisions of the Subdivision Map Act that requires subdivisions to be oriented for solar access, to the extent practical, and which encourages the use of trees for shading and cooling.</p> <p>Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.</p>	Planning Director	Ongoing	Zoning Ordinance requires trees for shading and along subdivision frontages. Several solar systems have recently received permits, one for a substantial business in Town.
Hsg 25	<p>The Town will encourage the developers to be innovative in designing energy efficient homes, and ways to improve the energy efficiency of new construction.</p> <p>Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.</p>	Planning Director	Ongoing	Planning Commission is encouraging energy efficient measures with projects; lately started requiring plumbing for solar in subdivision homes.
Hsg26	<p>The Town will provide information on their website on weatherization programs funded by the State, PG&E, and others</p> <p>Desired Result: Better information and access to weatherization programs for the residents of Loomis. Collect information from PG&E and other sponsors and display in public places such as Town Hall and the Library.</p>	Planning Director	Ongoing	Link to PG&E rebate; Flex Your Power and Green Buildings added to Building Department page
Hsg27	<p>The Town will continue to post Equal Opportunity Bulletins and other Fair Housing materials and posters in a variety of locations throughout the community, such as the Town Hall, Library, Post Office, and Chamber of Commerce. In addition, the Town will provide this information to all appropriate organizations and agencies working to provide low-income housing in the community as well as post the information on the Town website.</p> <p>Desired Result: Better information regarding equal opportunity protections for all residents of the Town of Loomis.</p>	Town Manager	Ongoing	Ongoing

Table 43 Review of Previous Element				
Program	Action	Responsible Party	Time Line	Comments
Hsg28	<p>The Town will refer people experiencing discrimination in housing to Department of Fair Employment and Housing, or Legal Services of Northern California for help.</p> <p>Desired Result: Provide access to assistance programs for those seeking remedies to discrimination.</p>	Town Manager	Ongoing	Ongoing. No cases.
Hsg29	<p>Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the Town will adopt an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and to procedures regulating the siting, funding, development, and use of housing for people with disabilities. The Town will promote its reasonable accommodations procedures on its web site and with handouts at Town Hall.</p> <p>Desired Result: Adoption of new ordinance.</p>	Planning Director	2004 Promotional materials will be available within one month of adoption of the ordinance.	Reasonable accommodation ordinance adopted

Source: Town of Loomis

7. PUBLIC PARTICIPATION

Opportunities for residents to provide input on housing issues and objectives are critical to the development of appropriate and effective housing programs. In order to facilitate this process and reach out to all economic segments of the community, the Town of Loomis contacted local organizations, community groups, and non-profits during the development of the Housing Element.

The Town announced the availability of the Public Review Draft Housing Element on January 13, 2014. The document was available on the Town's website (loomis.ca.gov). To solicit feedback, the Town contacted and then sent e-mail notices of the document availability to the Placer Collaborative Network and the Placer Consortium on Homelessness with a request to distribute the notice to members. The Consortium has 16 service providers and the Network has 31 members and 8 partners.

The Town also distributed letters to 34 Placer County agencies and service providers including 13 churches in Loomis, two mobile home parks, and one apartment complex. Notices were posted at the Town library, the depot, Raley's, the Blue Goose Shed, and the Town Hall bulletin board. A Notice of Intent to Adopt a Negative Declaration for the 2013-2021 Housing Element Update was published in the Loomis News, posted in 5 locations, and mailed to 14 public agencies and utilities in Placer County on December 18, 2013. The Negative Declaration was also posted on the Town's website. The only written comment received on the Public Draft Housing Element was from the South Placer Fire Chief, which did not result in any changes to the document.

On January 28, 2014, a public hearing was held before the Planning Commission to present and receive comments on the public draft Housing Element. No written or verbal comments were received.

On February 11, 2014, a public hearing was held before the Town Council. No written or verbal comments were received.

2006-2013 Housing Element Update Outreach

As stated above, the previous Housing Element was not adopted by the Town of Loomis. As a result, the current Housing Element will address the remaining housing issues identified in the previous Housing Element. The current Housing Element builds upon comments received during the development of the 2006-2013 Housing Element.

One workshop was held on November 6, 2007. The intent was to inform the community of State requirements, gather information on existing conditions, and discuss local concerns. Comments received included:

- Concerns with potential location of the high-density housing
- Concerns with increased traffic high-density housing will bring
- Public safety issues affordable housing may bring to the Town

On January 15, 2008, a second workshop was held with the Planning Commission to discuss making adequate sites available to accommodate the Regional Housing Needs Allocation in the 2006 Housing Element in accordance with GC Section 65584.09. Input was taken from those in attendance regarding potential locations for affordable, high-density housing.

Another public meeting was held with the Planning Commission on February 19, 2008, to discuss issues identified by the community at the earlier meetings and potential new program options. The members of the public in attendance were able to give further input on potential affordable housing sites. Many recommended that high-density housing be located closer to Downtown Loomis as opposed to the outskirts of Loomis (want future residents to be able to walk to services to limit traffic increase the housing will bring).

A fourth workshop was held at the Planning Commission on April 21, 2009, after the release of the 2006-2013 Housing Element Public Review Draft. A notice of this workshop was sent (via electronic mail) to the Placer Consortium on Homelessness and Affordable Housing (PCOH) two weeks before the meeting.

Notice for the fourth workshop was also published in the Loomis News and posted at the Loomis Mobile Home Village, Glenbrook Mobile Estates, Sierra Gateway Mobile Home Park, and the Raley's Shopping Center on Horseshoe Bar Road.

Additional public meetings were held on June 16, 2009, July 21, 2009, and October 20, 2009, to discuss Housing Element programs and potential sites for high-density housing.

8. GOALS, POLICIES, AND PROGRAMS

State law requires that the Housing Element contain a “statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.” This Section describes the proposed goals, policies, implementation programs, and objectives of the Housing Element for the Town of Loomis.

Goals refer to general statements of purpose, and indicate the direction the Town will take with respect to the housing problems identified. *Policies* are statements of the Town's position regarding the various housing issues identified, and provide a link between the goals and the quantified objectives. *Programs* are steps to be taken to implement the policies. Some of the programs contain quantified *Objectives*, which refer to the number of units that are expected to be constructed, conserved or rehabilitated through a specific program during the time frame of the Housing Element. The quantified objectives represent measurable outcomes, which can be used to evaluate the success of the Housing Element in the future.

This Housing Element includes several new policies, programs, and institutional changes intended to significantly increase the amount of affordable housing in Loomis. While most of the new efforts will be initiated at or shortly after adoption of the Housing Element, full implementation and the intended results will take much longer to realize. The Town will annually evaluate the progress and effectiveness of these efforts in accordance with State law. Together, these initiatives reflect a commitment to increasing affordable housing. Programs that prove effective for Loomis will be reinforced while those that do not work may be discontinued, so that support resources can be directed to other housing ideas. The Town's efforts to increase affordable housing should be viewed as long term, ongoing, and dynamic.

