

Town of Loomis 2021-2029 Housing Element Update

Fact Sheet (Updated November 2020)



Project Overview

Under State law (Government Code Section 65588(e)(3)(A)), local governments are required to revise their Housing Element every eight years to evaluate the Town’s current goals, policies, and programs, and provide updates to meet the needs of its residents.

In order to comply with State law, the Housing Element must include the following:

- Evaluate how effectively the Town implemented programs from the 2013-2021 Housing Element
- Assess the housing needs of residents, workforce, and special needs groups
- Review of government and non-government constraints to housing production
- Identification of vacant and underutilized land that can accommodate the state-mandated allocation of 352 housing units with 188 units zoned on sites of at least 20 units an acre, roughly 10 acres of land
- Develop policies and programs to address unmet housing needs

Compliance with State law will allow the Town to:

- Plan for where housing should be located
- Maintain local discretion over affordable housing projects
- Meet their legal responsibility to have a certified General Plan
- Access State funding resources

Regional Housing Needs Allocation (RHNA)

The California Housing and Community Development Department (HCD) identified the regional housing needs allocation for the next eight year period for all regions across the state, which is then allocated to jurisdictions by the local council of governments to meet local needs and ensure each jurisdiction meets their fair share of the regional need. The Sacramento Area Council of Governments (SACOG) adopted their *Regional Housing Needs Plan* in March 2020 allocating 352 new housing units to the Town of Loomis. The Town is not responsible for constructing these units but must ensure there is sufficient appropriately zoned land to accommodate this development and remove any barriers to development.

Regional Housing Needs Allocation (RHNA) Town of Loomis October 31, 2021 to October 31, 2029			
Income Category	New Construction Needs	Potential Densities	
		Zoning	General Plan
Very Low	117	RH-20 (20 units/acre)	HDR
Low	71		
Moderate	49	RM (6-10 units/acre) RH (10-15 units/acre)	MDR, MHDR, HDR
Above Moderate	115	RR (1 unit/acre) RS (2-6 units/acre)	RR, LDR, MDR
Total	352		

New Key Housing Laws

This Housing Element update will include policies and programs to address several new State housing laws.

- **Senate Bill (SB) 35:** Requires local governments to streamline the approval process for affordable housing projects.
- **SB 166:** Requires local governments to maintain enough land to meet the RHNA throughout the planning period. If a market rate project is approved on a site identified for lower-income housing, the Town must replace the site if there is no longer sufficient land to meet RHNA.
- **Assembly Bill (AB) 686:** Requires local governments to include goals and programs affirmatively further fair housing.
- **AB 1397:** Requires that sites identified as part of the inventory of land suitable for residential development have housing allowed by-right provided they meet certain affordability standards and that these sites have adequate infrastructure.
- **AB 1763:** Amends density bonuses for development.
- **AB 2162 and SB 48:** Require local governments to update their zoning codes to allow emergency and supportive housing, along with reduced parking requirements for these projects.

Public Outreach Efforts

The Town is committed to including the community in the update process and is planning for several opportunities for public involvement. These opportunities include:

- A Housing Committee appointed by Town Council from a list of applicants. Town Council will make appointments in early December 2020 and the Committee will begin working with the Town and General Plan Update team in early January 2021.
- A Community Survey that will be mailed to all residents to share input on several factors that will provide information on current housing needs and will inform development of goals, policies, and programs to address needs and demand.
- Stakeholder interviews will be completed to gather focused input from local service providers.

Timeline and Approval Process

The Town of Loomis is required to adopt the updated Housing Element for the 2021 – 2029 planning period by May 15, 2021, or within 120 days of the deadline. If the Town does not adopt within that timeframe, the Housing Element planning period will switch from an 8-year cycle to a 4-year cycle and require more frequent updates.

Milestone	Estimated Date
2020	
Open House	November 7 and 9
Prepare Administrative Draft Housing Element	November – February 2021
Community Survey and Public Outreach	November – December
Open Housing Public Meeting	November – March 2021
Town Council Meeting or Study Session	November
2021	
Prepare Public Review Draft Housing Element	February
Town Council Hearing prior to HCD Submittal	March
HCD 60 Day Review of Housing Element	April – May
Town Receives “Conditional Compliance” Letter from HCD	May
Town Council Adoption Hearings for Housing Element	June
HCD Final Review and Certification	July – September