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# **TOWN OF LOOMIS GENERAL PLAN HOUSING ELEMENT**

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## **HOUSING COMMITTEE MEETING #4 APRIL 20, 2021**



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# AGENDA

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- » **Survey Results**
- » **Comments Received**
- » **Vacant Land**
- » **Schedule**



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# AVAILABLE DOCUMENTS

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» **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



# HOUSING SURVEY RESULTS



# SURVEY FINDINGS: EXISTING CONDITIONS

Do you work in Loomis?

Answer	Count	Percent
Yes	55	27.5%
No	145	72.5%

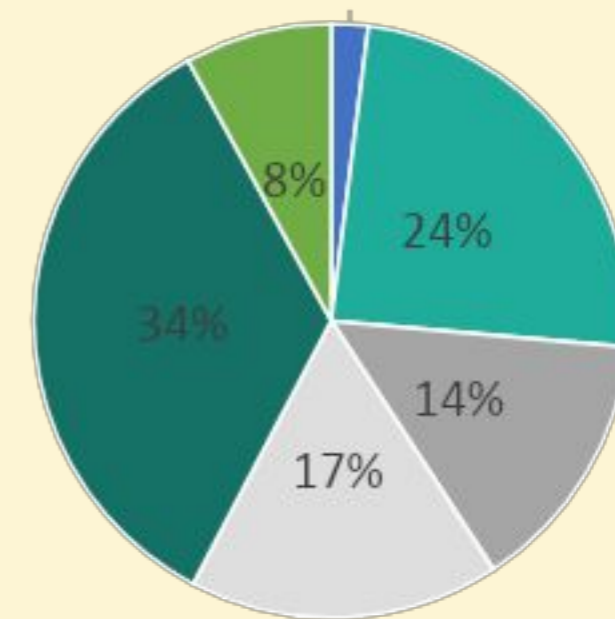
Does your home need repair?

Answer	Count	Percent
Major repairs	17	8.5%
Minor repairs	69	34.5%
No repairs needed	114	57.0%

Do you own or rent your home?