A. Affordable Housing

Goal A: To provide a continuing supply of affordable housing to meet the needs of existing and future residents of the Town of Loomis in all income categories.

Policies

- A.1 The Town shall adopt these policies and programs with the intent of achieving its fair share regional housing allocation, including the number of units for each income classification.
- A.2 The Town shall maintain an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.
- A.3 The Town shall ensure that its adopted policies, regulations and procedures attain important Town objectives, but do not unnecessarily add to the cost of housing.

- A.4 The Town shall give development projects that include a lower income residential component the highest priority for permit processing.
- A.5 The Town shall promote the mixed use polices of the *General Plan* and encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.
- A.6 The Town will make significant efforts to support Placer County's efforts to create a fair, reasonable, and balanced nonprofit housing development corporation whose primary focus will be to serve the Placer County area (incorporated and unincorporated).
- A.7 The Town shall apply for appropriate State or Federal funds to assist the construction of housing for low-income households, as appropriate.
- A.8 The Town should continue to collect the Low Income Fee on all developments over five units in size and shall disperse funds collected towards furthering Housing Element goals.
- A.9 The Town should consider an inclusionary housing ordinance as a means of integrating affordable units within new residential development.
- A.10 Housing for low-income households that is part of a market-rate project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.
- A.11 The Town shall encourage low-income housing units in density bonus projects to be available at the same time as the market-rate units.
- A.12 The Town will encourage the development of multi-family dwellings in locations where adequate facilities are available, such as the Town Center, and where such development would be consistent with neighborhood character.
- A.13 The Town will allow dwellings to be rehabilitated that do not meet current lot size, setback, yard requirement, and other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health or safety.
- A.14 The Town will continue to encourage the appropriate development of second residential units to expand the housing supply and unit mix.
- A.15 The Town of Loomis will explore and encourage innovative housing alternatives such as well-designed manufactured units or sweat equity units as a means to diversify the housing stock and affordability.

- A.16 The Town will pursue adequate water sources and conservation programs to ensure accommodation of residential demand.
- A.17 The Town shall continue to utilize affordable housing incentives, including density bonus, reduced development standards, approval of mixed-use zoning, or other regulatory incentives.

Programs

1. As part of any overall *General Plan* update, the Town will review land use patterns, existing densities, the location of job centers and the availability of services to identify areas where public services can support higher density residential development. The Town will also track opportunity sites for higher density residential development.

Responsible Entity: Planning Director

Timeframe: Ongoing

Desired Result: Implementation of the mixed use concept of the *General Plan* and increased range of housing opportunities for residents.

2. Within the Town Center, the Town will continue to pursue strategies for providing adequate water, sewer services, and drainage facilities for the areas designated for residential development. This includes working with the appropriate agencies and pursuing funding for infrastructure, such as the Infill Infrastructure Grant Program (HCD).

Responsible Entity: Town Engineer

Timeframe: Ongoing

Desired Result: Full implementation of the mixed-use concept of the *General Plan* through supportive public/private financing programs to eliminate barriers to high-density residential development

3. The Town will continue to implement the expedited permit assistance program for residential projects including pre-application meetings, flexibility in lot size as allowed under the Zoning Ordinance, and streamlining the approval process of affordable residential units.

Responsible Entity: Planning Director

Timeframe: Ongoing

Desired Result: Expedited development review procedures and other incentives to qualified sponsors of affordable housing projects to encourage the production, preservation, and rehabilitation of housing

4. The Town will continue to work with the County to assist with the production of affordable housing, through regional land banking, financing pools, and other mechanisms, such as housing trust funds. For example, HCD sponsors the Local Housing Trust Fund Program (LHTF) to help finance housing trust funds dedicated to the creation and preservation of affordable housing. In order to encourage extremely low-income housing, the Town will prioritize funding for projects that include extremely low-income units. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.

Responsible Entity: Town Manager and Planning Director

Timeframe: Ongoing

Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.

Objective: 5 units

5. The Town will continue to implement the following incentive programs for the construction of affordable housing:
- a. Allow second residential units "by right" in all residential zones (except RH).
 - b. Allow mobile homes and manufactured housing in all residential zoning districts.
 - c. Allow "hardship mobile homes" in residential zones.
 - d. Allow density bonuses for the construction of units for low and very low-income residents and for senior housing projects.
 - e. Consider "cluster developments" in order to reduce site improvement costs, allow more efficient use of developable lands, and conserve open space.

The Town will review these programs to determine effectiveness, and revise, as necessary, to encourage construction of affordable housing.

Responsible Entity: Planning Director

Timeframe: Review and report to Town Council as part of the annual reporting process (GC 65400)

Desired Result: Continued use of these programs to encourage the development of affordable housing

6. The Town will seek to leverage financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) Funds, BEGIN Program (down payment assistance for first-time homebuyers), Self Help Housing (CalHome Program), HOME funding, collecting the Low Income Density Bonus Fee, and pursuing other financing resources, as appropriate. A particular emphasis will be placed on pursuing development programs and funds that meet

extremely low, very low, and low-income needs. This will be accomplished by working with appropriate non-profit organizations, such as Mercy Housing, to identify funding opportunities. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.

Responsible Entity: Planning Director and Finance Director

Timeframe: Apply for funding on an annual basis. Organizations will be contacted on annually regarding available funding. Town Council will update at least annually as part of the annual reporting process (GC 65400)

Desired Result: Assist with financial incentives to qualified sponsors of affordable housing projects to encourage the production of affordable housing. The Town will coordinate efforts to match potential developers and sites with funding resources for affordable housing

7. The Town will identify financial institutions operating in the Town that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate income housing.

Responsible Entity: Town Manager and Planning Director

Timeframe: Within 2 years of Housing Element adoption

Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.

8. The Town will research an inclusionary housing ordinance. This ordinance will identify acceptable methods to provide affordable housing such as: a) construction of housing on-site, b) construction of housing off-site, c) dedication of land for housing, and d) payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:

- Limiting the application of the ordinance to developments exceeding a certain size.
- Percentage of housing units required to be set aside as affordable.
- Design and building requirements.
- Timing of affordable unit construction.
- Determination of a fee in lieu of developing affordable units.
- Developer incentives, such as fee deferrals and waivers.
- Administration of affordability control.

If an inclusionary housing ordinance is adopted, an evaluation of its effects on the cost and supply of housing will be conducted. If constraints are identified, the inclusionary

housing ordinance will be written to minimize the constraints and increase the chances of housing development at multiple income levels.

