
TOWN OF LOOMIS

GENERAL PLAN HOUSING ELEMENT

HOUSING ELEMENT UPDATE

» **Introductions**

» **Presentation**

- Housing Element Overview
- Update Process
- Why Comply
- Housing Element Sections
- Changes to State Law
- Regional Housing Needs Allocation (RHNA)

» **Schedule**

- State timeline
- Project timeline

HOUSING ELEMENT OVERVIEW

» **About the Housing Element Update**

- Review Plan to meet the existing and projected housing needs of all economic segments of the community
- One of seven mandated general plan elements
- Review by California Department of Housing and Community Development (HCD) for compliance with State law Regional Housing Needs Allocation (RHNA)

UPDATE PROCESS

- » **Evaluate the effectiveness and appropriateness of the previous Housing Element.**
- » **Assess housing needs of residents, workforce & special needs groups.**
- » **Analyze**
 - Inventory of land
 - Resources
 - Constraints.
- » **Develop policies and programs to address unmet housing needs.**

WHY COMPLY?

- » **Plan for where housing should be located**
- » **Maintain local discretion over affordable housing projects**
- » **Potential legal challenges**
- » **Legal responsibility – Must be certified for adequate General Plan**
- » **Access to State funding resources**
- » **Enforcement by HCD**

HOUSING ELEMENT REGIONAL COORDINATION

- » **PlaceWorks is currently under contract with Placer County on their Housing Element update.**
- » **Colfax would like to coordinate on the Background Report for the Housing Element.**
- » **Jurisdictions will each adopt their own Housing Element.**
- » **Allows for consistency with the jurisdictions and HCD.**
- » **Allows for shared resources to cut down on time/money of putting the background report together.**
- » **Staff and consultant have previously worked together on a similar effort.**

HOUSING ELEMENT SECTIONS

Background Report

» Housing Needs Assessment

- Existing Housing Needs
- Future Projected Housing Needs
- Special Housing Needs Groups

» Potential Housing Constraints

- Governmental Constraints
- Non-Governmental Constraints

» Housing Resources

- Financial Resources
- Residential Sites Inventory

HOUSING ELEMENT SECTIONS

» **Goals, Policies, Programs, & Quantified Objectives**

- Adequate vacant residential sites
- Assist in development of affordable housing
- Address governmental constraints
- Preserve existing affordable housing
- Promote equal housing opportunities

CHANGES TO HOUSING ELEMENT SITES ANALYSIS (AB 1397)

- It will be more difficult to count capacity on non-vacant sites
- Development potential for non-vacant sites must consider:
 - Extent to which existing uses are an impediment
 - Development trends
 - Regulatory incentives
 - Prior experience converting to higher density residential uses
 - Market demand
 - Leases and existing contracts for current uses
- Sites are presumed inappropriate for lower-income housing:
 - Less than 1/2 acre
 - Greater than 10 acres

CHANGES TO HOUSING ELEMENT SITES ANALYSIS (AB 1397) CONTINUED

- Previously Identified Lower-Income Sites
- It will be difficult to continue to count sites that have been in previous
 - housing element inventories
 - Sites presumed inappropriate for lower-income housing
 - Vacant sites counted in two or more previous housing elements
 - Non-vacant sites counted in one previous housing element
- Unless...housing element includes a program to rezone the sites within three years to allow development with at least 20% lower-income units by-right

HOUSING ACCOUNTABILITY ACT (HAA)

» Applies to All Housing Development Projects

- If a housing project complies with all "objective" general plan, zoning, and subdivision standards, it may only be denied or have its density reduced if a city or county can find that the project would have a "specific adverse impact" on public health and safety
- Applies to all housing development projects (not just affordable) and emergency shelters:
 - Residential units only
 - Mixed-use projects with at least 2/3 sq. ft. for residential
 - Transitional and supportive housing

STATE REGULATORY ENVIRONMENT

» **SB 166 (No Net Loss)(2017)**

- Review all applications approved on Housing Element sites since adoption
- List number of units approved and their income category
- List all housing approved on sites not listed in the HE and their income levels
- If a jurisdiction approves a market rate project on a HE site that doesn't match the income categories in the adopted housing element they must:
- Make findings that there are still sufficient sites, OR
- Replenish the inventory of sites within 180 days (through rezoning, if necessary)

STATE REGULATORY ENVIRONMENT

» 2019 State Laws

- Last day for governor to sign bills was October 13th
- More than 35 housing bills passed
- Housing laws passed included those to address fair housing/renter protections, housing production and streamlining, and homelessness
- Will take some time for some to go into effect and for HCD to begin providing guidance
- Topics relevant to housing production include density bonus, accessory dwelling units, streamlining housing permitting, infrastructure financing districts, surplus government lands, availability of local government documents online, community facility districts, and community land trusts.

REGIONAL HOUSING NEEDS ALLOCATION

California
(Housing and Community Development)



SACOG
Sacramento Area Council of Governments
2021 -2029 RHNA = 153,512 housing units



Auburn 310	Colfax 97	Lincoln 5,120	Loomis 352	Unincorp County 7,854	Rocklin 5,661	Roseville 12,066
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EACH JURISDICTION MUST MEET ITS “FAIR SHARE” OF THE REGIONAL HOUSING NEED.

ACCOMMODATING THE RHNA

- Cities and counties must show adequate land zoned for housing to accommodate the RHNA at each income level
 - Default density standard for lower-income housing:
 - Metropolitan jurisdictions: 30 u/a
 - Suburban jurisdictions: 20 u/a
 - Nonmetropolitan w/micropolitan area: 15 u/a
 - Nonmetropolitan jurisdictions: 10 u/a

REZONE REQUIREMENTS

- If a jurisdiction does not have adequate capacity for lower-income housing
 - Must rezone within 3 years of adoption
 - Zoning must have 20 units/acre minimum density
 - Residential uses must be allowed by-right
 - No conditional use permit
 - No planned unit development permit
 - No discretionary review that would constitute a project under CEQA
 - Can conduct design review (but limited to the design and not the use itself)

TIMELINE

- Housing Element Planning Period:
- May 15, 2021 – May 15, 2029
- Adoption Deadline: May 15, 2021
 - Must adopt within 120 days of deadline or switch to 4-year cycle

PROJECT SCHEDULE

Milestones	Estimate Date
Prepare Admin Draft Housing Element	February 2020 – May 2020
Outreach Meetings	June 2020 – August 2020
Public Review Draft Housing Element	October 2020 – December 2020
HCD Review of Draft Housing Element	November 2020 – December 2020
Planning Commission Adoption Hearing	January 2021
Town Council Adoption Hearing	February 2021
Submit to HCD for Certification	February 2021 – April 2021