Answer	Count	Percent
Own	182	91%
Rent	13	6.5%
Other*	5	2.5%

Years as Living in Loomis

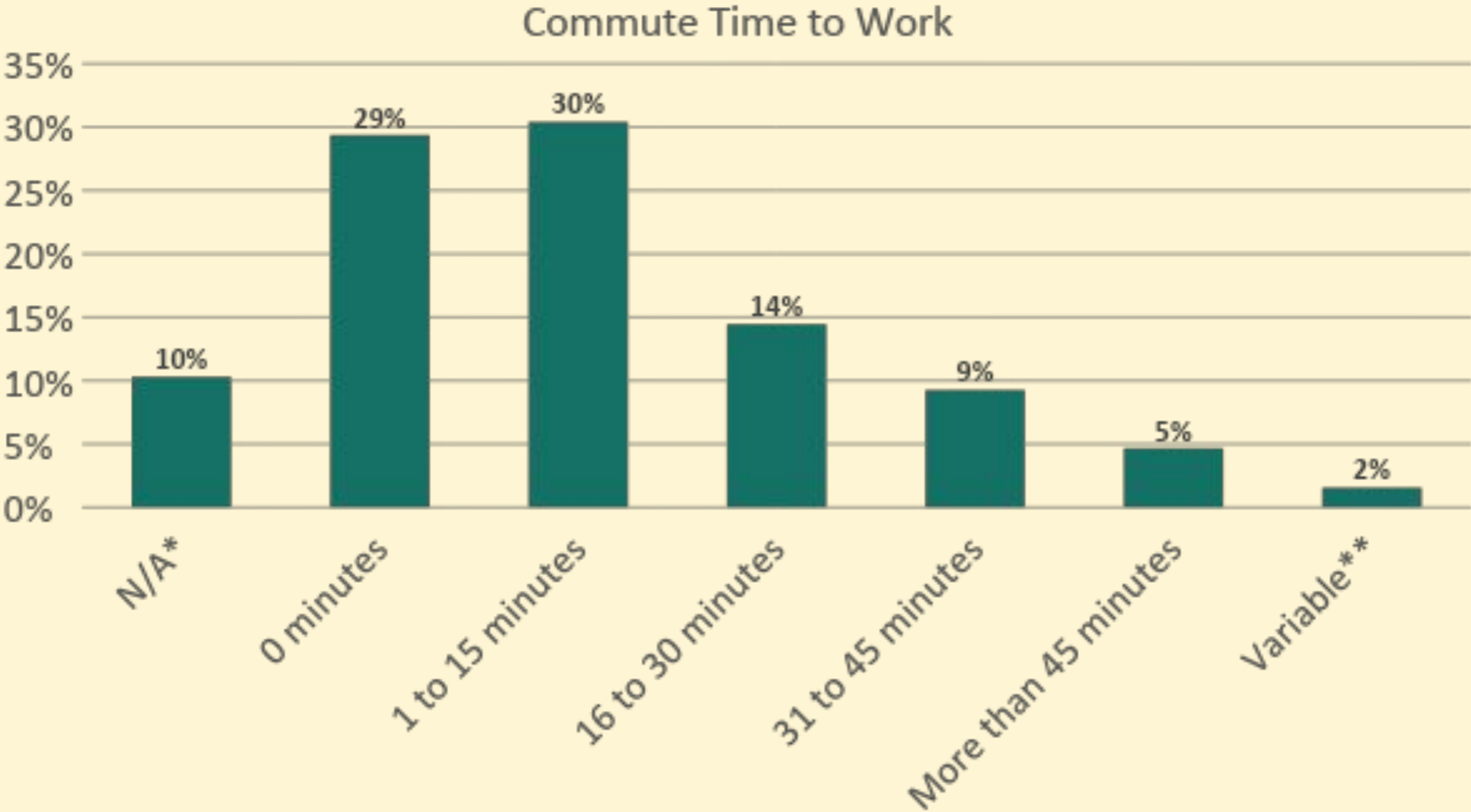


- Less than 1 year
- 1-5 years
- 6-10 years
- 11-20 years
- 21-30 years
- More than 30 years

\*Responses included live with family, home owned by family member, own the house but rent the land