Responsible Entity: Planning Director

Timeframe: Determination of the appropriateness of an inclusionary ordinance within three years after adoption of the Housing Element

Desired Result: An inclusionary housing ordinance

Objective: 15 units

9. The Town will partner with the development community to facilitate residential development in the commercial and multi-family zones to diversify the housing stock. Specifically, the Town will:

- Contact potential affordable housing developers such as the Affordable Housing Development Corporation (AHDC).
- Identify specific sites for multi-family development at 20 units per acre (see also Program 10).
- Identify funding opportunities and assist in preparing applications for funds (see also Programs 6 and 7).
- Work with housing sponsors to help with scores for readiness and neighborhood revitalization.
- Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing (see also Program 5).

Responsible Entity: Planning Director

Timeframe: Within 2 years of housing element adoption

Desired Result: Endorse a more proactive approach to providing affordable housing and provide more areas of higher residential densities

Objective: 10 units

NEW PROGRAMS

10. In order to meet State law requirements (Government Code Sections 65583(c)(1) (A) and 65583(c)(1) (B)) to address the RHNA, the Town shall amend the General Plan and the Zoning Ordinance to provide adequate sites for a minimum of 129 very low and low-income units (see Table 21) at a minimum of 20 dwelling units per acre “by right” (without conditional use permit or other discretionary action) at the “Village at Loomis” properties or another suitable site(s). At least half (50%) of these sites shall be zoned for residential uses only. The Town of Loomis recognizes that parcels greater than one acre in size are best suited for facilitation the development of affordable housing. The Town will work with the property owner to subdivide property into appropriately sized sites. The Town will evaluate existing development standards and create new standards, as necessary, to

help achieve higher densities on these sites.

Responsible Entity: Planning Director
Timeframe: To be completed by October 31, 2014
Desired Result: Encourage higher density residential development and meet State law requirements for the very low income and low income RHNA
Objective: 129 units

11. Under limited circumstances, State law allows local governments to count existing units toward meeting their regional housing need. Under the alternative sites analysis, a local government may take credit for existing units that will be: (1) substantially rehabilitated, (2) converted from non-affordable to affordable (multifamily rental housing of 4 or more units), or (3) preserved at affordable housing costs to low or very low-income households. As new projects, code enforcement actions, and other opportunities arise, the Town will investigate ways to meet their housing needs through rehabilitation and preservation of existing units.

Responsible Entity: Planning Director
Timeframe: Two years after adoption of the Housing Element
Desired Result: Rehabilitation and preservation of the existing affordable housing stock
Objective: 5 units

12. The Town will amend Section 13.32.070 (Density Bonus Agreement) of the Zoning Ordinance to comply with changes in the State Density Bonus law (Government Code Section 65915).

Responsible Entity: Planning Director
Timeframe: Within one year after the adoption of the Housing Element
Desired Result: Provide additional housing opportunities and to ensure that the Zoning Ordinance is in compliance with State law
Objective: 10 units

13. The Town will provide incentives for smaller, more affordable secondary dwelling units. Such incentives can include reduced fees, permit streamlining, smaller lot size requirements for second units, and standardized building plans.

Responsible Entity: Planning Director
Timeframe: Within one year after the adoption of the Housing Element
Desired Result: Provide incentives to homeowners and encourage smaller, more affordable secondary dwelling units.
Objective: 15 units

14. The Town shall consider an affordable housing linkage fee on nonresidential development to support the development of affordable housing. This ordinance will consider alternatives to paying the fee such as construction of housing on-site, construction of housing off-site, and/or dedication of land for housing.

Responsible Entity: Planning Director
Timeframe: Within two years after the adoption of the Housing Element.
Desired Result: Promote affordable housing.
Objective: 5 units

15. The Town will examine alternatives to establish a local housing trust fund from a combination of public and private resources.

Responsible Entity: Town Manager and Planning Director
Timeframe: Within 2 years of adoption
Desired Result: Local financing resources to facilitate the development of housing for low- and moderate-income families and workers

16. The Town shall amend the Development Code to include the definition of “Extremely Low-Income” as defined by Section 50093 of the California Health and Safety Code.

Responsible Entity: Planning Director
Timeframe: Within 2 years of Housing Element adoption
Desired Result: Zoning Ordinance amendment
Objective: n/a

17. In order to encourage housing for extremely low, very low, and low income households, the Town shall allow single-room occupancy units (SROs) in the RH (High Density Residential), RM-3.5 (Medium Density Residential), RM-5 (Medium Density Residential), and CG (General Commercial) zoning districts with a conditional use permit. Standards and procedures shall be developed to encourage and facilitate development of SROs. Parking needs will be analyzed during development of the standards and procedures.

Responsible Entity: Planning Director
Timeframe: Within two years of Housing Element adoption
Desired Result: Encourage SROs as an option for development of lower income housing units
Objective: 5 extremely low-income units

18. The Town shall adopt a resolution waiving 100 percent of the application processing fees for developments in which 5 percent of units are affordable to extremely low-income

households. To be eligible for fee waiver, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees. The Town may use the Local Housing Trust Fund Program (LHTF) to subsidize the service and mitigation fees for housing affordable to extremely low-income households. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.

Responsible Entity: Planning Director
Timeframe: Within two years of Housing Element adoption; promotional material will be prepared and utilized within six months after adoption of the Housing Element
Desired Result: Increase incentives for construction of Extremely Low-Income Housing

19. The Town will coordinate with service providers, Placer County Water Agency and South Placer Municipal Utility District, in order to ensure availability and adequate capacity to accommodate the housing needs during the planning period. Priority shall be granted to proposed developments that include housing affordable to lower-income households. In addition, the Town will provide a copy of the Housing Element and any future amendments to water and sewer providers immediately after adoption.

Responsible Entity: Planning Director
Timeframe: Ongoing
Desired Result: Ensure availability of utilities for housing needs.

B. Quality of Design

GOAL B: To promote quality residential development in the Town.

Policy

- B.1 The Town will continue to encourage residential development of high architectural and physical quality, compatible with neighboring land uses.

Program

20. The Town will consider adopting reasonable design guidelines that are responsive to changing markets and desired amenities and allow for a range of well-designed housing choices compatible with smart growth principles. Promotion and facilitation of affordable multifamily housing will be a primary focus of the guidelines. Standards should be predictable and have no adverse impact on the cost or supply of housing.

These guidelines will expand on the standards set forth in Zoning Ordinance Section 13.42.250 addressing multifamily residential housing.

Responsible Entity: Planning Director

Timeframe: Determination of the appropriateness of reasonable design guidelines within three years after adoption of the Housing Element

Desired Result: Ensure that developers have clear guidelines for designs that preserve community values without suppressing creativity.

C. Conservation and Rehabilitation

GOAL C: To conserve the Town's current stock of affordable housing.

