
TOWN OF LOOMIS GENERAL PLAN HOUSING ELEMENT

HOUSING COMMITTEE MEETING

#3

MARCH 31, 2021



AGENDA

- » **Recap of February Committee Meeting**
- » **Outreach**
 - » Overview
 - » Housing Survey Findings
- » **Sites Inventory**
 - » Hidden Grove SB 330 Pre-Application
- » **Final Programs**
- » **Next Steps**



AVAILABLE DOCUMENTS

» **Full Administrative Draft**

» **General Plan Update**

<https://loomis.ca.gov/2020-general-plan-update/>

» **Housing Element Fact Sheet**

- Distributed prior to this meeting
- Available online



REVIEW OF PREVIOUS MEETING



MEETING RECAP

- » **Discussed strategies of accommodating the RHNA:**
 - » **Rezone additional sites to the RH-20 Overlay**
 - » **Increase allowable residential density in Town Center Commercial district**
 - » **Increase RH-20 Overlay to allow 30 dwelling units/acre**
- » **Passed a motion to strengthen the language of the inclusionary housing program**



SINCE THE PREVIOUS MEETING

- » **Confirmed Ordinance 254 approval of Residential – High Density Overlay General Plan land use designation**
- » **Ran the Housing Survey for 2 weeks**
 - 208 complete
- » **Developed a program to increase Town Center Commercial district to allow 20 dwelling units/acre**
- » **Hidden Grove SB 330 pre-application – all market-rate**



OUTREACH



OVERVIEW

» **Open House Workshops (in-person)**

- November 7th and 9th
- 40 members of the public total attended

» **Service Provider Consultations**

- Contacted ten service providers
- Received responses from:
 - Placer Community Foundation
 - Legal Services of Northern California
 - Senior L.I.F.E. Center of Loomis
 - Alta California Regional Center
 - Placer County Housing Authority
 - Brilliant Corners