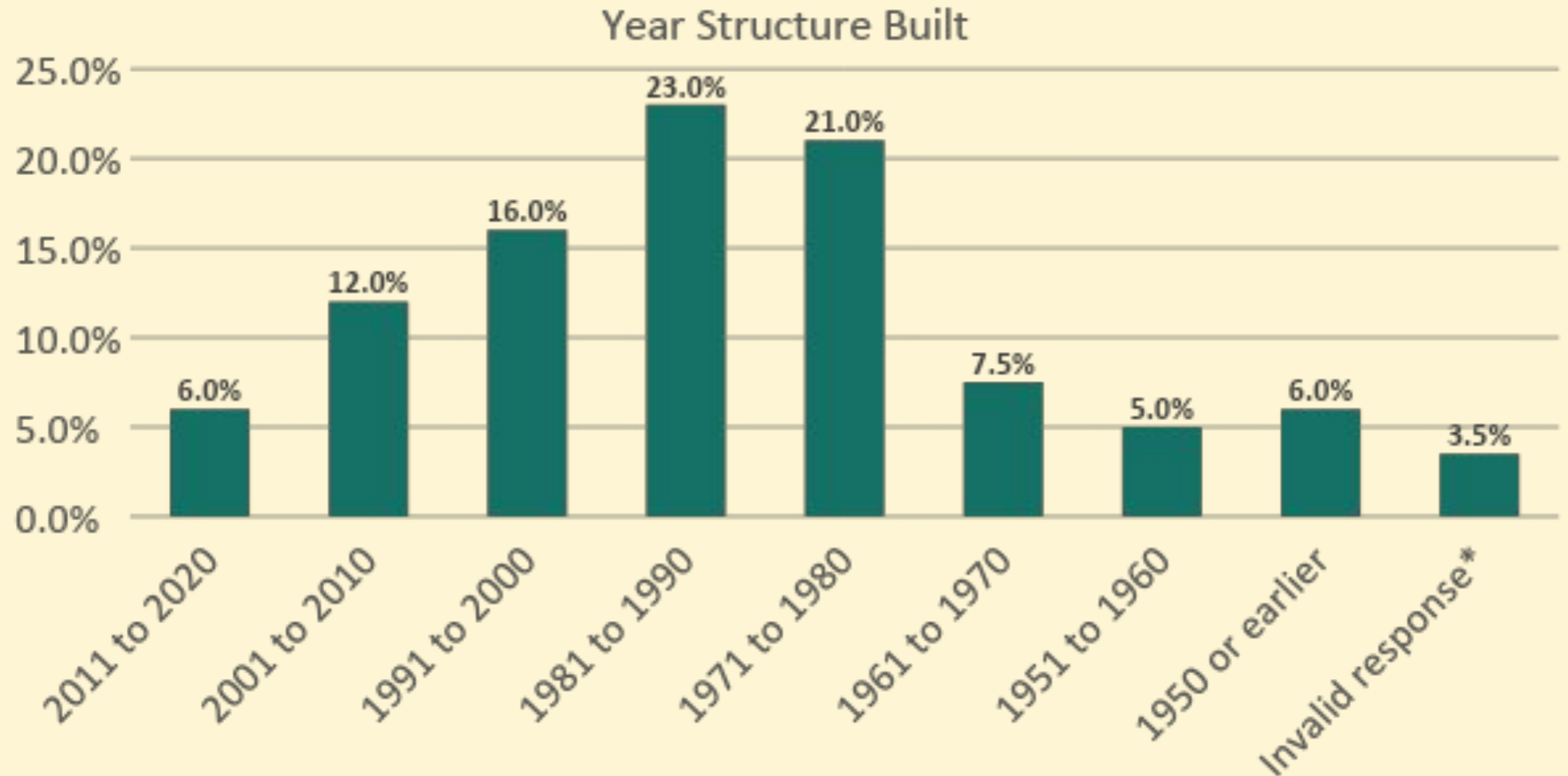
# SURVEY FINDINGS: EXISTING CONDITIONS



\*Responses included 1.5 miles, 25-40 minutes, and 5 to 35 minutes



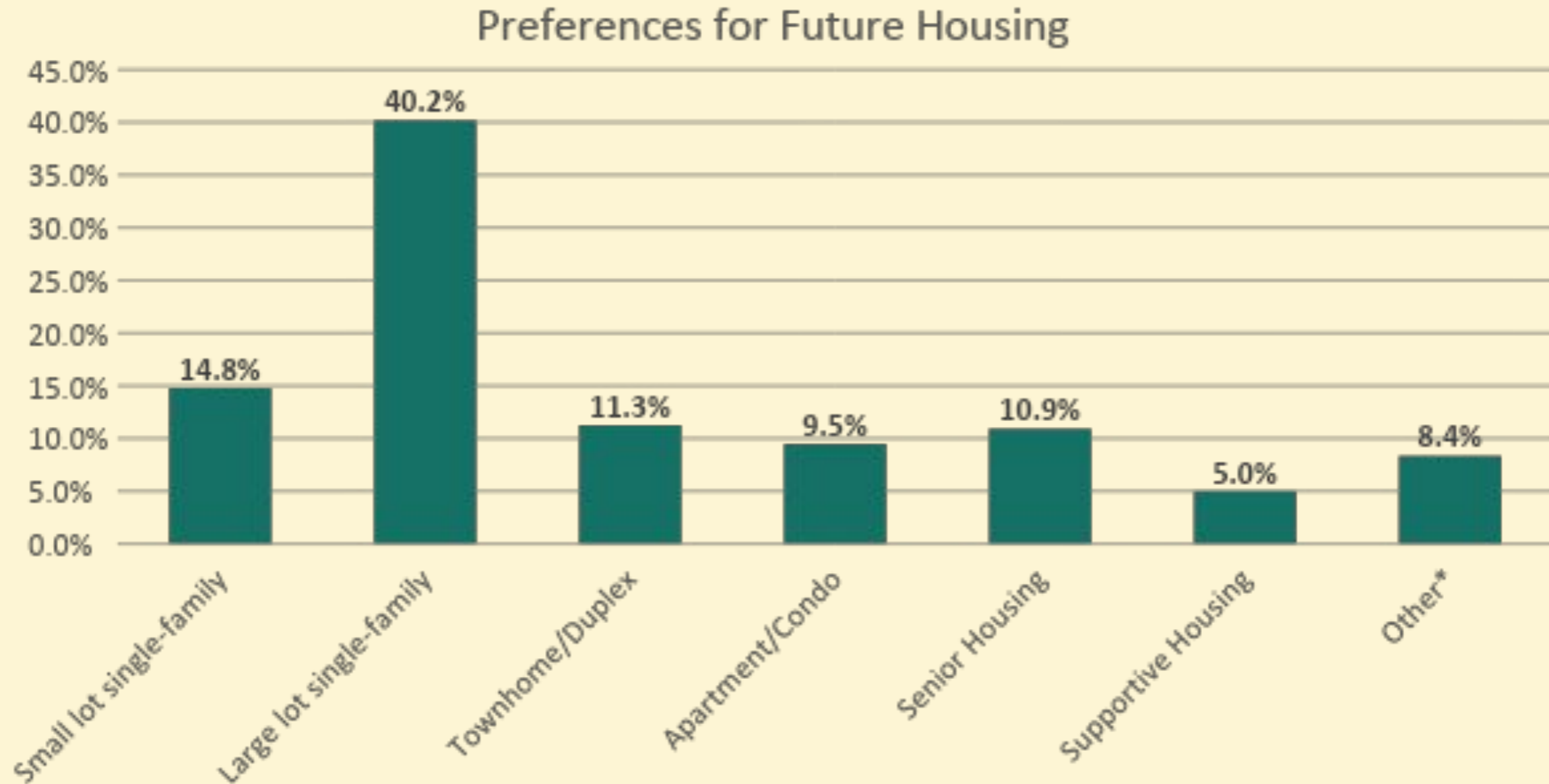
# SURVEY FINDINGS: EXISTING CONDITIONS



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



# SURVEY FINDINGS: HOUSING PREFERENCES



\*Includes: no new housing, ADUs, student housing, temporary/seasonal housing, farmworker/service worker housing, community land trusts/cooperative housing





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# SURVEY FINDINGS: HOUSING PREFERENCES

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## » 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%)



# RESPONDING TO COMMENTS



# GROWTH TRENDS

Year	Population			Housing Units						Vacancy Rate	Persons per Household
	Total	Household	Group Quarters	Total	Single-Family	2-4 Units	5+ Units	Mobile Homes	Occupied		
2000	6,260	6,226	34	2,273	2,095	67	-	111	2,206	2.95%	2.82
2005	6,166	6,138	28	2,354	2,159	78	-	117	2,260	3.99%	2.72
2010	6,430	6,409	21	2,465	2,248	97	0	120	2,356	4.42%	2.72
2015	6,646	6,625	21	2,492	2,275	97	0	120	2,383	4.37%	2.78
2020	6,888	6,867	21	2,557	2,340	97	0	120	2,447	4.30%	2.81

» Units added in 2020: **14 detached single-family**

» Annual Growth Rate since 2010: **0.69%**

- Projected population in 2040: 7,905

» SACOG Projected Growth Rate: **1.46%**

- Projected population in 2040: 9,211

Source: California Department of Finance Population Estimates, 2020