Policies

- C.1 The Town shall continue to apply for Community Development Block Grant (CDBG) grant funding for the purpose of rehabilitating low cost, owner occupied, and rental housing.
- C.2 The Town shall encourage private financing of the rehabilitation of housing.
- C.3 The Town shall discourage the conversion of mobile home parks to other types of housing except where the conversion results in the replacement of such affordable housing or the living conditions within the mobile home park are such that an alternative land use will better serve the community or the residents of the mobile home park.
- C.4 The Town shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.
- C.5 The demolition of existing housing units occupied by low and moderate income persons should be allowed only when a structure is found to be substandard and unsuitable for rehabilitation and tenants are given reasonable notice, and relocation assistance.
- C.6 The Town will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.
- C.7 The Town will allow affordable dwellings that do not meet current lot size, setback, or other current zoning standards to be rehabilitated so long as the non-conformity is not increased and there is no threat to public health and/or safety.

Program

21. The Town will seek appropriate funding through the CalHome Program and the Community Development Block Grant Program to provide housing rehabilitation loans and weatherization services for extremely low, very low, and low-income households.

Responsible Entity: Planning Director

Timeframe: Ongoing

Desired Result: Provide appropriate financial incentives to promote conservation of existing housing units.

Objective: 10 units

NEW PROGRAM

22. The Town will establish a code compliance mechanism that effectively utilizes funding resources, efficiently ensures safe homes, and avoids displacement. The Town can utilize the Franchise Tax Board's Substandard Housing Program, which allocated funds⁵ to local jurisdictions to strengthen code compliance operations.

Responsible Entity: Planning Director

Timeframe: Within three years of Housing Element adoption

Desired Result: Reduce substandard and unsuitable residential development. Will help to determine specific areas where rehabilitation may be warranted.

Objective: 5 units

D. Special Housing Needs

GOAL D: To meet the housing needs of special groups of Town residents, including a growing senior population, large families, single mothers, farmworkers, and the disabled, including developmentally disabled.

Policies

- D.1 The Town shall encourage the development of housing for seniors, including congregate care facilities.
- D.2 Town policies, programs, and ordinances shall provide opportunities for handicapped persons to reside in all neighborhoods.

⁵ Property owners in violation of Health and Safety Code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by the Franchise Tax Board (FTB) is transferred to the Local Code Enforcement Rehabilitation fund. These funds are allocated and disbursed to the cities and counties that generated the notification of substandard housing to the FTB.

- D.3 The Town will reduce the parking requirements for special needs housing if a proponent can demonstrate a reduced parking need and not affect public health and safety.
- D.4 The Town shall encourage housing development that meets the special needs of disabled persons, including developmentally disabled individuals, and ensure that all new multiple family developments comply with the handicapped provisions of the California Building Code and Americans with Disabilities Act (ADA).

Programs

23. The Town will continue to implement incentive programs for senior housing, including the density bonus ordinance.

Responsible Entity: Planning Director

Timeframe: On-going

Desired Result: Promote development of senior housing in order to respond to the growing senior population in the area.

24. The Town will continue to allow small group housing projects (six or fewer residents) in all residential zones subject to the same rules that apply to single-family dwellings.

Responsible Entity: Planning Director

Timeframe: On-going

Desired Result: Ensure a fair process and reasonable protections for sponsors of group housing which meets specialized housing needs.

25. Universal design is based on the idea that throughout life, all people experience changes in their abilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Universal design features include:

- Entrances to homes without steps.
- Hallways and doors that comfortably accommodate strollers and wheelchairs.
- Lever door handles and doors of the appropriate weight.
- Electrical outlets that can be accessed without having to move furniture.
- Rocker action light switches to aide people with a loss of finger dexterity.
- Showers that can accommodate a wheel chair, and that have adjustable showerheads to accommodate people of different heights.
- Kitchens with varying counter heights.

The Town will have brochures on universal design available at the Planning Department front counter. The Town will work with homebuilders to encourage the incorporation of universal design features in new construction and remodels in a way that does not increase housing costs.

Responsible Entity: Planning Director

Timeframe: Information material available within one year of Housing Element adoption

Desired Result: A greater number of homes that accommodate people of different abilities.

E. Homelessness

GOAL E: To prevent and reduce homelessness in the Town through a variety of programs, including increased affordable housing opportunities and access to emergency shelter for all persons in need.

Policy

- E.1 The Town shall continue to coordinate with Placer County and/or neighboring cities in developing emergency shelter programs that provide adequate shelter and services for the South Placer County area.

Program

- 26. The Town will continue to coordinate with Placer County and/or neighboring cities and continue to contribute funding when feasible toward emergency shelter programs for the area, including consideration of funding for programs developed through inter-jurisdictional cooperation.

Responsible Entity: Planning Director

Timeframe: Ongoing

Desired Result: Supportive inter-jurisdictional programs to alleviate or prevent homelessness. Leverage limited local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.

NEW PROGRAM

- 27. SB 2 considerably strengthened the requirements on zoning for emergency shelters and transitional housing. Regardless of the need, all jurisdictions must have a zone in place to permit at least one year-round emergency shelter without a CUP or any discretionary permit requirements. The Town shall amend the Zoning Ordinance to permit emergency shelters without a conditional use permit (CUP) or other discretionary permits in the CC and CG zoning districts. Altogether, these zones have 27 vacant parcels, approximately 53.1 acres.

The Zoning Ordinance can include locational and operational criteria for emergency shelters such as:

- Proximity of public transit, supportive services, and commercial services;
- Hours of operation;
- External lighting and noise;
- Provision of security measures for the proper operation and management of a proposed facility;
- Measures to avoid queues of individuals outside proposed facility; and
- Compliance with county and State health and safety requirements for food, medical, and other supportive services provided onsite.

Such criteria should act to facilitate emergency shelters through clear and unambiguous guidelines for the application review process and the basis for approval.

The Town will work with local service providers to ensure that the development standards and permitting process will not impede the approval and development of emergency shelters.

Responsible Entity: Planning Director

Timeframe: Within one year of adoption of the Housing Element

Desired Result: Compliance with State law and increased housing choices for the homeless

28. The Town shall amend the Zoning Ordinance to define transitional housing and supportive housing as a residential use, subject to the same standards that apply to other residential uses types in the same zoning district.

The Town will work with local service providers to ensure that the development standards and permitting process will not impede the approval and development of transitional housing.

Responsible Entity: Planning Director

Timeframe: Within one year of adoption of the Housing Element

Desired Result: Compliance with State law and increased housing choices for the homeless

F. Energy Conservation

GOAL F: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Town residents.

Policies

- F.1 All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofiting of existing units shall be encouraged.
- F.2 New land use patterns should encourage energy efficiency, to the extent feasible.

Programs

- 29. The Town will continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical, and encourage the use of trees for shading and cooling.

Responsible Entity: Planning Director
Timeframe: Ongoing
Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.

- 30. The Town will encourage developers to be innovative in designing energy efficient homes and improve the energy efficiency of new construction.

