
TOWN OF LOOMIS GENERAL PLAN HOUSING ELEMENT

PLANNING COMMISSION MEETING

APRIL 27, 2021



AGENDA

- » **Housing Element: Meeting the Regional Housing Needs Allocation (RHNA)**
- » **Sites Inventory Analysis**
- » **Outreach**
- » **Programs**
- » **Project Schedule**
- » **Discussion**



MEETING THE RHNA



HOUSING ELEMENT OVERVIEW

- » **Adoption Deadline: May 15, 2021**
 - Grace period extends until September 10, 2021
- » **Covers the 2021- 2029 Planning Period**
- » **Required Element of the General Plan**
- » **State-mandated update schedule**
- » **Review and certified by State (HCD) for compliance with State law**
- » **Plan for accommodating a jurisdiction's "fair share" of the regional housing need.**



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



SITES INVENTORY ANALYSIS



SITES INVENTORY

- » Relying on vacant residential and commercial land and projected ADUs
- » HCD 2020 Median Income for a family of four in Placer County: \$86,300

RHNA Income Category	2021-2029 RHNA	Vacant Site Capacity	Projected ADUs	Surplus
Very Low (<50% of Median Income)	117	236	13	61
Low (50-80% of Median Income)	71			
Moderate (81-120% of Median Income)	49	498	10	459
Above Moderate (>120% of Median Income)	115	215	1	101
TOTAL	352	949	24	621



LAND INVENTORY

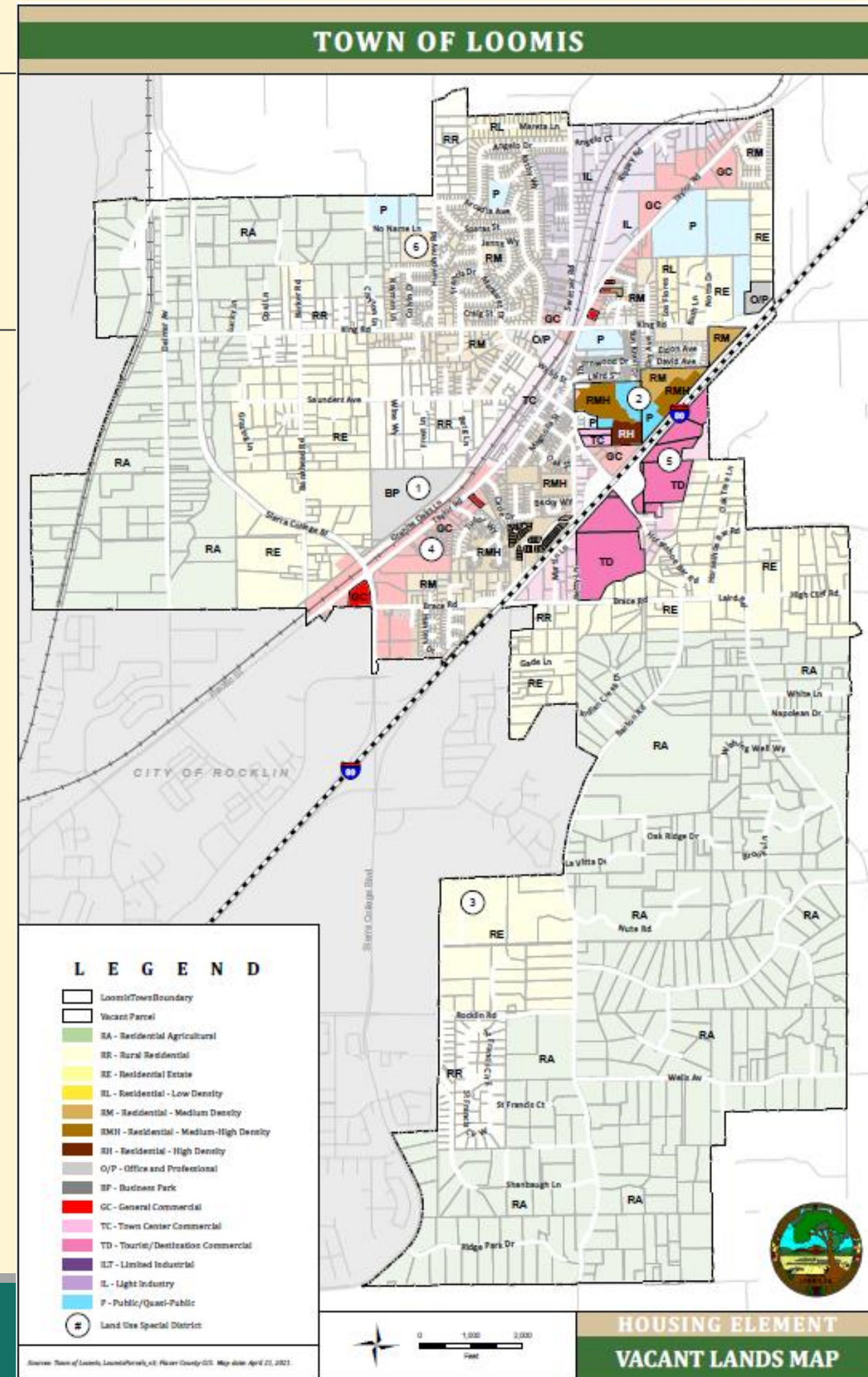
- » **Loomis default density for lower-income housing: 20 du/acre**
- » **Proposing an increase in allowable residential density in the CC zone from 15 du/acre to 20 du/acre**