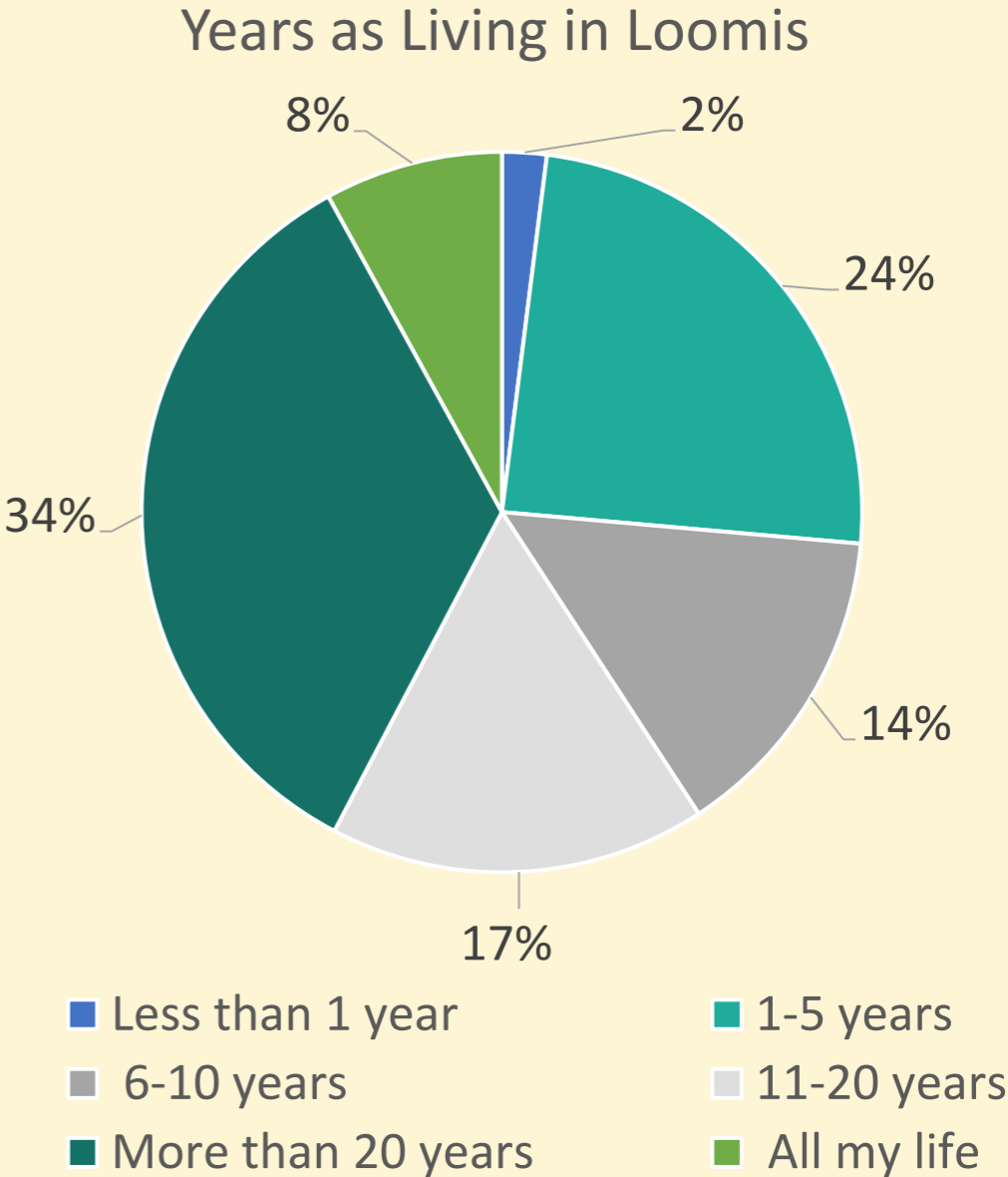
» **Community Housing Survey**

- Open March 4th to 22nd
- 208 complete responses received

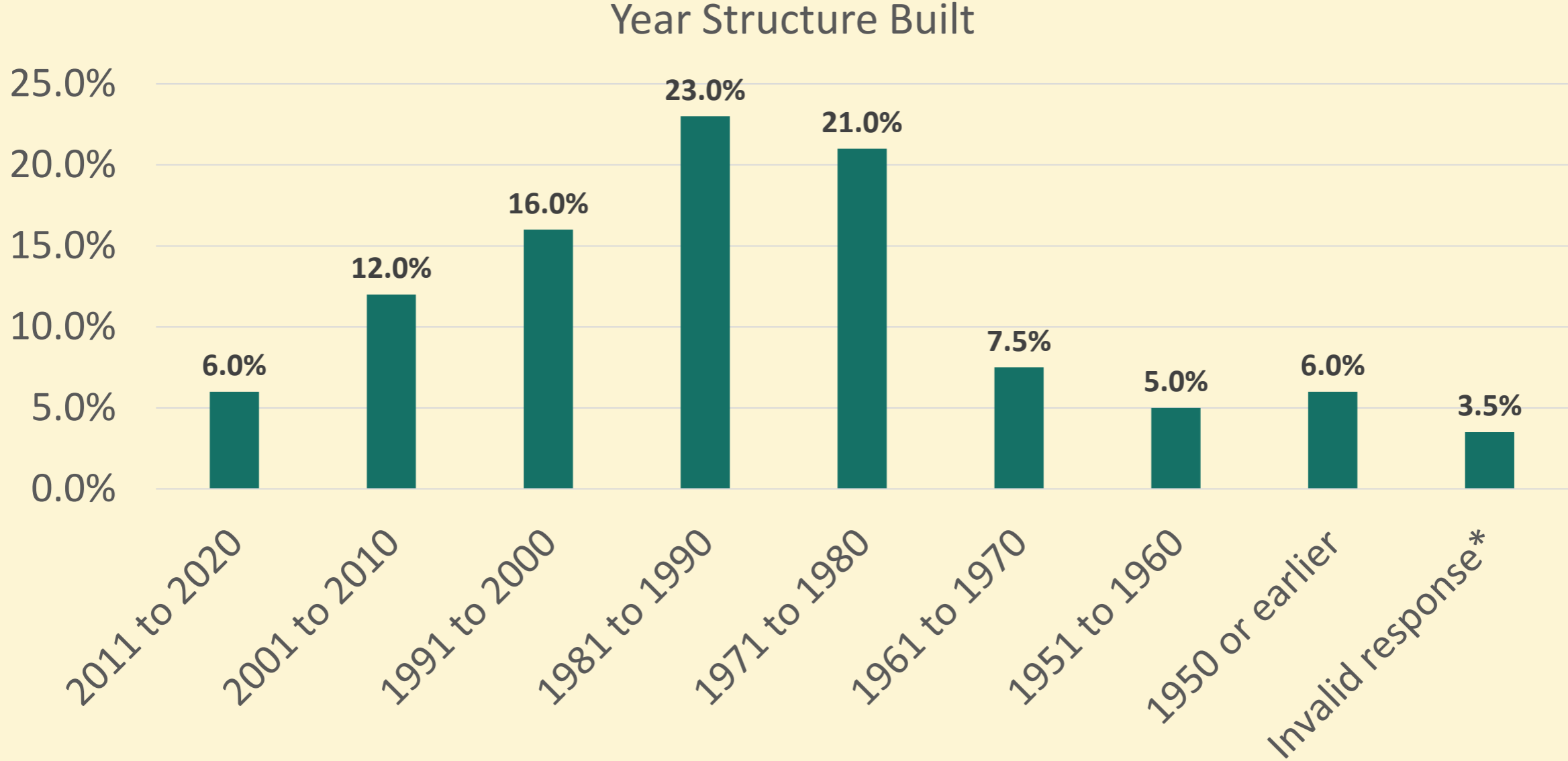


SURVEY FINDINGS: EXISTING CONDITIONS

- » **73% of respondents do not work in Loomis**
- » **91% are homeowners**
- » **34% of homes need minor repairs**
 - 9% need major repairs



SURVEY FINDINGS: EXISTING CONDITIONS



*Responses included n/a, not sure, don't know, and unsure