Responsible Entity: Planning Director
Timeframe: Ongoing
Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.

- 31. The Town will continue to provide information on their website on weatherization programs funded by the State, PG&E, and others.

Responsible Entity: Planning Director
Timeframe: Ongoing
Desired Result: Better information and access to weatherization programs for the residents of Loomis. Collect information from PG&E and other sponsors and display in public places such as Town Hall and the Library.

NEW PROGRAMS

- 32. The Town will promote the installation and use of photovoltaic systems by promoting stub outs on all housing.

Responsible Entity: Planning Director and Building Official
Timeframe: Within a year after the adoption of the Housing Element.
Desired Result: Assist in the reduction of the ecological footprint. Reduce impact on local power grid.

- 33. The Town will encourage water-efficient landscaping, xeriscaping, and/or energy efficient irrigation systems in residential developments. Additionally, the Town will have material available to residents regarding the PCWA’s Water-Wise House Call Program.

Responsible Entity: Planning Director
Timeframe: Within one year after the adoption of the Housing Element
Desired Result: Reduce water consumption and impact existing infrastructure. Reduce cost for landscape maintenance.

G. Equal Opportunity

GOAL G: To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or gender.

Policies

- G.1 The Town declares that all persons regardless of race, creed, age or sex shall have equal access to sound and affordable housing.
- G.2 The Town will promote the enforcement of the policies of the State Fair Employment and Housing Commission.

Programs

- 34. The Town will continue to post Equal Opportunity Bulletins and other Fair Housing materials and posters in a variety of locations throughout the community, such as the Town Hall, Library, Post Office, and Chamber of Commerce. In addition, the Town will provide this information to all appropriate organizations and agencies working to provide low-income housing in the community, as well as, post the information on the Town website.

Responsible Entity: Town Manager
Timeframe: Ongoing

Desired Result: Better information regarding equal opportunity protections for all residents of the Town of Loomis.

35. The Town will refer people experiencing discrimination in housing to Department of Fair Employment and Housing or Legal Services of Northern California for help.

Responsible Entity: Town Manager

Timeframe: On-going

Desired Result: Provide access to assistance programs for those seeking remedies to discrimination.

36. Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the Town will continue to implement its reasonable accommodation ordinance to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The Town will promote its reasonable accommodations procedures on its web site and with handouts at Town Hall.

Responsible Entity: Planning Director

Timeframe: Ongoing

Desired Result: A process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities

8.1 Summary of Quantified Objectives

Table 44 summarizes the quantified objectives for all the above programs. The Town anticipates that 309 units will be provided by new construction and that 15 units will be rehabilitated or conserved.

Programs	Income Categories				Total
	Extremely Low	Very Low	Lower	Moderate	
New Construction					
4 – Work with County on Housing Development	1	1	5		7
8 – Inclusionary Housing	2	3	5	5	15
9 – Partner with Affordable Housing Developers	1	1	4	4	10
10 – Rezone Sites	64	65			129
11 – Alternative Sites			5		5
12 – Update Density Bonus Ordinance		2	3	5	10
13 –Second Unit Incentives			10	5	15
14 – Linkage Fee			2	3	5
17 - SROs	5				5
24 –Special Housing Needs		10	5		15
Rehabilitation and Conservation					
20 - Rehabilitation	1	2	2	5	10
21 – Code Compliance			2	3	5
Total	74	84	43	30	231

Source: Town of Loomis

Town of Loomis Housing Element

February 2014 Final Housing Element

APPENDIX A

Vacant Parcels

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
General Commercial							
043-014-007-000	0.4	CG-General Commercial	10	GC	3		Vacant
043-014-011-000	1.6	CG-General Commercial	10	GC	13		Vacant
043-030-025-000	0.2	CG-General Commercial	10	GC	2		Vacant
043-030-046-000	0.7	CG-General Commercial	10	GC	5		Vacant
043-030-057-000	0.9	CG-General Commercial	10	GC	8		Vacant
043-080-044-000	28.1	CG-General Commercial	10	GC	225		Vacant
044-122-005-000	3.9	CG-General Commercial	10	GC	32		Vacant
044-123-057-000	5.8	CG-General Commercial	10	GC	46		Vacant
044-123-069-000	3.0	CG-General Commercial	10	GC	24		Vacant
044-123-072-000	2.6	CG-General Commercial	10	GC	21		Vacant
044-123-073-000	6.3	CG-General Commercial	10	GC	50		Vacant
044-131-003-000	0.1	CG-General Commercial	10	GC	1		Vacant
044-141-037-000	0.6	CG-General Commercial	10	GC	5		Vacant
044-200-014-000	0.4	CG-General Commercial	10	GC	4		Vacant
044-200-016-000	0.4	CG-General Commercial	10	GC	3		Vacant
044-200-017-000	1.2	CG-General Commercial	10	GC	10		Vacant
045-042-035-000	3.5	CG-General Commercial	10	GC	28		Vacant
045-042-037-000	2.1	CG-General Commercial	10	GC	16		Vacant
Subtotal	62.0				496	18	
Office Commercial							
043-030-060-000	0.7	CO-Office Commercial	10	O/P	6		Vacant
043-050-024-000	6.5	CO-Office Commercial	10	O/P	52		Vacant
043-080-008-000	6.5	CO-Office Commercial	10	O/P	52		Vacant
Subtotal	13.8				110	3	
Residential Agricultural							
030-041-012-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
030-041-019-000	9.1	RA-Residential Agricultural	0.22	RA	2		Vacant