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# DEVELOPER FEEDBACK

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» **Contacted five affordable housing developers, received feedback from three:**

- St. Anton Community Partners
  - Sites must be zoned to allow a minimum of 25 units/acre, ideally 25-35 units/acre
- NC Brown Development
  - Requires a minimum of 20 units/acre for affordable development
- Brilliant Corners
  - Requires 25-30 units/acre for affordable housing development
- Did not receive responses from Mercy Housing or Mutual Housing



# PLANNING FOR SPECIAL NEEDS GROUPS

Special Needs Group	Percent of Loomis Households	Programs to Address Housing Needs
<b>Extremely Low-Income</b> (Food Service Workers, Retail Clerks, Manicurists, Home Care Aids)	18.8%	3, 5, 6, 7, 8, 9, 13, 23
<b>Very Low-Income</b> (Teaching Assistants, Waiters and Waitresses, Nursing Assistants, Security Guards)	7.3%	3, 6, 7, 8, 9, 13, 23
<b>Low-Income</b> (Mail Carriers, Graphic Designers, EMTs/Paramedics, Dental Assistants)	22.4%	3, 6, 7, 8, 9, 12, 13, 23
<b>Seniors</b>	16.3%	5, 13, 23
<b>Female-Headed Households</b>	6.2%	13, 23
<b>Large Households</b>	7.1%	13, 23
<b>Persons with Disabilities</b> (including developmental disabilities)	9.5%	13, 18, 19, 23
<b>Service Workers/Farm Workers</b> (retail, educational, health, and social services, agricultural, food service, etc.)	29.2%	5, 13, 23
<b>Homeless</b>	<1%	5, 6, 13, 20, 23



