



Staff Report

TO: Town of Loomis Planning Commission

FROM: Mary Beth Van Voorhis, Town of Loomis Planning Director
Jennifer Gastelum, Principal - PlaceWorks

DATE: **August 3, 2021**

RE: TOWN OF LOOMIS 2021-2029 HOUSING ELEMENT – Public Hearing regarding the General Plan Housing Element amendment

Recommendation

Staff recommends the Planning Commission conduct a public hearing, consider the information contained in the staff report, and testimony of the public, and take the following actions:

1. Recommend that the Town Council approve a General Plan Amendment adopting the Town of Loomis 2021-2029 Housing Element.
2. Recommend that the Town Council adopt an Addendum to the General Plan Environmental Impact Report for the General Plan Housing Element, and determine that the Addendum is the appropriate level of documentation to satisfy the requirements of the California Environmental Quality Act based on a determination that no new or substantially more severe impacts would result from the project, and the prior analysis contained in the certified General Plan Final Environmental Impact Report adequately addresses environmental impacts, and recommend that the Town Council determine the proposed amendments to the Safety Element are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

Issue Statement and Discussion

Housing Element 2021 – 2029

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 State Housing and Community Development planning period (i.e., 6th Cycle) by May 15, 2021. To remain on an eight-year planning cycle, the Town must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021, which is September 10, 2021.

Following recommendation from Planning Commission and Town Council, Staff submitted the Public Review Draft Housing Element to HCD on May 14, 2021 for a 60-day review period. On June 24, 2021, Staff participated in a call with HCD to discuss their initial findings, and minor revisions were submitted on June 28, 2021 in response to HCD's comments. The revised Public Review Draft Housing Element was posted to the website June 29, 2021 and is included as Attachment 1.

In response to comments provided during the June 24, 2021 HCD call, Draft Housing Element revisions included:

- » Expanded explanation of outreach efforts
- » Added survey responses on housing conditions
- » Identified qualified entities to acquire affordable units
- » Added block group level analysis of income and racial distributions
- » Identified racially concentrated area of affluence
- » Identified housing needs for special needs groups
- » Added analysis of employment opportunities and environmental conditions
- » Provided a typical timeframe between entitlement and building permit
- » Added fair housing metrics

Following the 60-day review period, the Town received a letter from HCD on July 12, 2021, stating that the draft element addresses many statutory requirements; however, additional revisions were necessary to comply with State Housing Element Law. In response to the findings letter provided, Draft Housing Element revisions included:

- » Revised Program 11 to clarify site specifics regarding the location of the seven-acre Residential High-Density Overlay (Site 8) in relationship to the larger 61-acre site formerly known as The Villages within one year of adoption of this Housing Element.
- » Revisions were made to reduce the realistic capacity of all sites identified in the vacant land inventory (Table 23) to assume 80% capacity based on the Town's past development trends.
- » Because of the reliance on 80% capacity on the former Villages site this reduced the potential capacity from 175 units to 140 units and therefore, the Town will need to include language (Program 11) to identify a minimum of 2.2 acres to rezone and apply the Residential High-Density Overlay Designation to accommodate a portion of the Town's lower income RHNA (35 units) within three years of adoption of this Housing Element.
- » Added clarification that the Town has sufficient existing or planned water, sewer, and other dry utilities supply capacity (Included on page V-86 of the Draft Housing Element).

Environmental Determination

It has been determined that the Housing Element requires independent environmental analysis. As such an Addendum to the General Plan Environmental Impact Report for the General Plan Housing Element was prepared, and it was determined that the Addendum to the General Plan Environmental Impact Report 2021-2029 Housing Element Update is the appropriate level of documentation to satisfy the requirements of the California Environmental Quality Act.

ATTACHMENTS

1. Revised Draft Town of Loomis 2021-2029 Housing Element
2. General Plan Environmental Impact Report Addendum