SURVEY FINDINGS: HOUSING PREFERENCES

» Top barriers to providing housing:

1. Cost of land (43%)
2. Community opposition to new housing (42%)
3. Cost of construction (40%)

» Top underserved populations:

1. Seniors (46%)
2. Low-income families (42%)
3. Young families (42%)

» Top barriers to obtaining housing:

1. Home prices/rents (66%)
2. Real estate market (50%)
3. Lack of adequate infrastructure (18%)

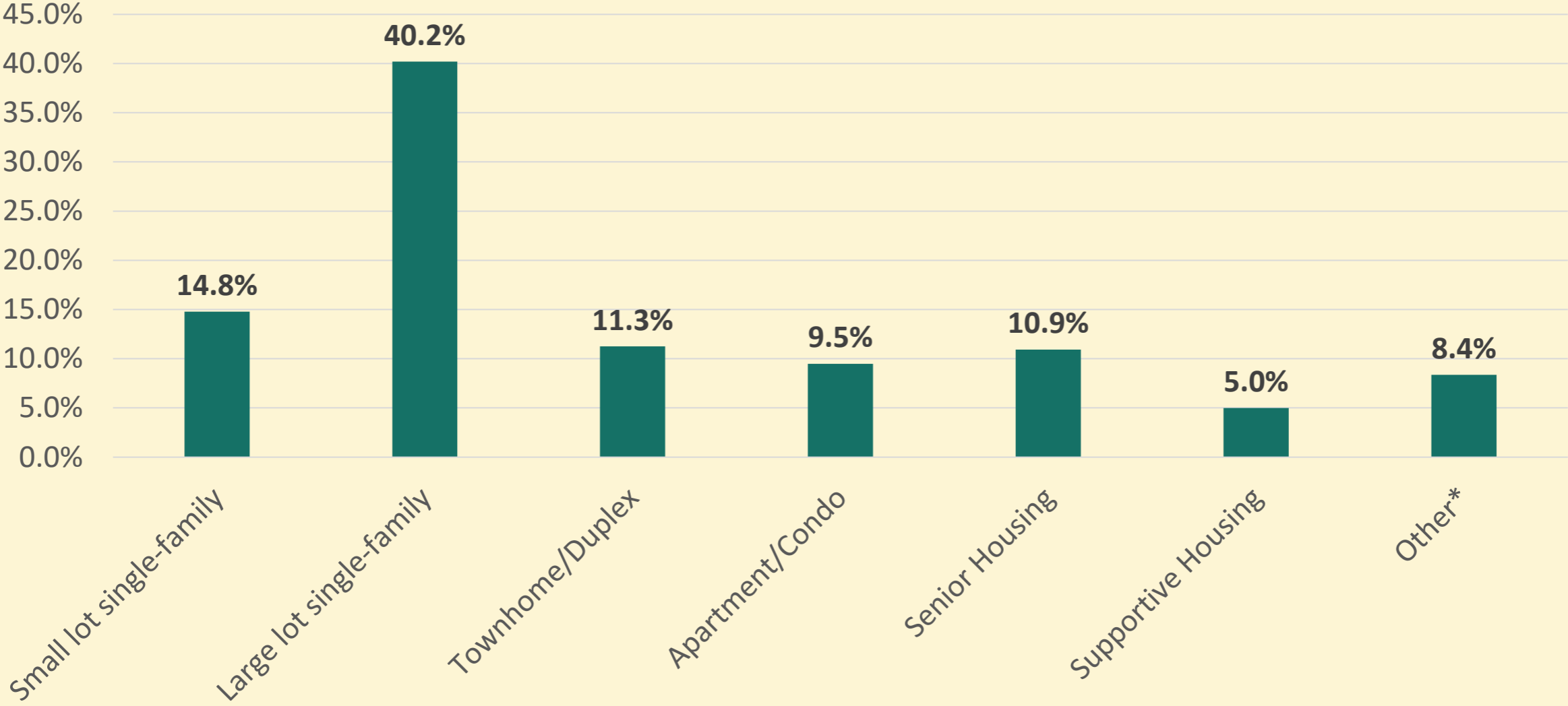
» Best reasons to seek housing in Loomis:

1. Small town atmosphere (91%)
2. Rural setting (86%)
3. Schools (73%)



SURVEY FINDINGS: HOUSING PREFERENCES

Preferences for Future Housing



*Includes student housing, temporary/seasonal housing, farmworker/service worker housing, community land trusts/cooperative housing



HIDDEN GROVE SB 330 APPLICATION



HIDDEN GROVE PRE-APPLICATION

- » Proposed on the previous Village at Loomis parcels
- » No affordable high-density housing proposed (Area 10B is market-rate)
- » Status: SB 330 pre-application

LAND USE SUMMARY						
LAND USE DISTRICT	GENERAL PLAN DESIGNATION OR DENSITY RANGE	GROSS ACRES ±	% OF ACRES	NET ACRES ±	ESTIMATED DWELLING UNITS	% OF DWELLING UNITS
UNIT A/AREA 10A	Res. Medium High Density (6-10 DU/AC)	14.5	23.5%	14.5	95 DU	30%
UNIT B/AREA 9A	Res. Medium Density (2-6 DU/AC)	8.1	13.1%	8.1	35 DU	11%
UNIT C/AREA 9B	Res. Medium High Density (6-10 DU/AC)	9.8	15.9%	7.7	50 DU	16%
UNIT D/AREA 8	Res. Medium Density (2-6 DU/AC)	8.0	13.0%	6.1	19 DU	6%
UNIT E/AREA 10B	Res. High Density (20-25 DU/AC)	6.6	10.7%	5.7	120 DU	38%
WETLAND - PUBLIC/QUASI-PUBLIC	PQP	12.5	20.3%	12.5		
PARK - PUBLIC/QUASI-PUBLIC	PQP	1.3	2.1%	1.3		
TOWN CENTER COMMERCIAL	TCC	0.8	1.3%	0.8		
BOYINGTON ROAD RESERVATION		0.0	0.0%	4.9		
TOTAL		61.6 ± AC.	100%	61.6 ± AC.	319 DU'S	

Notes:
 1. This exhibit accompanies an SB 330 application.
 2. All acreages and unit counts are approximate and subject to change with final engineering.



SB 330 PROCESS

If consistent with General Plan and Zoning Code:

1. SB 330 pre-application and payment of permit processing fees “freezes” development standards
2. Developer then has 180 days to submit a complete application

- » **Until entitlements are pulled, the site can still be counted toward RHNA**
- » **Need to identify a plan of how new sites will be identified if this project, or another, is approved**



HOUSING PROGRAMS



CONTINUED/MODIFIED PROGRAMS

Programs	Modification
Program 1: Ensure consistency with the General Plan	None.
Program 4: Regional efforts to assist with production of affordable housing	None.
Program 7: Incentivize construction of affordable housing	Updated list of available incentives to include streamlined processing and financial assistance.
Program 8: Seek funding for affordable housing	Removed funding sources that are no longer available.
Program 9: Recommend adoption of an inclusionary housing ordinance	Language strengthened per committee motion.
Program 10: Facilitate residential development in commercial zones	Removed action to allow 20 du/acre that was completed.