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# COMMITTEE MEETING #1 COMMENTS

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- » **What happens if a developer builds market-rate housing on land identified for affordable housing?**
  - If the Town approved an application for a market-rate project on a high density RHNA site, then the Town has 180 days to rezone another site to meet the RHNA shortfall.
- » **Does the Town have sufficient vacant land?**
  - Yes, with the RH-20 Overlay on the sites behind the Raley's shopping center, the Town has sufficient vacant land to accommodate its RHNA.
- » **Concerns about safety of close-proximity, high-density housing and wildfire risk.**
  - The Safety Element, as part of the General Plan update, will address any safety concerns and establish regulations and needed.
- » **Does the Housing Element consider a Sphere of Influence (SOI)?**
  - No, the Housing Element covers what is strictly within Town limits.
- » **Does AB 101 sunset after 5 years (2026)?**
  - AB 101 does not have a sunset date.



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# COMMITTEE MEETING #1 COMMENTS

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» **Will the land inventory include ADUs?**

- Yes, we project future ADUs based on how many have been built in the previous planning period. We then use SACOG's affordability analysis to estimate how many will be affordable to each income category. The Town is counting a projection of 24 ADUs, 13 of which as lower-income households, towards the RHNA.

» **Can the Town encourage construction of ADUs?**

- Yes, the Town works with the County to provide pre-approved ADU plans and has included Program 12 in the Housing Element to incentivize construction of ADUs.

» **Stated that there is limited water and sewer infrastructure in the southern portion of town.**

- This was considered when identifying "shovel ready" sites for the inventory.

» **Does the Median Sales Price include all of 95650, even areas outside of Town limits?**

- We confirmed that sales data collected was for home sales and listings solely within Town limits.



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# COMMITTEE MEETING #1 COMMENTS

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- » **Water and sewer districts can identify where future infrastructure will be, can we rely on that for sites?**
  - Sites identified in the Housing Element must be “shovel ready”, meaning that infrastructure is already in place or can be proven to be available within 1-2 years.
- » **What types of housing cannot be counted toward RHNA?**
  - Tiny homes, nursing homes or other group homes, transitional housing, etc. Housing units that count must have their own entrance, bathroom, and kitchen and on a permanent foundation.
- » **Do regulations outlined in the General Plan trump zoning?**
  - Yes, if there are any discrepancy, General Plan always takes priority.
- » **Can we add a program to incentivize development of senior housing or apartments for low-income households?**
  - Please see Programs 5, 6, 7, and 13 in the Draft Housing Element.
- » **Will data from the Rural Main Street Technical Assistance Program be used for this?**
  - The Rural Main Street Technical Assistance Program provides greater insight for other elements of the General Plan.





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# COMMITTEE MEETING #2 COMMENTS

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- » **Request: Can the programs list identify which ones are included specifically to meet State law?**
  - Yes, we have included the Government Code sections in the programs that are addressing State law. These include Programs 3, 5, 6, 7, 8, 14, 19, and 23.
- » **Do ADUs have to comply with setbacks and other zoning standards?**
  - Yes
- » **Can we ban short-term rentals of ADUs or other housing?**
  - Yes, this will need to be done through a zoning ordinance separate from the Housing Element.
- » **Request: The survey should use language that resonates with Loomis about who affordable housing is serving.**
  - The survey was updated to include “service worker” and other topics specific to Loomis. The Town will be doing additional General Plan surveying through Social PinPoint.
- » **Several committee members emphasized the need for affordable housing and wishing to do more than the “bare minimum” required.**
  - Programs were included to adopt an inclusionary housing ordinance (Program 9) as recommended by the committee, and other incentives for affordable housing.