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

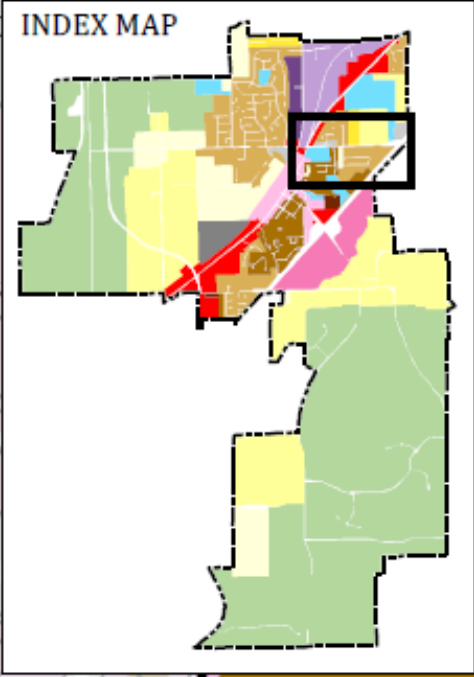
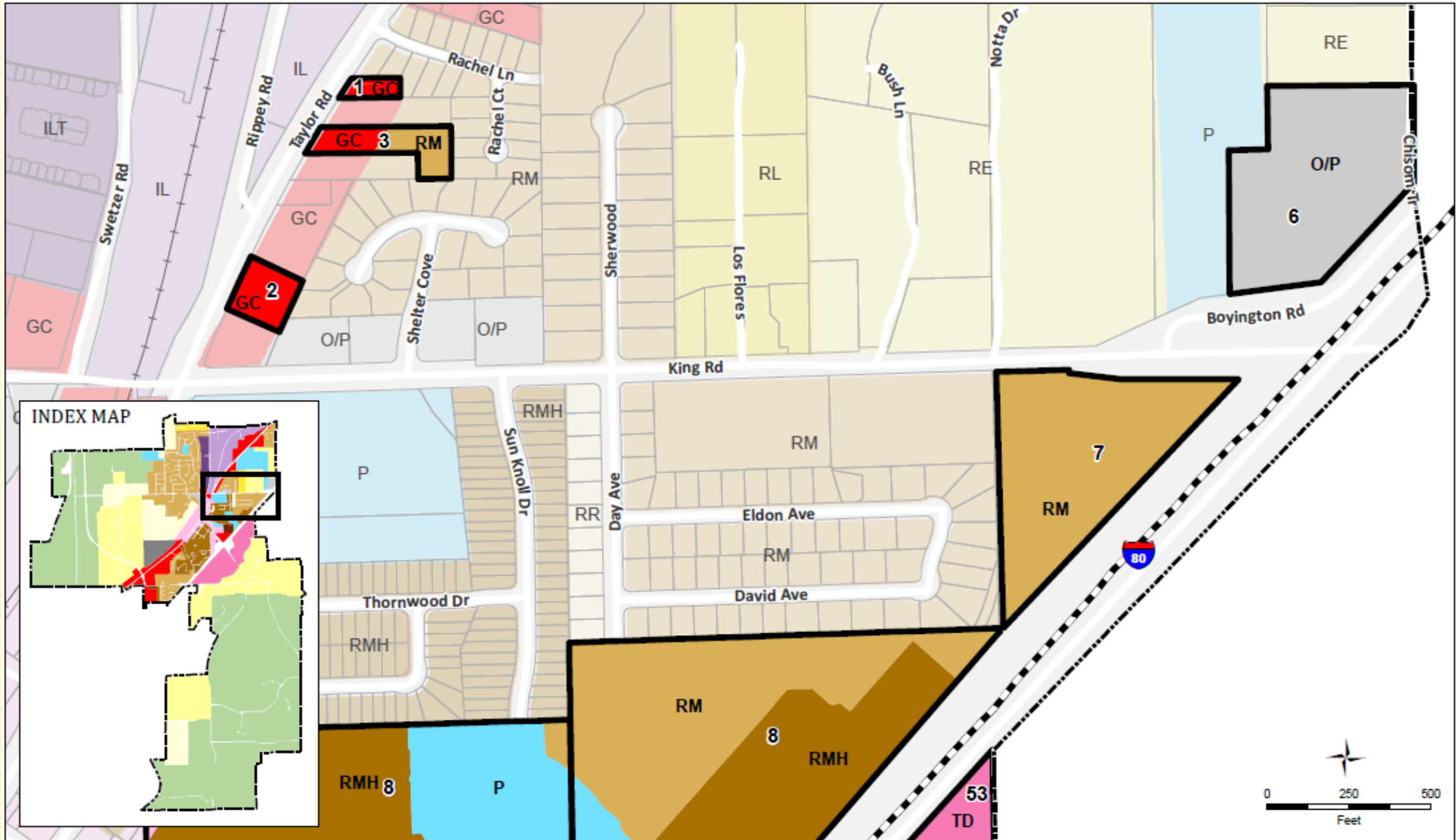


