



TOWN OF LOOMIS
PLANNING COMMISSION MEETING
LOOMIS DEPOT
5775 HORSESHOE BAR ROAD
LOOMIS, CALIFORNIA

REGULAR MEETING ACTION MINUTES

TUESDAY

August 24, 2021

7:00 PM

CALL TO ORDER: 7:00 pm

PLEDGE OF ALLEGIANCE

ROLL CALL

X Chairman Obranovich
X Vice Chair London
X Commissioner Hogan
X Commissioner Kelly
X Commissioner Youngblood

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA none

ADOPTION OF AGENDA

Motion to adopt agenda: Kelly 2nd: Hogan
Ayes: Obranovich, London, Hogan, Kelly, Youngblood
Noes: none
Absent: none
Abstain: none

PUBLIC COMMENT ON CONSENT AGENDA: none

CONSENT AGENDA

1. JULY 27, 2021 - DRAFT MINUTES
2. AUGUST 3, 2021 - SPECIAL MEETING DRAFT MINUTES
3. JULY 2021 GENERAL PLAN UPDATE STATUS REPORT
4. AUGUST 2021 PLANNING PROJECT STATUS UPDATE

RECOMMENDATION

APPROVE
APPROVE
RECEIVE AND FILE
RECEIVE AND FILE

Motion to approve consent agenda: Youngblood 2nd: Kelly
Ayes: Obranovich, London, Hogan, Kelly, Youngblood
Noes: none
Absent: none
Abstain: none

PUBLIC STUDY SESSION

5. INCLUSIONARY & AFFORDABLE HOUSING PUBLIC FORUM

At the request of the Planning Commission at the July 27, 2021 Planning Commission meeting, Staff has assembled the following professionals for an informative discussion, including a question-and-answer session, on Inclusionary, Affordable, and Workforce Housing, including in-lieu fee programs.

Shawna Purvines, Placer County Deputy Director Community Development.

- Jeff Short, North State Building Industry Association.
- Meea Kang, Senior Vice President, RELATED California LLC & Commissioner – California Commission on Aging.
- Sue Thompson, Home Town Realtors Auburn & Placer Community Foundation, County Housing Development Advisory Taskforce Member.
- Cole Douppnik

COMMITTEE QUESTIONS OF STAFF

Commissioner London – commented on the vague reference to ADU's and the RHNYA allocation.

Inquired about the Low/very low income needs – deed restriction requirements and available state programs. She also asked about Placer County's 1998 inclusionary Housing program and its progress, and the possibility of a scaled down program to fit Loomis.

Commissioner Hogan commented that the void in Low Income Housing should not be carried by the developer alone – asking the presenters to advise on assistance by The Housing Trust and Federal and State Sources. He also asked about the Placer County funding programs used to finance the DeWitt project

Commissioner London asked about cooperation with local hospitals and health care organizations and the available grants for affordable housing.

Commissioner Kelly commented on the difficulties a small town encounters in finding available and reliable sources of funding and programs suited to their needs

Chairman Obranovich discussed the options that might fit Loomis best, ADU's Duplexes and other infill projects. He also asked about funding sources and the private Housing Trust, and the steps to efficiently move forward.

Commissioner Youngblood inquired about other example I the South Placer area, and the issues Loomis faces in moving forward with this process.

Commissioner London commented on the unaffordable housing market in the Town of Loomis – asking about the market /audience that is purchasing in the Town of Loomis.

Chairman Obranovich – Asked about developers buying and building for the purpose of rental property, and inquired about programs that incentivize local buyers.

PUBLIC COMMENT

Jesse Lunsford- Smokewood Court: Commented on the price of housing in general and specially on the cost of building affordable housing. He also commented on the need for Inclusionary housing and the need to focus on the low and very low income housing in a ratio that works for Loomis.

Jean Wilson – Barton Road: Asked about Placer sites being looked at for low income housing She also asked about pitfalls and red flags to be aware of as the Town moves forward.

Miguel Ucovich- Craig Court: Commented on the housing prices in the Town and the surplus lands owned by the Town of Loomis. He also asked about fees charged by the City of Roseville

COMMITTEE DELIBERATION AND RECOMMENDATION:

Commissioner London –

- suggested the need to find programs that do not rely heavily on staff time and involvement, finding programs that use outside groups and organizations that do the work.
- Explore fee waivers to developers to limit costs, study how inclusionary housing works in small growing towns, encourage ADU's, and find "gentle" incentives that encourage flexible housing options

Chairman Obranovich –

- Suggested we reach out to a financial consultant to assist in setting up a Low income housing program.

Commissioner Youngblood-

- Suggested we find programs to encourage local buyers and cautions some of the "fair housing" laws and restrictions

Commissioner Hogan –

- Recommends that we first analyze available lands that can be used for affordable housing and move forward after the land is identified to find programs that fit Loomis

PLANNING DIRECTORS REPORT:

Discussed the status of the General Plan Update, Misc. project update (ACE Hardware, Loomis RV, BEM and Hidden Grove) and updated Town Hall and Library operating hours.

COMMISSION REPORTS: none

ADJOURNMENT: 9:18

Signed,
September 7, 2021 at Loomis, California.



Carol Parker, Planning Secretary