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# COMMITTEE MEETING #3 COMMENTS

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- » **Does the Housing Element consider the special needs groups specific to Loomis (e.g. service workers)?**
  - Yes, the Housing Needs Assessment includes an analysis of extremely low-income, very low-income, and low-income households; seniors; persons with disabilities; employee housing (service workers), and other special needs groups. It discusses existing supply and demand, identifies programs to incentive housing for these groups, and includes an assessment of fair housing opportunities for these groups, and more.
- » **Concerned about density downtown and the commercial atmosphere, traffic capacity.**
  - The Town can include a requirement in the Land Use and Zoning to require mixed use projects so no site is developed with solely residential.
- » **Concerned about Environmental Justice considerations of concentrating affordable housing by the railroad tracks by increasing allowable density on these land uses?**
  - These are not the only sites identified for affordable housing so it is still being dispersed; however, as developments are proposed the Town must ensure that market-rate housing is built downtown as well and affordable housing is not isolated from other housing.



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# COMMITTEE MEETING #3 COMMENTS

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- » **Does 50% capacity on the downtown sites mean that 50% of mixed use will be housing or that 50% of the lot will be covered?**
  - 50% capacity is a conservative assumption that half of the sites identified will develop at the density identified. Lot coverage is determined through zoning requirements.
- » **The Town already requires electricity stub out, the program regarding promoting this use is unnecessary.**
  - The Town will continue to meet Building Code Requirements.
- » **Is the job of the Housing Element to meet the RHNA or to meet the needs of the community?**
  - The Housing Element must include a land inventory to demonstrate that the Town has the capacity to meet the housing needs of its current and future residents. The Housing Needs Assessment within the Element identifies areas of greatest need (seniors, low-income, etc.) and informs the programs to incentivize the development of housing to meet these needs. However, the Housing Element does not guarantee or regulate development, it is the first step in meeting community needs by completing an analysis of those needs. The Town must then amend its land use element and zoning code as needed and identify funding to follow through on Housing Element programs.



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# COMMITTEE MEETING #3 COMMENTS

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- » **Can we add a program to allow higher density if the developer is willing to provide what we want?**
  - The State requires the Town to offer density bonuses for affordable housing. The Town can express a desire for certain types of housing and reach out to developers but cannot discriminate on what type of affordable housing receives the bonus. The Town can add an additional increased density bonus above State Law for projects they desire (motion made).
- » **Motion: Add a program to allow a higher density of 20 du/acre if affordable projects that are targeted to special needs identified in the Housing Element, and up to 30 du/acre if additional requirements are met such as parking and transportation concerns. This would be in addition to the State Density Bonus Law.**
- » **Can the Town's fire department accommodate the new development or densities?**
  - Adequacies of the Fire and Police will be addressed through the Safety Element. Individual projects pay impact fees to ensure their development addresses health and safety issues.
- » **Can we count existing affordable housing toward RHNA?**
  - No, the RHNA period begins June 2021 and goes through August 2029, units can start being counted as soon as June 30, 2021.
- » **The Vacant Land Map appears to show parcels that are not actually vacant.**
  - Maps included in this presentation and referenced in the Housing Element include vacant sites, non vacant sites have been removed..



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# SUBMITTED COMMENTS

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Comment Topic Area	Count
Suggested Sites	4
Opposition to New Housing/Density	2
Meeting the RHNA	3
New Housing/Affordable Housing	16
Energy Efficiency	4
General Plan/Zoning	10
Development Process	3
Housing Element Requests (language, formatting changes)	15
Clarifying Questions (programs, content)	35

**Complete responses to each comment will be provided by the Town in a master spreadsheet of comments received.**



# SUBMITTED COMMENTS

Suggested Sites	Response(s)
<ul style="list-style-type: none"> <li>• Redevelopment of USPS parking lot</li> <li>• 6100-6200 blocks of South Walnut Street</li> <li>• Redevelopment of along Rippey Road</li> <li>• Heritage Oaks, RS-10 lot on Humphrey, downtown lots</li> </ul>	<p>The Town will consider these as part of the Land Use Committee.</p>

Opposition to New Housing/Density	Response(s)
<ul style="list-style-type: none"> <li>• Maintain small-town character</li> <li>• Opposition to large housing without character</li> </ul>	<p>Please see Program 15 regarding design guidelines.</p>