LAND INVENTORY

RHNA Income Category	Site Capacity
Very Low	236
Low	
Moderate	422
Above Moderate	215
TOTAL	873



TOWN OF LOOMIS



LEGEND

- | | | | |
|-------------------------------|---|-------------------------------------|--------------------------|
| LoomisTownBoundary | RE - Residential Estate | O/P - Office and Professional | ILT - Limited Industrial |
| Vacant Parcel | RL - Residential - Low Density | BP - Business Park | IL - Light Industry |
| Land Use Special District | RM - Residential - Medium Density | GC - General Commercial | P - Public/Quasi-Public |
| RA - Residential Agricultural | RMH - Residential - Medium-High Density | TC - Town Center Commercial | |
| RR - Rural Residential | RH - Residential - High Density | TD - Tourist/Destination Commercial | |



HOUSING ELEMENT

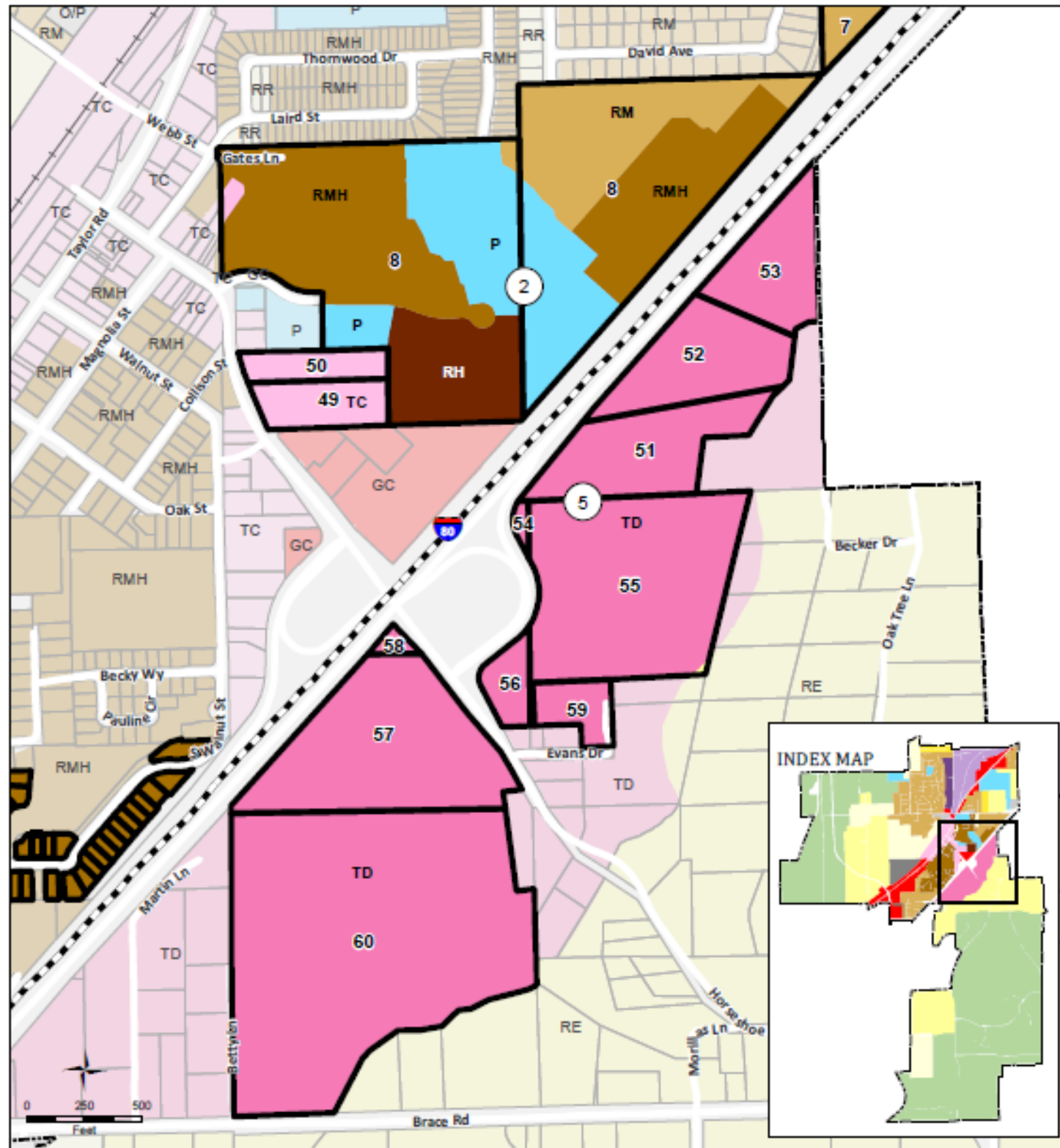
VACANT LANDS MAP

MAP A

April 21, 2021



TOWN OF LOOMIS



LEGEND

- | | | |
|-------------------------------|---|-------------------------------------|
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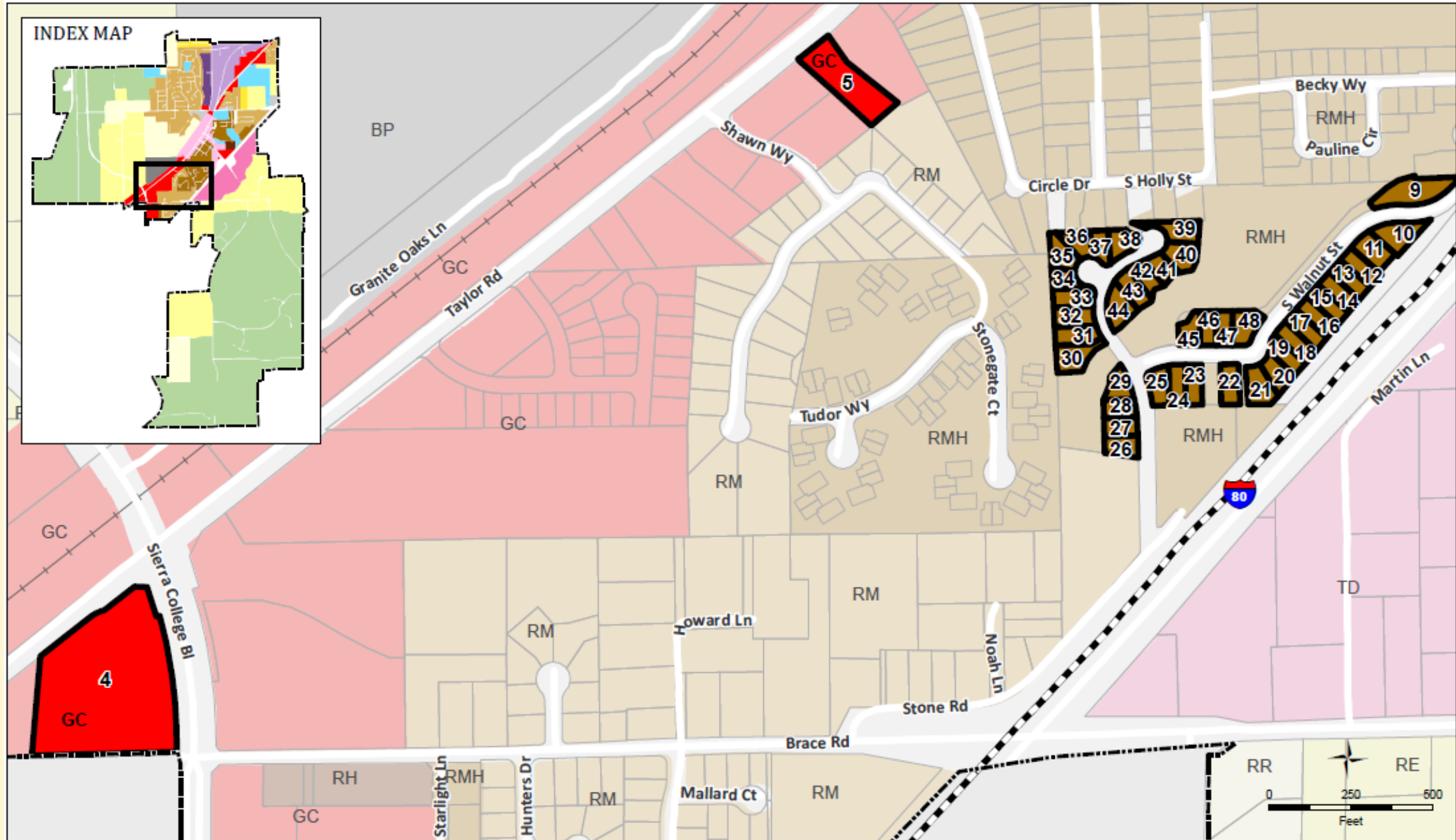