CONTINUED/MODIFIED PROGRAMS

Programs	Modification
Program 12: Encourage construction of ADUs	Expanded list of strategies to encourage ADUs.
Program 13: Encourage production of housing for special needs groups	Expanded from just senior housing to housing for all special needs groups.
Program 14: Coordinate with PCWA and SPMUD on water and sewer capacity	None.
Program 15: Develop objective design guidelines	Language strengthened, removed “consider”
Program 16: Seek funding for a rehabilitation program	None.
Program 17: Establish an effective code compliance mechanism	None.



CONTINUED/MODIFIED PROGRAMS

Programs	Modification
Program 19: Implement reasonable accommodation ordinance	Programs 25 and 36 from 2014-2021 Housing Element combined, updated to comply with Government Code Section 65583(c)(3).
Program 20: Participate in regional homelessness efforts	Programs 26 and 27 from 2014-2021 Housing Element combined.
Program 21: Promote energy efficiency	Programs 30, 31, and 32 from 2014-2021 Housing Element combined.
Program 22: Promote water efficiency	None.



NEW PROGRAMS TO ADDRESS STATE LAW

Programs	State Law
Program 2: Conduct a comprehensive Zoning Ordinance review for compliance with fair housing laws	AB 686, Government Code Sections 65583 and 65583.2
Program 3: Develop a permit streamlining process	SB 35, Government Code Section 65913.4
Program 5: Remove barriers to special needs housing	Health and Safety Code Sections 17021.5 and 17021.6; Government Code Sections 65662 and 65583(c)(1)
Program 6: Amend development standards to remove constraints on housing production	AB 2299; SB 1069; Government Code Sections 65583(a)(4)(A)(ii), 65583(c)(3), and 65915, as revised



NEW PROGRAMS TO ADDRESS STATE LAW

Programs	State Law
Program 11: Increased allowable density in the Town Center Commercial district to 20 units per acre to meet lower-income RHNA	Government Code Section 65583.2(a) and 65583.2(c)(3)
Program 18: Work with Alta California Regional Center	Government Code Section 65583(b)(4)(7)
Program 23: Take actions to affirmatively further fair housing	AB 686, Government Code Sections 65583 and 65583.2



SITES INVENTORY



FINAL INVENTORY

» Meeting the lower-income RHNA:

- 7 acres of High-Density Overlay district (175 units)
- 24 ADUs
- 4.7 acres of Central Commercial district (61 units)

RHNA Category	2021-2029 RHNA	Vacant Site Capacity	Projected ADUs	Surplus
Very Low-Income	117	236	13	61
Low-Income	71			
Moderate-Income	49	422	10	383
Above Moderate-Income	115	253	1	139
Total	352	911	24	583



POTENTIAL REZONE NEED

» **In response to the potential Hidden Grove project:**

- Identify a strategy to rezone an additional 7 acres if project is approved
- Can be done through the Land Use Element revisions
- With a program, the Town will have 3 years to complete this rezone
- Without a program, the Town will have 180 days to complete this rezone

» **Possible strategies:**

- Identify additional areas to apply the High-Density Overlay
- Increase allowed density in another district



SCHEDULE



PROJECT SCHEDULE

Task	Estimate Date
2020	
Project Kick-Off	August
Prepare Administrative Draft	August – January
Open House Public Meeting	November
Community Survey	December – January
Stakeholder Interviews	November – December
2021	
Submit Administrative Draft for Town Review	March
Prepare Public Review Draft	March
Town Council Hearing Prior to Submitting to HCD	April
HCD Review (60 days)	April – June
Conference Call with HCD to Address Comments	Early June
Town Receives Conditional Compliance Letter from HCD	June
Town Council Adoption Hearing	July
HCD Final Review and Certification (90 days)	July - September

We are here



QUESTIONS?

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