



## Staff Report

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**TO:** Town of Loomis Planning Commission  
**FROM:** Mary Beth Van Voorhis, Town of Loomis Planning Director  
**DATE:** April 27, 2021  
**RE:** TOWN OF LOOMIS 2021-2029 DRAFT HOUSING ELEMENT

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### Recommendation

1. Hear presentation from staff, discuss, and receive input regarding Draft 2021-2029 Housing Element; and
2. Provide direction to Staff regarding any issues or changes to the Draft 2021-2029 Housing Element; and
3. Adopt Resolution **#21-01** to forward the Draft 2021-2029 Housing Element to the Town Council for approval to submit to the California Housing and Community Development Department (HCD) for their 60-day review.

### Issue Statement and Discussion

The Housing Element is one of seven (7) State-mandated elements that comprise the Town's General Plan and that serves as a policy document to assess housing characteristics, community needs and establishes programs to meet those needs. California State law requires all municipalities to update the Housing Element periodically. The Town's current Housing Element was adopted in 2014 by Town Council and is required to adopt an updated version for the 2021-2029 HCD planning period (i.e., 6th Cycle) by May 15, 2021, or within the grace period expiring September 12, 2021 to stay on an 8-year update cycle.

The Town of Loomis conducted extensive outreach as part of the Housing Element update process. On November 7 and 9, 2020 Town staff held an Open House at the Loomis Train Depot to introduce residents to the entire General Plan update process, including the Housing Element. Additionally, on December 9, 2020 the Housing Committee, appointed by members of Town Council, met for the first time to become aware of State-mandated requirements and evaluate the current Housing Element.

The Town's housing consultant, PlaceWorks, provided a presentation that addressed the Town's requirement to identify enough vacant land to meet the Regional Housing Needs Allocation (RHNA) set forth by the State and the Sacramento Area Council of Governments (SACOG). Based on these figures, the Town is required to identify "its fair share" of vacant land to accommodate 352 new housing units over the next eight-year planning period. Participant feedback throughout the four committee meetings that occurred between December 2020 and April 2021 identified the following:

- (1) Ensure sites have sufficient infrastructure to support development;
- (2) Promote and incentivize housing affordability for seniors and other special needs groups;
- (3) Importance of preserving the Town's small-town character;

- (4) Importance of adopting an inclusionary housing ordinance and other measures to address the Town’s housing shortage.

Concurrently with these committee meetings, a series of stakeholder consultations with community organizations and fair housing consultations occurred and a community survey was distributed, both of which resulted in additional feedback pertaining to issues such as lack of affordable options, availability and cost of land, and community opposition to new housing.

While the Housing Element contains numerous policies designed to encourage housing at all income levels, it is the Regional Housing Needs Allocation (RHNA) that is the core of the element. The Town is required to show adequate sites of sufficient density to accommodate the RHNA for the 2021-2029 period. The RHNA for the Town is allocated by SACOG and is shown in Table 1 below.

**Table 1: Regional Housing Needs Allocation by Income Group**

<b>Income Group</b>	<b>Income Range</b>	<b>RHNA</b>
<b>Very Low-Income</b> (<50% of Median Income)	<b>\$43,150 or less</b>	<b>117</b>
<b>Low-Income</b> (50-80% of Median Income)	<b>\$43,151 – \$69,050</b>	<b>71</b>
<b>Moderate Income</b> (81-120% of Median Income)	<b>\$69,051 – \$103,550</b>	<b>49</b>
<b>Above Moderate Income</b> (>120% of Median Income)	<b>\$103,551 or more</b>	<b>115</b>
<b>TOTAL</b>		<b>352</b>

Our review of the vacant land for the Town (see Exhibit 1) shows that there are several sites at the required density to meet the Town’s RHNA for this 6th cycle housing element update. However, to ensure the Town does not fall into a no net loss situation (Government Code Section 65863), which states that *“a jurisdiction must maintain adequate sites to accommodate its remaining unmet RHNA by each income category at all times throughout the entire planning period”*, the Town must include a program (Program 11) to increase the allowable density from 15 units per acre to 20 units per acre for mixed uses projects in the Tourist Commercial land use designation and in the Central Commercial zoning district.

Staff has incorporated comments received from the Housing Committee and through public outreach and has now completed the draft 2021-2029 Housing Element. However, two additional recommended changes have been made by Committee members for the Planning Commission’s consideration:

1. Add a new program to encourage duplex housing on corners of new single-family developments.
2. Include language in Program 22, the energy efficiency program, to encourage LEED certified buildings.

The draft follows the format that will be used in the final version that will be sent to the state department of Housing and Community Development (HCD). The draft element is provided in Exhibit 1 for Commission

consideration. A redlined version showing changes since the draft Housing Element was released to the Housing Committee on February 5, 2021 is available by request.

Staff is asking the Commission to focus on the draft goals, policies and implementation programs being presented in the Housing Element, and the information contained in the Housing Needs Assessment.

**ATTACHMENTS**

1. Draft Resolution **#21-01**  
Exhibit 1: Draft Town of Loomis Housing Element Update 2021