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
030-041-023-000	5.2	RA-Residential Agricultural	0.22	RA	1		Vacant
030-042-011-000	1.8	RA-Residential Agricultural	0.22	RA	0		Vacant
030-042-015-000	1.8	RA-Residential Agricultural	0.22	RA	0		Vacant
030-042-019-000	0.2	RA-Residential Agricultural	0.22	RA	0		Vacant
030-043-046-000	3.6	RA-Residential Agricultural	0.22	RA	1		Vacant
030-043-062-000	4.9	RA-Residential Agricultural	0.22	RA	1		Vacant
030-070-012-000	8.8	RA-Residential Agricultural	0.22	RA	2		Vacant
030-080-047-000	2.0	RA-Residential Agricultural	0.22	RA	0		Vacant
030-080-072-000	0.3	RA-Residential Agricultural	0.22	RA	0		Vacant
030-080-075-000	1.9	RA-Residential Agricultural	0.22	RA	0		Vacant
030-080-080-000	4.3	RA-Residential Agricultural	0.22	RA	1		Vacant
030-090-011-000	0.9	RA-Residential Agricultural	0.22	RA	0		Vacant
030-090-028-000	1.2	RA-Residential Agricultural	0.22	RA	0		Vacant
030-090-030-000	0.9	RA-Residential Agricultural	0.22	RA	0		Vacant
030-090-032-000	0.1	RA-Residential Agricultural	0.22	RA	0		Vacant
030-100-013-000	17.5	RA-Residential Agricultural	0.22	RA	3		Vacant
030-100-014-000	0.6	RA-Residential Agricultural	0.22	RA	0		Vacant
030-110-002-000	2.5	RA-Residential Agricultural	0.22	RA	0		Vacant
030-110-010-000	10.0	RA-Residential Agricultural	0.22	RA	2		Vacant
030-120-001-000	8.1	RA-Residential Agricultural	0.22	RA	1		Vacant
030-120-011-000	6.8	RA-Residential Agricultural	0.22	RA	1		Vacant
030-120-026-000	1.4	RA-Residential Agricultural	0.22	RA	0		Vacant
030-130-017-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
030-130-018-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
030-130-023-000	4.3	RA-Residential Agricultural	0.22	RA	1		Vacant
035-012-009-000	0.3	RA-Residential Agricultural	0.22	RA	0		Vacant
035-012-059-000	7.0	RA-Residential Agricultural	0.22	RA	1		Vacant
035-012-063-000	5.3	RA-Residential Agricultural	0.22	RA	1		Vacant
035-012-064-000	0.4	RA-Residential Agricultural	0.22	RA	0		Vacant
035-012-065-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
035-012-072-000	5.5	RA-Residential Agricultural	0.22	RA	1		Vacant
035-012-076-000	5.7	RA-Residential Agricultural	0.22	RA	1		Vacant

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
035-012-086-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
044-021-011-000	0.9	RA-Residential Agricultural	0.22	RA	0		Vacant
044-021-012-000	1.7	RA-Residential Agricultural	0.22	RA	0		Vacant
044-021-070-000	0.9	RA-Residential Agricultural	0.22	RA	0		Vacant
044-300-003-000	3.0	RA-Residential Agricultural	0.22	RA	1		Vacant
045-061-012-000	0.8	RA-Residential Agricultural	0.22	RA	0		Vacant
045-062-015-000	2.0	RA-Residential Agricultural	0.22	RA	0		Vacant
045-062-044-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-063-034-000	3.2	RA-Residential Agricultural	0.22	RA	1		Vacant
045-063-040-000	0.3	RA-Residential Agricultural	0.22	RA	0		Vacant
045-063-057-000	2.6	RA-Residential Agricultural	0.22	RA	0		Vacant
045-063-072-000	5.9	RA-Residential Agricultural	0.22	RA	1		Vacant
045-071-016-000	5.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-071-024-000	5.5	RA-Residential Agricultural	0.22	RA	1		Vacant
045-071-036-000	1.0	RA-Residential Agricultural	0.22	RA	0		Vacant
045-071-041-000	1.1	RA-Residential Agricultural	0.22	RA	0		Vacant
045-071-066-000	4.9	RA-Residential Agricultural	0.22	RA	1		Vacant
045-150-014-000	1.3	RA-Residential Agricultural	0.22	RA	0		Vacant
045-161-018-000	28.4	RA-Residential Agricultural	0.22	RA	5		Vacant
045-170-002-000	0.5	RA-Residential Agricultural	0.22	RA	0		Vacant
045-170-014-000	0.5	RA-Residential Agricultural	0.22	RA	0		Vacant
045-170-015-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-016-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-017-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-018-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-021-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-022-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-023-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-024-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-025-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-026-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-027-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
045-170-028-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-032-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-034-000	6.4	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-035-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-037-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-038-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-039-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-040-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-041-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-042-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-043-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-044-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-045-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-046-000	4.9	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-047-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-048-000	5.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-049-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-050-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-051-000	5.0	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-052-000	5.2	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-053-000	5.4	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-055-000	4.9	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-056-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-057-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-058-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-059-000	2.7	RA-Residential Agricultural	0.22	RA	0		Vacant
045-170-060-000	1.9	RA-Residential Agricultural	0.22	RA	0		Vacant
045-170-061-000	4.5	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-062-000	4.4	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-064-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-065-000	0.0	RA-Residential Agricultural	0.22	RA	0		Vacant
045-170-066-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
045-170-068-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-170-070-000	0.2	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-002-000	0.8	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-003-000	5.9	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-004-000	2.5	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-005-000	0.4	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-007-000	0.4	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-012-000	0.3	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-014-000	0.4	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-025-000	0.0	RA-Residential Agricultural	0.22	RA	0		Vacant
045-181-026-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-027-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-028-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-030-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-031-000	6.0	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-032-000	6.1	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-033-000	5.1	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-034-000	6.3	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-036-000	4.9	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-038-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-181-039-000	5.5	RA-Residential Agricultural	0.22	RA	1		Vacant
045-182-001-000	19.8	RA-Residential Agricultural	0.22	RA	3		Vacant
045-182-002-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-182-008-000	1.0	RA-Residential Agricultural	0.22	RA	0		Vacant
045-182-010-000	4.0	RA-Residential Agricultural	0.22	RA	1		Vacant
045-182-022-000	4.7	RA-Residential Agricultural	0.22	RA	1		Vacant
045-182-025-000	4.6	RA-Residential Agricultural	0.22	RA	1		Vacant
045-330-029-000	4.5	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-015-000	0.1	RA-Residential Agricultural	0.22	RA	0		Vacant
046-040-033-000	1.9	RA-Residential Agricultural	0.22	RA	0		Vacant
046-040-034-000	1.6	RA-Residential Agricultural	0.22	RA	0		Vacant
046-040-035-000	1.4	RA-Residential Agricultural	0.22	RA	0		Vacant

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
046-040-036-000	2.4	RA-Residential Agricultural	0.22	RA	0		Vacant
046-040-037-000	2.5	RA-Residential Agricultural	0.22	RA	0		Vacant
046-040-051-000	5.4	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-052-000	4.3	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-061-000	0.5	RA-Residential Agricultural	0.22	RA	0		Vacant
046-040-069-000	6.0	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-079-000	5.2	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-081-000	6.0	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-092-000	4.8	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-093-000	4.9	RA-Residential Agricultural	0.22	RA	1		Vacant
046-040-094-000	5.6	RA-Residential Agricultural	0.22	RA	1		Vacant
Subtotal	588.0				103	141	
Residential Estate							
030-043-013-000	2.3	RE-Residential Estate	0.43	RE	1		Vacant
030-080-077-000	0.2	RE-Residential Estate	0.43	RE	0		Vacant
030-080-086-000	0.2	RE-Residential Estate	0.43	RE	0		Vacant
030-100-021-000	6.0	RE-Residential Estate	0.43	RE	2		Vacant
030-100-022-000	5.9	RE-Residential Estate	0.43	RE	2		Vacant
030-100-024-000	1.1	RE-Residential Estate	0.43	RE	0		Vacant
030-110-008-000	0.6	RE-Residential Estate	0.43	RE	0		Vacant
030-110-013-000	18.8	RE-Residential Estate	0.43	RE	6		Vacant
043-110-004-000	0.1	RE-Residential Estate	0.43	RE	0		Vacant
043-110-006-000	0.9	RE-Residential Estate	0.43	RE	0		Vacant
043-110-027-000	1.7	RE-Residential Estate	0.43	RE	1		Vacant
043-110-054-000	1.0	RE-Residential Estate	0.43	RE	0		Vacant
043-110-055-000	1.2	RE-Residential Estate	0.43	RE	0		Vacant
043-130-033-000	0.0	RE-Residential Estate	0.43	RE	0		Vacant
043-130-047-000	0.4	RE-Residential Estate	0.43	RE	0		Vacant
043-130-052-000	0.3	RE-Residential Estate	0.43	RE	0		Vacant
044-051-008-000	1.0	RE-Residential Estate	0.43	RE	0		Vacant
044-051-051-000	1.4	RE-Residential Estate	0.43	RE	0		Vacant
044-051-091-000	2.4	RE-Residential Estate	0.43	RE	1		Vacant