Meeting the RHNA	Response(s)
<ul style="list-style-type: none"> <li>• Discuss any rezones needed</li> <li>• Rumored proposal on Turtle Island site</li> <li>• Counting existing affordable housing, incentives for mixed-use</li> </ul>	<p>No rezones are needed, the Housing Element is not relying on any proposed projects and cannot count existing units. Please see the Goals, Policies, and Programs for a variety of incentives.</p>



# SUBMITTED COMMENTS

New Housing/Affordable Housing	Response(s)
<ul style="list-style-type: none"> <li>• Support for new housing and higher density</li> <li>• Inclusionary housing ordinance</li> <li>• Incentives</li> <li>• ADUs/second units</li> <li>• Addressing displacement</li> </ul>	<p>Please refer to Programs 4, 6, 7, 8, 9, 10, 11, 12, 13, and 23 for how the Town will encourage or promote each item.</p>

Energy Efficiency	Response(s)
<ul style="list-style-type: none"> <li>• Electrical capacity of new construction</li> <li>• Encouraging LEED certification</li> </ul>	<p>Building requirements can be set forth in the Zoning Code or by the Building Department.</p>

General Plan/Zoning	Response(s)
<ul style="list-style-type: none"> <li>• Encourage development of duplexes</li> <li>• Limit percent residential in commercial zones</li> <li>• Alley access</li> <li>• Safety concerns</li> <li>• Rezone sites along Sierra College Boulevard, Rocklin Road, and Horseshoe Bar Road to higher density</li> </ul>	<p>Alley access and the composition of mixed-use projects can be regulated through the Zoning Code. Through Housing Element Programs 5, 6, 7, 10, and 12 the Town encourages a variety of housing types. Some comments will be addressed through other elements of the General Plan.</p>



# SUBMITTED COMMENTS

Development Process	Response(s)
<ul style="list-style-type: none"> <li>• Phasing development</li> <li>• Updating the Fee Ordinance regularly</li> </ul>	<p>The Town may work with developers through their development agreement on phasing of project construction and will assess the adequacy of fees as needed to support public infrastructure.</p>
Housing Element Requests	Response(s)
<ul style="list-style-type: none"> <li>• Expanding the list of special needs groups</li> <li>• Editorial comments (acronyms, preferred phrasing, etc.)</li> <li>• Formatting comments (font size, page numbers, etc.)</li> <li>• Female-headed v. single-parent households</li> </ul>	<p>Formatting and language issues have been fixed where needed. The policy to address special needs incorporates all lower-income earners. Data regarding female-headed households reflects what is reported by the American Community Survey.</p>
Clarifying Questions	Response(s)
<ul style="list-style-type: none"> <li>• Intent of specific programs</li> <li>• Purpose of program modifications</li> <li>• Data sources</li> <li>• Reliance on PG&amp;E programs</li> <li>• Language clarifications</li> </ul>	<p>Text has been rephrased or clarified where needed. Program modifications can be found in the Housing Committee Meeting #2 slides. The Town relied on the most recently available data at the time or preparing the Housing Element.</p>