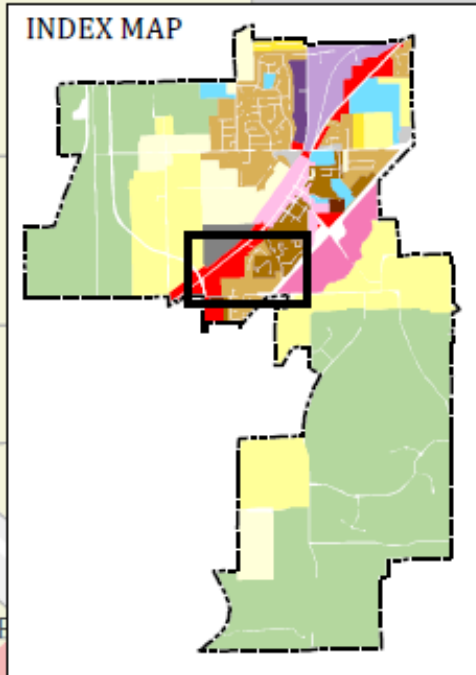
**HOUSING
ELEMENT**

**VACANT
LANDS MAP
MAP B**

April 21, 2021



TOWN OF LOOMIS



LEGEND

LoomisTownBoundary	RE - Residential Estate	O/P - Office and Professional	ILT - Limited Industrial
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Land Use Special District	RM - Residential - Medium Density	GC - General Commercial	P - Public/Quasi-Public
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HOUSING ELEMENT

VACANT LANDS MAP

MAP C

April 21, 2021



OUTREACH



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 six

» **Community Housing Survey**

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

» **Housing Committee**

- Met 4 times during the update process



CONSULTATIONS

» Received input 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

» Feedback included:

- Lack of public support for new housing creates a barrier to finding housing for seniors and low-income households.
- There is a shortage of affordable and supportive housing.
- Encouraging and incentivizing housing for special needs groups should be made a priority.
- Higher densities should be allowed on all residential lots.
- Affordable housing typically requires an allowed density of 25-30 du/acre.



COMMUNITY SURVEY

» 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%)



HOUSING COMMITTEE

» **Recommended Changes to the Draft Housing Element:**

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



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



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 - April
Town Council Hearing Prior to Submitting to HCD	May
HCD Review (60 days)	May - July
Conference Call with HCD to Address Comments	Early July
Town Receives Conditional Compliance Letter from HCD	July
Town Council Adoption Hearing	August
HCD Final Review and Certification (90 days)	August - October

We are here



ACTION

- » **Review Committee recommendations and identify changes needed.**
- » **Recommend to Council to submit the Housing Element to HCD for the 60-day review period.**



QUESTIONS?

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PLEASE SEND ALL COMMENTS THROUGH:

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