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
044-060-023-000	1.0	RE-Residential Estate	0.43	RE	0		Vacant
044-060-029-000	0.9	RE-Residential Estate	0.43	RE	0		Vacant
044-121-038-000	0.8	RE-Residential Estate	0.43	RE	0		Vacant
044-121-045-000	0.4	RE-Residential Estate	0.43	RE	0		Vacant
044-121-059-000	0.4	RE-Residential Estate	0.43	RE	0		Vacant
044-121-060-000	0.5	RE-Residential Estate	0.43	RE	0		Vacant
045-044-027-000	0.3	RE-Residential Estate	0.43	RE	0		Vacant
045-044-028-000	2.0	RE-Residential Estate	0.43	RE	1		Vacant
045-044-047-000	0.9	RE-Residential Estate	0.43	RE	0		Vacant
045-044-055-000	1.2	RE-Residential Estate	0.43	RE	0		Vacant
045-061-006-000	3.7	RE-Residential Estate	0.43	RE	1		Vacant
045-062-053-000	3.3	RE-Residential Estate	0.43	RE	1		Vacant
045-063-058-000	9.9	RE-Residential Estate	0.43	RE	3		Vacant
045-063-075-000	3.0	RE-Residential Estate	0.43	RE	1		Vacant
045-150-015-000	23.0	RE-Residential Estate	0.43	RE	8		Vacant
045-150-018-000	0.9	RE-Residential Estate	0.43	RE	0		Vacant
045-150-022-000	0.6	RE-Residential Estate	0.43	RE	0		Vacant
045-150-034-000	14.9	RE-Residential Estate	0.43	RE	5		Vacant
045-150-040-000	2.7	RE-Residential Estate	0.43	RE	1		Vacant
045-150-041-000	4.7	RE-Residential Estate	0.43	RE	2		Vacant
045-150-044-000	2.5	RE-Residential Estate	0.43	RE	1		Vacant
045-150-045-000	2.4	RE-Residential Estate	0.43	RE	1		Vacant
045-150-046-000	2.5	RE-Residential Estate	0.43	RE	1		Vacant
045-150-047-000	2.3	RE-Residential Estate	0.43	RE	1		Vacant
045-161-021-000	0.5	RE-Residential Estate	0.43	RE	0		Vacant
045-161-022-000	0.3	RE-Residential Estate	0.43	RE	0		Vacant
Subtotal	131.2				45	45	
High Density Residential							
045-042-023-000	0.4	RH-High Density Residential	15	RH	4		Vacant
045-042-024-000	0.1	RH-High Density Residential	15	RH	1		Vacant
Subtotal	0.5				5	2	
Single Family Residential							

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
(RS-20)							
043-030-035-000	1.2	RS-20-Single Family Residential	2	RL	2		Vacant
043-030-068-000	0.5	RS-20-Single Family Residential	2	RL	1		Vacant
Subtotal	1.7				3	2	
Single Family Residential (RS-7)							
043-092-037-000	0.1	RS-7-Single Family Residential	4	RM	0		Vacant
044-150-073-000	0.3	RS-7-Single Family Residential	4	RM	1		Vacant
Subtotal	0.3				1	2	
Single Family Residential (RS-10)							
044-021-008-000	9.6	RS-10a-Single Family Residential	4	RM	31		Vacant
044-032-044-000	0.0	RS-10-Single Family Residential	4	RM	0		Vacant
044-032-063-000	0.1	RS-10-Single Family Residential	4	RM	0		Vacant
044-032-070-000	0.0	RS-10-Single Family Residential	4	RM	0		Vacant
044-032-074-000	0.0	RS-10-Single Family Residential	4	RM	0		Vacant
044-043-016-000	0.1	RS-10-Single Family Residential	4	RM	0		Vacant
044-043-021-000	0.1	RS-10-Single Family Residential	4	RM	0		Vacant
044-051-041-000	0.7	RS-10-Single Family Residential	4	RM	2		Vacant
044-051-067-000	0.0	RS-10-Single Family Residential	4	RM	0		Vacant
044-051-084-000	0.6	RS-10-Single Family Residential	4	RM	2		Vacant
044-051-088-000	0.3	RS-10-Single Family Residential	4	RM	1		Vacant
044-072-025-000	0.3	RS-10-Single Family Residential	4	RM	1		Vacant

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
044-073-022-000	0.4	RS-10-Single Family Residential	4	RM	1		Vacant
044-073-027-000	0.2	RS-10-Single Family Residential	4	RM	1		Vacant
044-073-035-000	0.1	RS-10-Single Family Residential	4	RM	0		Vacant
044-073-064-000	0.1	RS-10-Single Family Residential	4	RM	0		Vacant
044-073-081-000	0.7	RS-10-Single Family Residential	4	RM	2		Vacant
044-073-088-000	0.3	RS-10-Single Family Residential	4	RM	1		Vacant
044-080-041-000	4.2	RS-10-Single Family Residential	4	RM	14		Vacant
044-123-007-000	2.5	RS-10-Single Family Residential	4	RM	8		Vacant
044-123-029-000	0.2	RS-10-Single Family Residential	4	RM	1		Vacant
044-123-031-000	0.2	RS-10-Single Family Residential	4	RM	1		Vacant
044-200-002-510	0.3	RS-10-Single Family Residential	4	RM	1		Vacant
044-250-090-000	0.0	RS-10-Single Family Residential	4	RM	0		Vacant
044-250-093-000	0.0	RS-10-Single Family Residential	4	RM	0		Vacant
Subtotal	21.0				67	25	
Single Family Residential (RS-5)							
043-080-015-000	22.1	RS-5-Single Family Residential	6	RM	106		Vacant
045-290-052-000	0.2	RS-5-Single Family Residential	6	RM	1		Vacant
045-290-057-000	0.0	RS-5-Single Family Residential	6	RM	0		Vacant
045-290-059-000	0.0	RS-5-Single Family Residential	6	RM	0		Vacant
045-290-068-000	0.0	RS-5-Single Family Residential	6	RM	0		Vacant
045-290-070-000	0.0	RS-5-Single Family	6	RM	0		Vacant