# LAND INVENTORY



# LAND INVENTORY

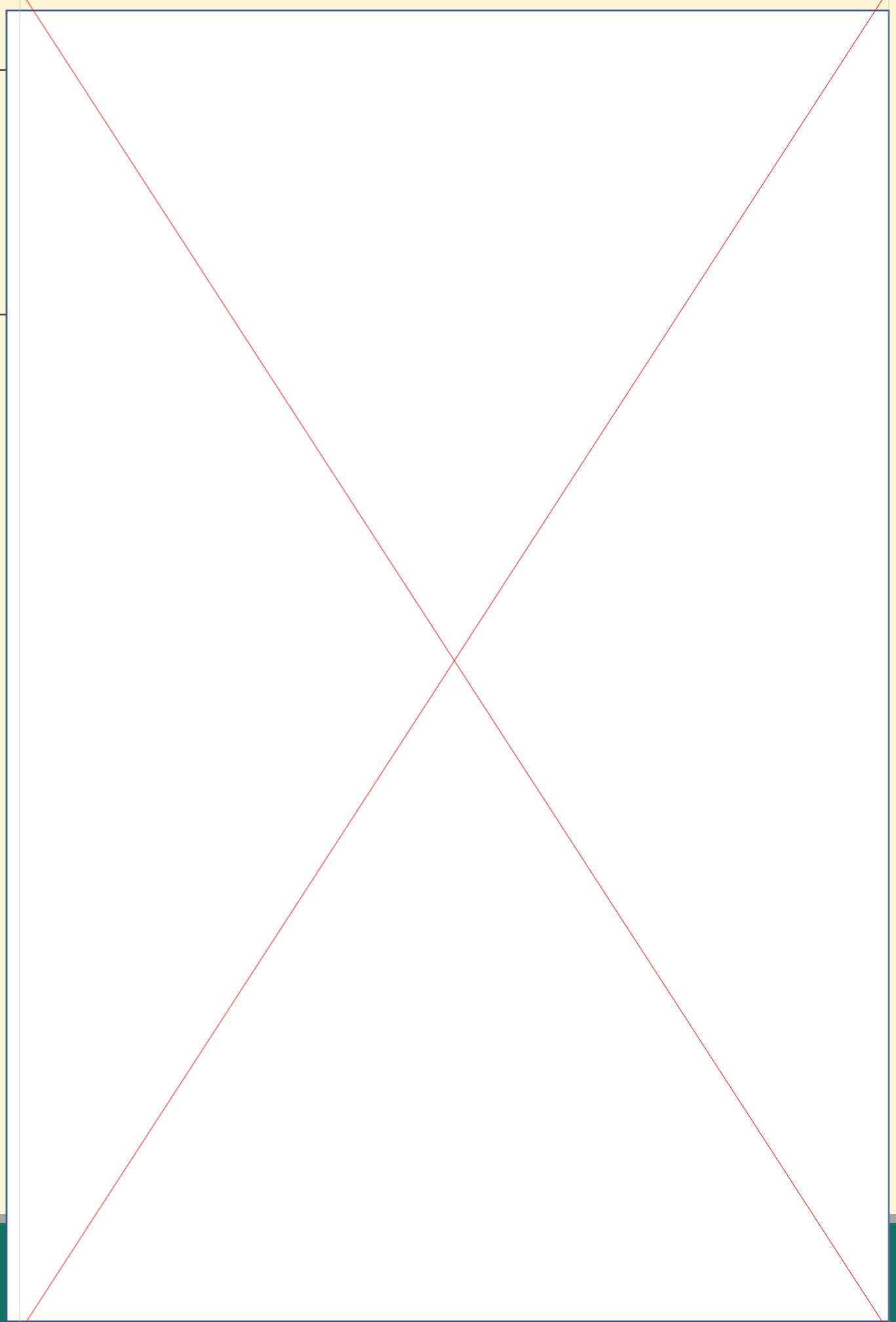
RHNA Income Category	2021-2029 RHNA	Vacant Site Capacity	Projected ADUs	Surplus
Very Low	117	236	13	61
Low	71			
Moderate	49	422	10	383
Above Moderate	115	215	1	101
<b>TOTAL</b>	<b>352</b>	<b>873</b>	<b>24</b>	<b>545</b>

Zone	Number of Sites	Capacity
General Commercial	5	54
Office Commercial	2	11
Central Commercial	2	61
Tourist/Destination	9	422
Medium Density Residential	40	51
High Density Residential Overlay	1	175



# LAND INVENTORY

<b>RHNA Income Category</b>	<b>Site Capacity</b>
<b>Very Low</b>	236
<b>Low</b>	
<b>Moderate</b>	422
<b>Above Moderate</b>	215
<b>TOTAL</b>	873



# SCHEDULE



# PROJECT SCHEDULE

Task	Estimate Date
<b>2020</b>	
Project Kick-Off	August
Prepare Administrative Draft	August – January
Open House Public Meeting	November
Community Survey	December – January
Stakeholder Interviews	November – December
<b>2021</b>	
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**



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# CONSEQUENCES OF NON-COMPLIANCE

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- » **More frequent updates of housing element**
  - 4-year update cycle instead of every 8 years
- » **Increased legal liability**
  - Attorney General may bring suit to compel compliance, with fines of at least \$10,000 to a maximum of \$100,000/month
- » **Loss of local control**
  - Open to lawsuit by private parties due to General Plan inadequacy; may be compelled to approve certain housing projects
- » **Ineligibility for grant funds**
  - Some State funding programs may require compliance



# QUESTIONS?

MARY BETH VAN VOORHIS, TOWN OF LOOMIS

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