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
		Residential					
045-290-079-000	0.0	RS-5-Single Family Residential	6	RM	0		Vacant
045-290-084-000	0.1	RS-5-Single Family Residential	6	RM	1		Vacant
044-105-009-000	0.2	RS-5-Single Family Residential	6	RMH	1		Vacant
044-112-017-000	0.2	RS-5-Single Family Residential	6	RMH	1		Vacant
044-113-016-000	0.0	RS-5-Single Family Residential	6	RMH	0		Vacant
044-113-020-000	0.0	RS-5-Single Family Residential	6	RMH	0		Vacant
044-170-017-000	0.1	RS-5-Single Family Residential	6	RMH	0		Vacant
044-170-044-000	0.2	RS-5-Single Family Residential	6	RMH	1		Vacant
044-170-047-000	0.2	RS-5-Single Family Residential	6	RMH	1		Vacant
044-170-061-000	0.1	RS-5-Single Family Residential	6	RMH	0		Vacant
Subtotal	23.6				113	16	
Med Density Residential (RM-5)							
044-350-001-000	0.4	RM-5-Medium Density Residential	10	RMH	3		Vacant
044-350-002-000	0.2	RM-5-Medium Density Residential	10	RMH	2		Vacant
044-350-003-000	0.2	RM-5-Medium Density Residential	10	RMH	2		Vacant
044-350-004-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-005-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-006-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-007-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-008-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
044-350-009-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-010-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-011-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-012-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-013-000	0.2	RM-5-Medium Density Residential	10	RMH	2		Vacant
044-350-014-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-015-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-016-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-017-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-018-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-019-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-020-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-021-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-022-000	0.2	RM-5-Medium Density Residential	10	RMH	2		Vacant
044-350-023-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-024-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-025-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-026-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-027-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-028-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
044-350-029-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-030-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-031-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-032-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-033-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-034-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-035-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-036-000	0.2	RM-5-Medium Density Residential	10	RMH	2		Vacant
044-350-037-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-038-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-039-000	0.1	RM-5-Medium Density Residential	10	RMH	1		Vacant
044-350-040-000	0.2	RM-5-Medium Density Residential	10	RMH	1		Vacant
045-042-011-000	0.3	RM-5-Medium Density Residential	10	RMH	2		Vacant
045-042-034-000	6.5	RM-5-Medium Density Residential	10	RMH	52		Vacant
045-042-036-000	4.5	RM-5-Medium Density Residential	10	RMH	36		Vacant
Subtotal	17.6				141	43	
Rural Residential							
030-080-031-000	0.4	RR-Rural Residential	1	RR	0		Vacant
030-080-050-000	0.5	RR-Rural Residential	1	RR	0		Vacant
030-080-054-000	0.2	RR-Rural Residential	1	RR	0		Vacant
044-012-050-000	2.7	RR-Rural Residential	1	RR	2		Vacant
044-051-048-000	9.9	RR-Rural Residential	1	RR	8		Vacant
044-051-083-000	1.6	RR-Rural Residential	1	RR	1		Vacant

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
044-072-017-000	0.1	RR-Rural Residential	1	RR	0		Vacant
044-072-019-000	0.6	RR-Rural Residential	1	RR	0		Vacant
044-072-060-000	0.8	RR-Rural Residential	1	RR	1		Vacant
044-080-026-000	1.8	RR-Rural Residential	1	RR	1		Vacant
044-080-027-000	4.5	RR-Rural Residential	1	RR	4		Vacant
044-080-051-000	2.2	RR-Rural Residential	1	RR	2		Vacant
045-330-050-000	1.0	RR-Rural Residential	1	RR	1		Vacant
045-330-053-000	1.0	RR-Rural Residential	1	RR	1		Vacant
045-340-025-000	1.0	RR-Rural Residential	1	RR	1		Vacant
045-340-026-000	1.0	RR-Rural Residential	1	RR	1		Vacant
045-340-027-000	1.0	RR-Rural Residential	1	RR	1		Vacant
045-340-028-000	1.0	RR-Rural Residential	1	RR	1		Vacant
045-340-029-000	1.0	RR-Rural Residential	1	RR	1		Vacant
Subtotal	32.1				26	19	
Central Commercial							
043-080-040-000	0.1	CC-Central Commercial	15	TC	1		Vacant
043-100-025-000	2.7	CC-Central Commercial	15	TC	32		Vacant
044-091-007-000	0.2	CC-Central Commercial	15	TC	3		Vacant
044-091-008-000	0.2	CC-Central Commercial	15	TC	2		Vacant
044-094-005-000	0.1	CC-Central Commercial	15	TC	1		Vacant
044-094-011-000	0.0	CC-Central Commercial	15	TC	0		Vacant
044-103-003-000	0.0	CC-Central Commercial	15	TC	0		Vacant
044-103-015-000	0.0	CC-Central Commercial	15	TC	0		Vacant
044-105-003-000	0.1	CC-Central Commercial	15	TC	1		Vacant
Subtotal	3.4				40	9	
Tourist/Destination Commercial							
043-080-045-510	6.5	CT-Tourist/Destination Commercial	10	TD	52		Vacant
043-080-046-510	6.0	CT-Tourist/Destination Commercial	10	TD	48		Vacant
043-080-047-510	4.8	CT-Tourist/Destination Commercial	10	TD	39		Vacant
043-120-003-000	0.3	CT-Tourist/Destination	10	TD	2		Vacant

APN	Acres	Zoning Designation	Allowable Density (du/acre)	General Plan Designation	Realistic Unit Capacity	Total Parcels	Existing Use
		Commercial					
043-120-004-000	15.6	CT-Tourist/Destination Commercial	10	TD	124		Vacant
043-120-013-000	1.5	CT-Tourist/Destination Commercial	10	TD	12		Vacant
043-120-014-000	12.4	CT-Tourist/Destination Commercial	10	TD	99		Vacant
043-120-015-510	0.4	CT-Tourist/Destination Commercial	10	TD	3		Vacant
043-120-037-000	1.8	CT-Tourist/Destination Commercial	10	TD	14		Vacant
043-130-001-000	31.5	CT-Tourist/Destination Commercial	10	TD	252		Vacant
044-150-010-510	0.0	CT-Tourist/Destination Commercial	10	TD	0		Vacant
Subtotal	80.7				645	11	
TOTAL	975.8				1797	336	